

# Wylie Planning and Zoning Commission Regular Meeting

July 15, 2025 – 6:00 PM

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



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## CALL TO ORDER

## INVOCATION & PLEDGE OF ALLEGIANCE

## COMMENTS ON NON-AGENDA ITEMS

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

## CONSENT AGENDA

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

- A. Consider and act upon approval of the meeting minutes from the July 01, 2025 Planning and Zoning Commission Meeting.

## REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 5R of Slate Commercial (PD 2022-38), for a multi-tenant retail development on 0.794 acres. Property located at 1812 N State Highway 78.

## WORK SESSION

## RECONVENE INTO REGULAR SESSION

## EXECUTIVE SESSION

## RECONVENE INTO OPEN SESSION

*Take any action as a result from Executive Session.*

## ADJOURNMENT

## CERTIFICATION

I certify that this Notice of Meeting was posted on July 11, 2025 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.

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 July 1, 2025, Planning and Zoning Commission meeting.

### Recommendation

Motion to approve Item as presented.

### Discussion

The minutes from the July 1, 2025, Planning and Zoning Commission meeting are attached for your consideration.

# Wylie Planning and Zoning Commission Regular Meeting

July 1, 2025 – 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 Franklin McMurrian, Commissioner Keith Scruggs and Commissioner Joe Chandler. Staff present were: Community Services Director Jasen Haskins and Administrative Assistant Gabby Fernandez. Absent was Commissioner Zewge Kagnew and Commissioner Zeb Black.

## INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner McMurrian 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.*

None approached the Commission.

## ELECTION OF CHAIR AND VICE CHAIR

### 1. Election of Chair

A motion was made by Commissioner McMurrian and seconded by Commissioner Scruggs to nominate Commissioner Butler as Chair of the Planning and Zoning Commission. A vote was taken and carried 5-0.

### 2. Election of Vice-Chair

A motion was made by Chair Butler and seconded by Commissioner Chandler to nominate Commissioner Gouge as Vice-Chair of the Planning and Zoning Commission. A vote was taken and carried 5-0.

## 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 June 17, 2025 Planning and Zoning Commission meeting.**

- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of the Sanden Heaven Addition, establishing 12 single family residential and one open space lot on 2.394 acres, generally located at the northwest corner of Sanden Blvd and Brown St.**

**BOARD ACTION**

A motion was made by Commissioner Chandler, seconded by Vice-Chair Gouge, to approve the Consent Agenda as presented. A vote was taken and the motion passed 5 – 0.

**ADJOURNMENT**

A motion was made by Vice-Chair Gouge and seconded by Commissioner McMurrian to adjourn the meeting at 6:05 PM. A vote was taken and carried 5 – 0.

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*Joshua Butler, Chair*

**ATTEST**

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*Gabby Fernandez, Secretary*



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning

Item Number: 1

Prepared By: Jasen Haskins

### Subject

Consider, and act upon, a Site Plan for Lot 5R of Slate Commercial (PD 2022-38), for a multi-tenant retail development on 0.794 acres. Property located at 1812 N State Highway 78.

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: Wylie Neighborhood Shops by Slate, LLC.**

**APPLICANT: Mitchell Mulholland**

The applicant is proposing to develop a 7,650 sq.ft multi-tenant retail building on 0.794 acres, located on Lot 5R, Block A of Woodlake Village. The property is zoned within Planned Development 2022-38 and allows for retail development.

The PD requirements call for one parking space for every 200 square feet of building area, a total of 39 parking spaces are required. The site plan provides 34 parking spaces with two being handicapped spaces. The PD allows for shared parking across the site and there are enough spaces located on the other sites to make up for the five space deficit on this site.

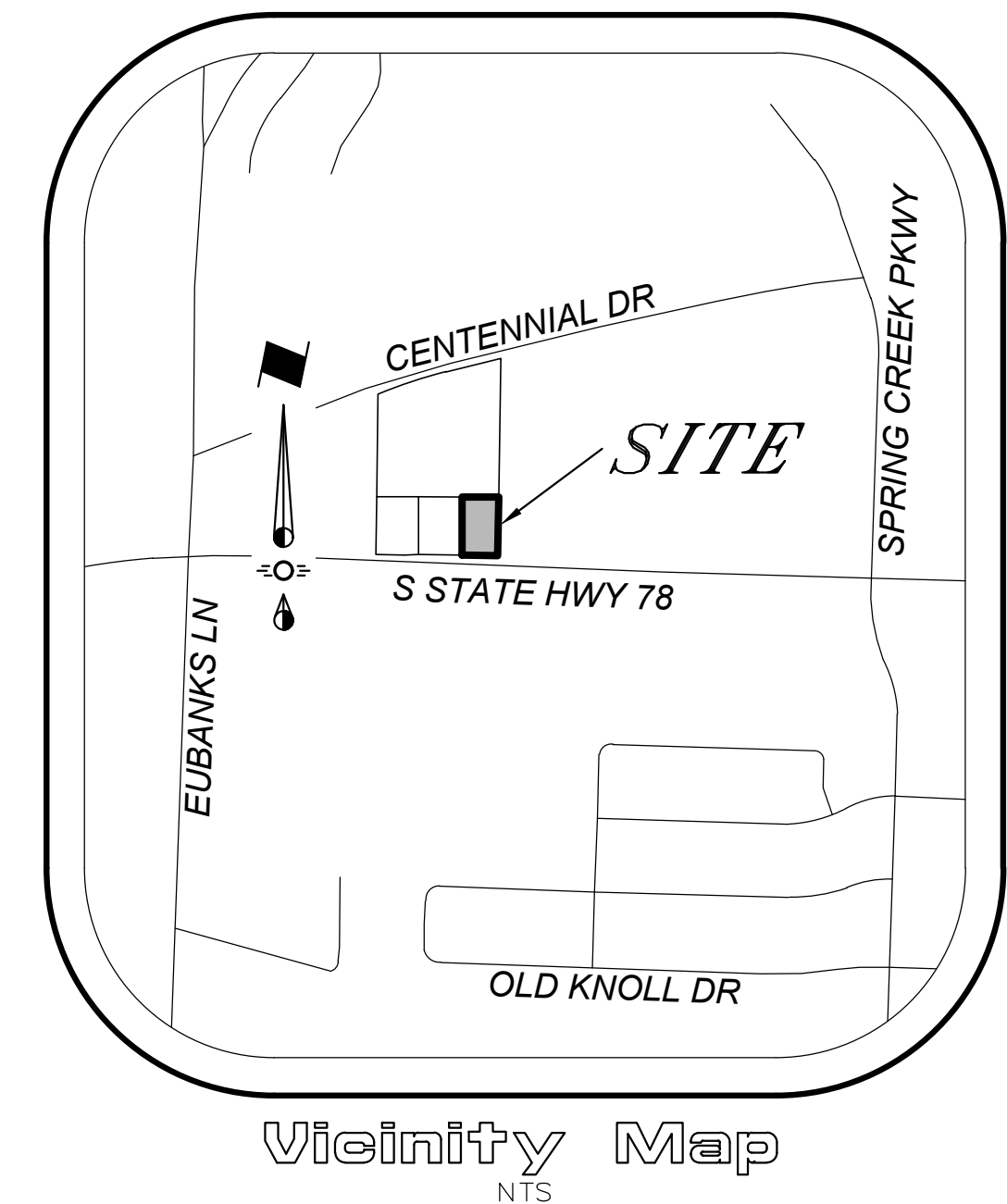
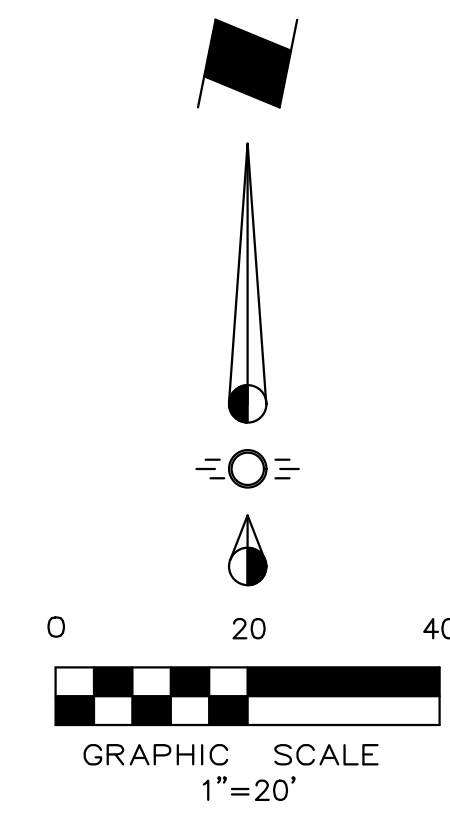
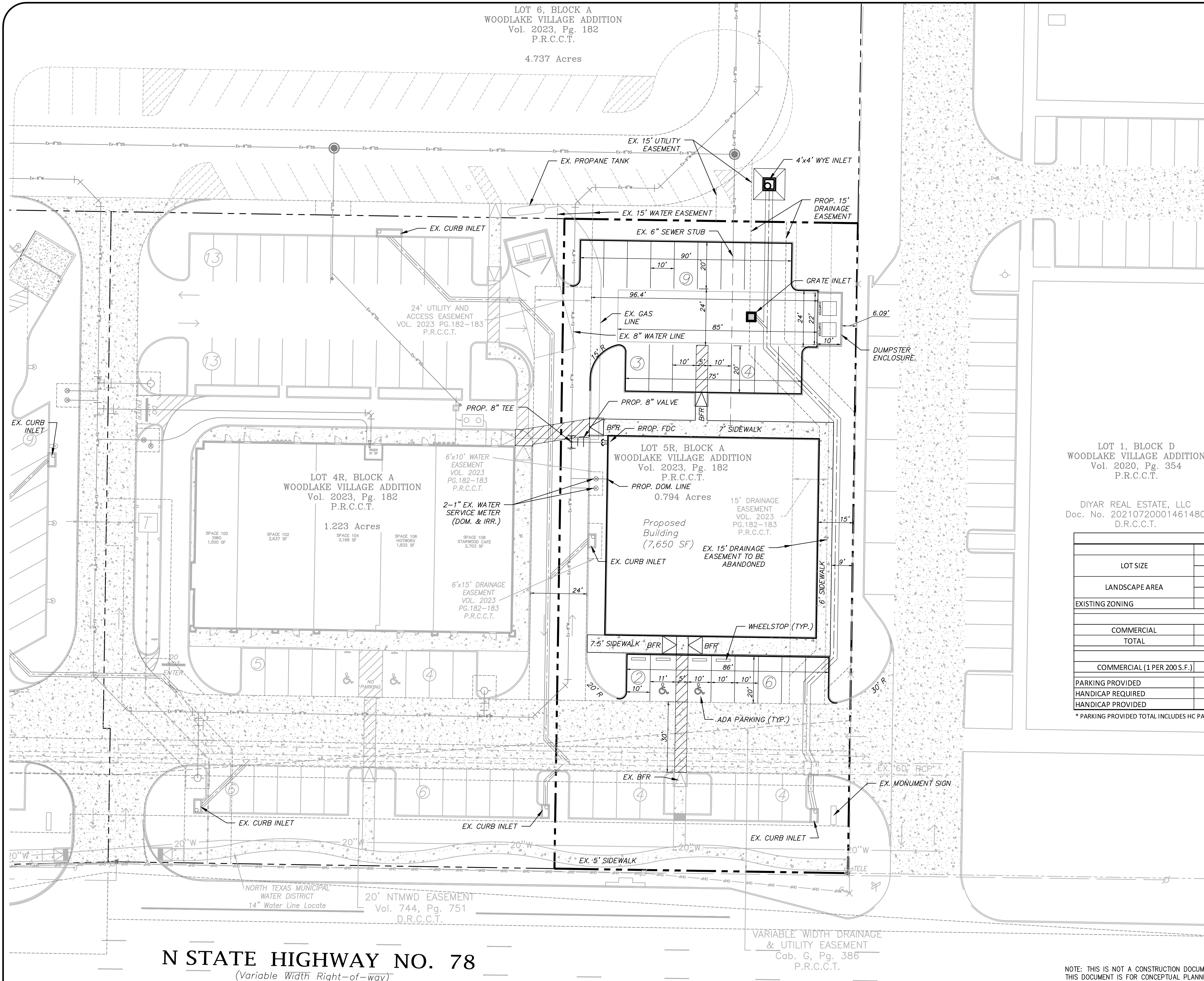
The site provides 20% of landscaped area with trees and sidewalks along the street frontage of State Highway 78. A meandering sidewalk along State Highway 78 is also provided.

The exterior material of the primary structure consists of brick, stone, and stucco. The entrances are architecturally enhanced with metal awnings and exterior wall offsets to meet the City's architectural requirements.

Once completed the site is expected to have three total access points. Two cross access from adjacent properties, and one from Centennial Drive.

As presented, the site plan is in general compliance with the design requirements of the Zoning Ordinance and of Planned Development 2022-38. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department. A replat for the site has been applied for and is on the consent agenda.





## LEGEND

- Existing Firelane  
Proposed Sidewalk  
BFR Barrier Free Ramp

LOT 1, BLOCK D  
WOODLAKE VILLAGE ADDITION  
Vol. 2020, Pg. 354  
P.R.C.C.T.

DIYAR REAL ESTATE, LLC  
Doc. No. 20210720001461480  
D.R.C.C.T.

SITE DATA TABLE										
LOT SIZE	LOT 3R		LOT 4R		LOT 5R		LOT 6		TOTAL	
	1.034	ACRES	1.223	ACRES	0.794	ACRES	4.738	ACRES	7.788	ACRES
	45,023	SF	53,259	SF	34,585	SF	206,390	SF	339,257	SF
LANDSCAPE AREA	9,005	SF	10,652	SF	6,917	SF	20,639	SF	47,212	SF
EXISTING ZONING	20%		20%		20% MIN		10% MIN		14%	
PD 2022-08										
USE / BUILDING AREA										
COMMERCIAL	2,020	SF - 100%	10,066	SF - 100%	7,650	SF - 100%	-	SF	19,736	SF - 100%
TOTAL	2,020	SF	10,066	SF	7,650	SF	-	SF	19,736	SF
REQUIRED PARKING										
COMMERCIAL (1 PER 200 S.F.)	11	SPACES	51	SPACES	39	SPACES	0	SPACES	101	SPACES
PARKING PROVIDED	28	SPACES	45	SPACES	32	SPACES	40	SPACES	145	SPACES
HANDICAP REQUIRED	2	SPACES	2	SPACES	2	SPACES	0	SPACES	6	SPACES
HANDICAP PROVIDED	2	SPACES	2	SPACES	2	SPACES	0	SPACES	6	SPACES

\* PARKING PROVIDED TOTAL INCLUDES HC PARKING

OWNER:  
WYLIE NEIGHBORHOOD SHOPS BY SLATE, LLC.  
5729 LEBANON RD. #144589  
FRISCO, TX 75034  
Phone (469) 438-1905  
Contact: SAHIL KURJI  
SAHIL@SLATECOMMERCIAL.COM

SURVEYOR:  
Ringley & Associates  
701 S. Tennessee St.  
McKinney, TX. 75069  
Phone (972) 542-1266  
Fax (972) 542-8682  
Contact: Lawrence Ringley

ARCHITECT:  
JAW Architects, Inc.  
1620 Yukon Drive  
Burleson, Texas 76028  
Phone (817) 705-3387  
Contact: Jeremy Williams  
jeramy@jaw-arc.com

ENGINEER:  
Cross Engineering Consultants, Inc.  
1720 W. Virginia Street  
McKinney, Texas 75069  
Phone (972) 562-4409  
Fax (972) 562-4471  
Contact: Jon David Cross, P.E.  
JDC@CrossEngineering.biz

**STOP!**  
**CALL BEFORE YOU DIG**



(@ least 72 hours prior to digging)

**N STATE HIGHWAY NO. 78**  
(Variable Width Right-of-way)

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.  
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Issue Date	Description
1 06/16/2025	1st SP Submittal
2	
3	
4	
5	
6	




**CROSS**  
ENGINEERING CONSULTANTS

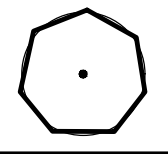
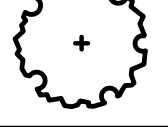
1720 W. Virginia Street  
972.562.4409

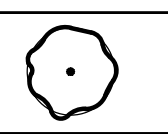
McKinney, Texas 75069  
Texas P.E. Firm No. F-5935

SITE PLAN		Sheet No.
WYLIE SHOPS BY SLATE, LOT 5R		SP
WYLIE NEIGHBORHOOD SHOPS SLATE, LLC		Project No. 25022
CITY OF WYLIE, TEXAS		

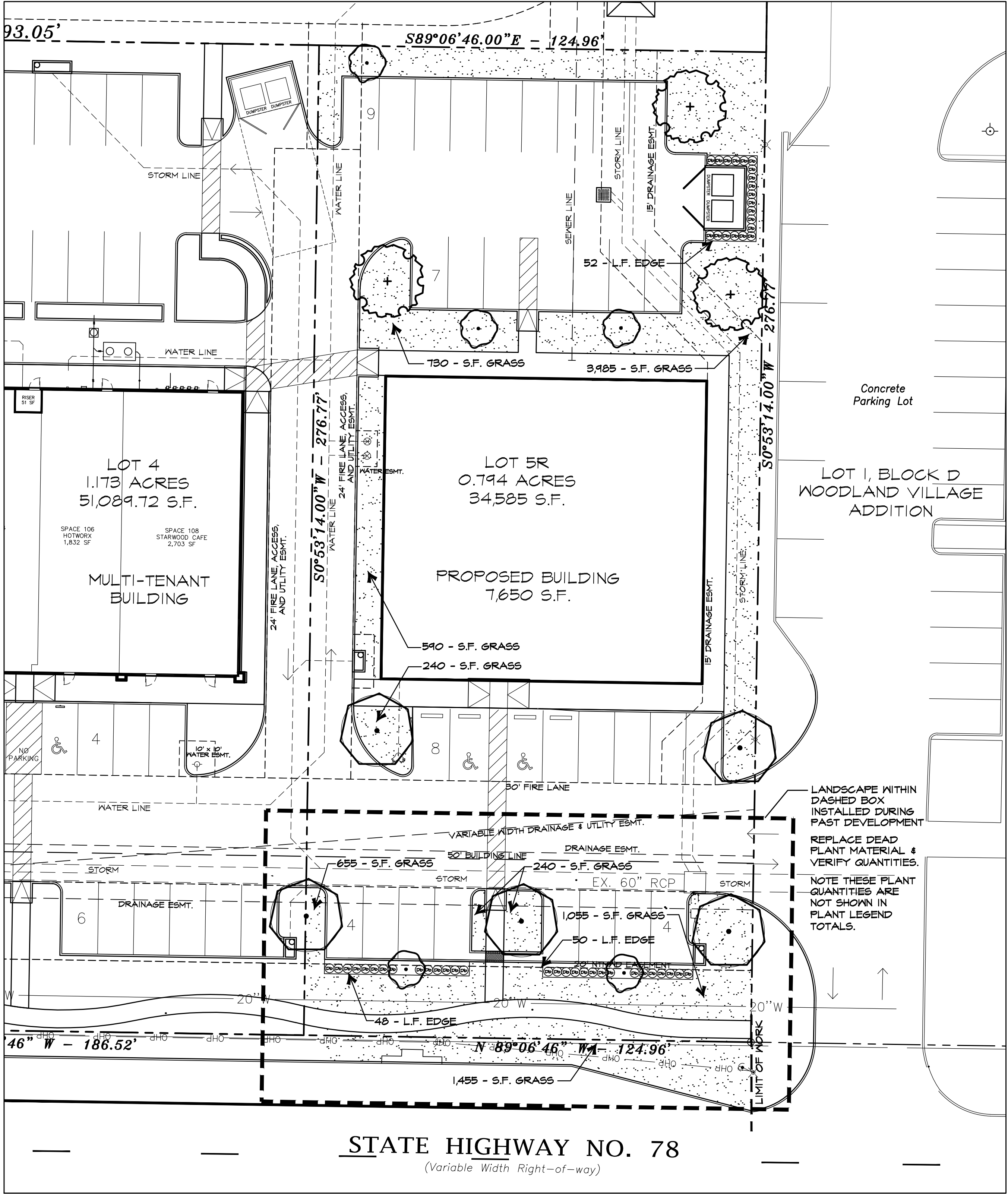


SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
20		DWARF BURFORD HOLLY	<i>Ilex cornuta 'Burfordii nana'</i>	5 gallon, 20"-24" Ht./18"-20" spread, full, bushy, specimen
TURF GRASS / MISCELLANEOUS				
5545 S.F.		S.F. GRASS BERMUDA GRASS	<i>Cynodon dactylon</i>	Solid sod
52 L.F.		RYERSON COMMERCIAL STEEL EDGE		

LARGE TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
2		CEDAR ELM	<i>Ulmus crassifolia</i>	8" caliper, 10'-12' Ht./ 4'-5' spread, B4B, straight trunk.
3		CHINKAPIN OAK	<i>Quercus muhlenbergii</i>	8" caliper, 10'-12' Ht./ 4'-5' spread, B4B, straight trunk.

ORNAMENTAL TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
3		CHEYENNE GRAPE MYRTLE	<i>Lagerstroemia indica 'Cheyenne'</i>	7' Ht./8' spread min., 30 gallon, 3 Trunk Min., full, bushy tree formed, specimen.

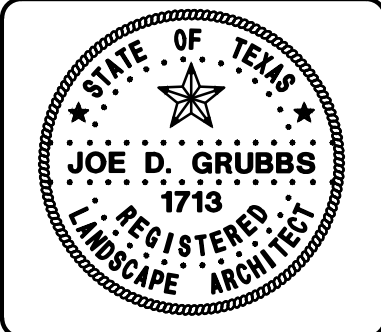
WYLIE LANDSCAPE TABULATIONS	
<b>SITE AREA LANDSCAPING</b> 20% OF THE SITE SHALL BE IN PERMANENT LANDSCAPING PD 2022-08	
TOTAL SITE AREA UNDER DEVELOPMENT	34,585.00 S.F.
20% SITE LANDSCAPE AREA REQUIRED	6,917 S.F.
TOTAL SITE LANDSCAPE AREA PROVIDED	7,445 S.F.
<b>PARKING LOT LANDSCAPING</b> 50 S.F. OF LANDSCAPE AREA FOR EACH PARKING SPACE.	
LOT 4 PARKING SPACES PROVIDED	32 SPACES
PARKING LANDSCAPE AREA REQUIRED (32 x 50=)	1,600 S.F.
PARKING LANDSCAPE AREA PROVIDED	+2,350 S.F.
<b>STREET FRONTAGE LANDSCAPING</b> AT LEAST 50% OF THE REQUIRED REQUIRED YARD, EXCLUDING ANY ACCESS DRIVES, MUST BE DEVELOPED AS A 10' MIN. WIDE LANDSCAPE BUFFER. TREES SHALL BE PLANTED ON 30' OR 40' CENTERS DEPENDING ON SPECIES. REQUIRED TREES SHALL BE 3" CALIFER.	
LOT 5 FRONTAGE L.F.	124.96 L.F.
REQUIRED FRONTAGE TREES (125 / 30 = 4.1)	5 TREES
FRONTAGE TREES PROVIDED (3 CANOPY TREES PUSHED INTO PARKING AND 2 ORNAMENTAL PLANTED DUE TO THE N.T.M.M.D.)	5 TREES



**IRRIGATION NOTE**  
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

- NTMND NOTE**
- A. NORTH TEXAS MUNICIPAL WATER DISTRICT (NTMND) 20 INCH WATER PIPELINE IS LOCATED WITHIN LIMITS OF CONSTRUCTION.
  - B. OPERATION OF HEAVY EARTHMOVING EQUIPMENT, COMPACTION EQUIPMENT OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS, SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTMND EASEMENTS, AS APPROVED BY THE NTMND. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE A MINIMUM OF FIVE FEET OF COVER.
  - C. TO ASSURE THAT PLACING OF SIGNIFICANT LOADS OVER THE NTMND PIPELINE DOES NOT DAMAGE THE EXISTING PIPELINE, NO MATERIALS SHALL BE STOCKPILED ON THE NTMND ESMT. WITHOUT AUTHORIZATION FROM THE NTMND. IF THE CONTRACTOR DESIRES TO USE THE NTMND'S EASEMENT FOR STOCKPILE OF MATERIALS, CONTACT NTMND ENGINEERING AT (412) 442-5405 SO YOUR PLANS FOR USE OF THE NTMND'S EASEMENT CAN BE REVIEWED.
  - D. A MINIMUM OF 4.5 FEET SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF NTMND PIPELINE IS REQUIRED. IN ADDITION, IF SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF PIPELINE IS LESS THAN 4.5 FEET, THEN A THICKENED PAVEMENT SECTION IS REQUIRED.
  - E. CROSSINGS OF THE NTMND EASEMENT WITH OTHER UTILITIES, SUCH AS TV CABLE, PHONE, GAS AND ELECTRIC, SHALL BE COORDINATED WITH THE NTMND TO AVOID DAMAGE TO THE NTMND FACILITIES.
  - F. OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES SHALL NOT BE INSTALLED IN THE NTMND EASEMENTS WITHOUT WRITTEN APPROVAL OF THE NTMND.
  - G. UNLESS OTHERWISE SHOWN OR REQUIRED, A MINIMUM OF TWO FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE NTMND PIPELINES. DIRECTIONAL BORE CROSSINGS REQUIRE A MINIMUM OF FOUR FEET CLEARANCE.
  - H. THE CONTRACTOR SHALL CONTACT NTMND LINE LOCATES AT (469) 626-4564 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTMND FACILITIES.

Wylie Shops By Slate  
Lot 5R  
Wylie Texas



Landscape Plan

Sheet Number:  
L1  
of L2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



## LANDSCAPING

## PART 1 - GENERAL

## 1.1 SCOPE:

Provide all labor, materials and equipment for complete installation of landscaping, as indicated on the drawings and specified herein.

## 1.2 RELATED WORK SPECIFIED ELSEWHERE:

- A. Irrigation System
- B. Lawns
- C. Earthwork
- D. General Requirements

## 1.3 QUALITY ASSURANCE:

- A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.
- B. Plants are subject to inspection and approval by the Landscape Architect. Plants required for the work may be inspected and tagged at the growing site before being dug.
- C. Observation at growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site may be rejected.
- D. Employ only qualified personnel familiar with required work.
- E. Off-site topsoil and topsoil on-site Testing (paid by Landscape Contractor):
  1. Provide source of off-site soil ( If Required For Job )to the Owners representative for the purpose of soil investigation.
  2. Take random representative soil samples from areas to be planted.
  3. Test soil samples from both sources for pH, alkalinity, total soluble salts, porosity, sodium content and organic matter.
- F. File Certificate of Inspection of plant material by State and Federal authorities with Landscape Architect, if required by State.

## 1.4 REFERENCED STANDARDS:

- A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - Plant materials.
- B. Horne Third, 1976 - Cornell University - Plant nomenclature.
- C. ASTM - American Standard Testing Material - Sharp sand.

## 1.5 PRODUCT DELIVERY, STORAGE AND HANDLING:

- A. Delivery:
  1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
  2. Do not deliver more plant materials than can be planted in one day unless adequate storage and watering facilities are available on job site. Storage of materials and equipment at the job site will be at the risk of the landscape contractor. The owner will not be held responsible for theft or damage.
  3. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with saw dust or other approved material.
  4. Protect during delivery to prevent damage to root ball or desiccation of leaves.
  5. Notify Landscape Architect of delivery schedule 48 hours in advance so plant material may be observed upon arrival at job site.
  6. Remove rejected plant material immediately from site.

## 1.6 JOB CONDITIONS:

- A. Planting Restrictions:
 

Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice. In no way shall any trees, plants, ground cover or seasonal color obstruct drainage or block a 2% minimum positive slope away from buildings.
- B. Utilities:
  1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, if required, to minimize possibility of damage to underground utilities.
  2. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
  3. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.

## 1.7 WARRANTY:

- A. Warranty for plants and trees shall be for one year after final acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by Owner's Rep. Replace plants, including trees, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.
- B. Replace plants and trees with same kind and size as originally planted, at no cost to the Owner. Provide one-year warranty on replacement plants. These should be replaced at start of next planting or digging season. In such cases, remove dead trees immediately. Protect irrigation system and other piping conduit or other work during replacement. Repair any damage immediately.
- C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects or diseases.
- D. At the end of the warranty period, staking and guying materials if required shall be removed from the site.

## 1.8 MAINTENANCE:

- A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
- B. Until final acceptance, maintain plantings and trees by watering, cultivating, mowing, weeding, spraying, cleaning and replacing as necessary to keep landscape in a vigorous, healthy condition and rake bed areas as required.
- C. A written notice requesting final inspection and acceptance should be submitted to Landscape Architect or owner representative within seven (7) days prior to completion. At that time owner and Landscape Architect will prepare a final punch list to be reviewed with the landscape contractor.
- D. Following final acceptance, maintenance of plant material will become the Owner's responsibility. The Contractor shall provide Owner with a recommended maintenance program.

## PART 2 - PRODUCTS

## 2.1 PLANTS:

- A. Quantities: The drawings and specifications are complementary; anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- B. Plants shall be equal to well formed No. 1 grade or better; symmetrical, heavily branched with an even branch distribution, densely foliated and/or budded and a strong straight, distinct leader where this is characteristic of species. Plants shall possess a normal balance between height and spread. The Landscape Architect will be the final arbiter of acceptability of plant form, either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.
- D. Plants shall have a well-developed fibrous root system.
- E. Plants shall be free of physical damage such as scrapes, broken or split branches, scars, bark abrasions, sun scalds, fresh limb cuts, disfiguring knots, or other defects.
- F. Pruning of all trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner.
- G. Plants shall meet the sizes indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.
- H. Plants indicated "B&B" shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list. Balls shall be firm, neat, slightly tapered and well burlapped. Non-biodegradable ball wrapping material will not be accepted. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball.
- I. Container grown plants shall be well rooted and established in the container in which they are growing. They shall have grown in the container for a sufficient length of time for the root system to hold the planting medium when taken from the container, but not long enough to become root bound.

## 2.2 SOIL PREPARATION MATERIALS:

- A. Peat Moss: Commercial sphagnum moss or hyhum peat.
- B. Pre mixed soils can be used as long as samples are submitted with submitted with manufacturer's data and laboratory test reports.
- C. Sandy Loam:
  1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign
- 2. Physical properties as follows:
  - Clay - between 7-27 percent
  - Silt - between 28-50 percent
  - Sand - less than 52 percent
- D. Sharp Sand: Clean, washed sand, (fine aggregate) ASTM C-39.

## 2.3 COMMERCIAL FERTILIZER:

- A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight, and guaranteed analysis. Fertilizers with N-P-K analysis other than that specified may be used provided that the application rate per square foot of nitrogen, phosphorus, and potassium is equal to that specified.
- B. Commercial Fertilizer for Planting Beds: Complete fertilizer 5-10-5 element ratio with minimum 8% sulfur and 4% iron plus micro-nutrients.
- C. Controlled-Release fertilizer planting tablets for tree planting pits, shall be equal to Agriform 20-10-15 planting tablets as manufactured by Sierra Chemical Co., Milpitas, California 45095 or approved equal.
- 2.4 MULCH:
 

Bark mulch shall be hardwood mulch chips, ranging in size from 1/4-inch to 1-inch in size, medium fine texture, shredded.

## PART 3 - EXECUTION

## 3.1 CONDITION OF SURFACES:

- A. New bed areas will be left within one tenth of a foot of finish grade by other trades. Contractor will be responsible for raking and smoothing of grade.
- B. Examine subgrade upon which work is to be performed. Notify the Landscape Architect or owner's representative of unsatisfactory conditions.

## 3.2 SHRUB PLANTING

- A. All shrubs to be pocket planted. Excavate planting hole 3" larger than the width and height of the root ball. Backfill with 1/3 ( soil mix and/or peatmoss ), 1/3 native soil and 1/3 sand/loam.
- B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
- C. Water each plant thoroughly with hoses to eliminate air pockets.
- D. Carefully prune plants to remove dead or broken branches, various tags, and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.
- 3.3 GROUND COVER PLANTING
  - A. Till 2 inches minimum of thoroughly mixed prepared soil or equal in all planting bed areas as follows:
    1. 1 part sandy loam
    - 1 part peat moss
    - 1 part sharp sand
  - Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly.
  - B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
  - C. Water each plant thoroughly with hoses to eliminate air pockets.
  - D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

## 3.4 TREE PLANTING:

- A. Stake tree locations for Owners Representative approval prior to digging.
- B. Plant ornamental trees in pits 12-inches larger than the root ball. Plant shade trees in pits two feet greater in diameter than root ball and equal to depth of root ball.
- C. After excavation of tree pits, review water percolation. If tree pit does not drain adequately prepare hole for use with a tree sump. Paint PVC stand pipe and cover dark green. After tree is installed, pump water out on a daily basis.
- D. In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Landscape Architect. Where locations cannot be changed the obstructions shall be removed to a depth of not less than six (6") inches below bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- E. Prepare soil for planting by thoroughly mixing two parts sandy loam and one part peatmoss or other approved organic matter. If planting soil does not fall within the pH range of 5.5 to 7.0 add limestone or aluminum sulphate to bring soil into the specified pH range.
- F. Backfill tree pits with a mixture of 1/2 prepared soil and 1/2 existing site soil. Lightly tamp every 6-inches to fill all voids and pockets. When pit is 2/3 full, water thoroughly and leave water to soak in. Place fertilizer planting tablets per manufacturer's recommendations. Complete backfilling and form a saucer around the tree.
- G. Completely fill each tree saucer with mulch to a depth of two inches.
- H. Contractor shall keep trees plumb until established. Guying and/or staking to maintain that plumb condition shall be at the Contractor's discretion. However, if trees are not plumb, the Contractor will be required to guy and/or stake those trees in a method acceptable to the Landscape Architect at no additional cost to the Owner.
- I. Pruning: Prune trees to preserve the natural character of the plant in a manner appropriate to its particular requirements in the landscape design as directed by the Landscape Architect. In general, remove at least one-third of wood by thinning and pruning. DO NOT cut back terminal branches. Thin native grown plants heavier than nursery grown plants. Remove sucker growth and broken or badly bruised branches.

## 3.5 SEASONAL COLOR PLANTING:

- A. Beds shall be excavated to a depth of 2 inches. Soil shall be replaced with 100% Living Earth Technology Complete Mix or equal.
- B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
- C. Water each plant thoroughly with hoses to eliminate air pockets.
- D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces and mulch bed areas 1 inch deep.

## 3.6 CLEANUP:

- During work, keep premises neat and orderly including organization of storage areas. Remove trash, including debris resulting from removing weeds or rocks from planting areas, preparing beds, or planting plants from site daily as work progresses. Keep walk and driveway area clean by sweeping or hosing.

## END OF LANDSCAPING SECTION

## LAWNS

## PART 1 - GENERAL

## 1.1 SCOPE:

Furnish all labor, tools, transportation, materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated by plans and specifications.

Redo any part of the area failing to show uniform cover until a dense lawn is established. The cost of miscellaneous labor and materials for topsoil, weeding, tilling, pest control, fertilizing, etc., are not separate pay items and shall be included in the bid price for grassing.

## 1.2 RELATED WORK SPECIFIED ELSEWHERE:

- A. Irrigation System
- B. Landscaping

## 1.3 MAINTENANCE OF GRASS:

The contractor shall maintain the grass until final acceptance. Such maintenance shall include spraying, weeding, cultivation, fertilizing, watering, disease and insect control, top dressing low spots, plus any procedures consistent with horticultural practice necessary to insure normal, vigorous, and healthy grass.

## 1.4 JOB CONDITIONS:

- A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
- B. Lawn areas will be left within 1/10 of a foot of finish grade by other trades. Fine grading, raking and smoothing will be the responsibility of the contractor.

## 1.5 SCHEDULE:

- A. Seeding/hydromulching - Bermudagrass: Complete only between May 1 to August 31 under favorable conditions. (warm season)
- B. Seeding/hydromulching - Perennial Ryegrass: Complete only between September 1 to April 30, except at front of project, as determined by owner, under favorable climatic conditions.
- C. Sodding: Sod bermuda between March 15 and September 30. Between October 1 and March 14 overseed sod with Perennial ryegrass under favorable conditions. (Use nursery overseeded sod, in lieu of seeding after installation, if available.)
- D. Qualifications: Due to unseasonable weather, the above dates may vary; however, do not proceed with grassing operations beyond these dates without assuming full responsibility for a stand of grass.

## 1.6 ACCEPTANCE:

The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner's Representative.

## PART 2 - MATERIALS

## 2.1 TOPSOIL:

- A. ( If specified on the plans as a requirement ) Friable, fertile, dark, loamy soil, free of clay lumps, sub-soil stones, and other extraneous material and reasonably free of weeds and foreign grasses. Topsoil containing dallgrass or nutgrass shall be rejected.
- B. Physical properties as follows:
  - Clay - between 7-27 percent
  - Silt - between 28-50 percent
  - Sand - less than 52 percent

## 2.2 GRASS:

- A. Bermuda Grass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 40 percent.
- B. "Raleigh" St. Augustine Grass: Solid Sod, live, rich, dark green in color, free of foreign grasses, weeds, nutgrass, cut with a full 3/4 inch of heavy clay covering roots. Deliver to site in 12 inch squares or 12 inch wide rolls. Do not stack for more than 24 hours between time of cutting and time of delivery.

## 2.3 FERTILIZER:

- Fertilizer shall be organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed statement of analysis.
- A. First application: 12-12-12 element percentage with minimum 8% sulfur and 4% iron, plus micro nutrients.
- B. Second application: 9-11-2 element ratio. Nitrogen source to be a minimum 50% slow release organic nitrogen (SCU or UF) plus minimum 8% sulfur and 4% iron plus micro nutrients.

## PART 3 - EXECUTION

## 3.1 PREPARATION:

- A. Scarify lawn areas where excessive compaction is greater than 25% Standard Proctor to a depth of 4-inches by discing or rototilling. Repeat cultivation as required to thoroughly loosen soil.
- B. Leave areas free of weeds and ready for final grading.
- C. Provide barricades around scarified areas to prevent compaction by construction vehicles.

## 3.2 FINAL GRADING:

- A. Remove from site and legally dispose of stones 3/4-inch and larger, sticks and other debris exposed during this operation.
- B. Provide final grading leaving surface uniform without depressions and undulations, graded approximately 1-inch below paving.
- C. Secure approval from the Landscape Architect prior to proceeding with grassing operation.

## 3.3 HERBICIDE:

Apply herbicide to remove any remaining weeds. This work is to be performed by a licensed applicator following the manufacturer's recommendations.

## 3.4 FERTILIZER:

- A. Place first application with hydromulch at rate of 12 pounds per 1,000 square feet.
- B. Uniformly distribute second application using a rotary type fertilizer spreader 3-4 weeks after first application at 12 pounds per 1,000 square feet.

## 3.5 HYDROMULCH/SEEDING:

- A. At the time of hydromulch/seeding, soil shall be moist but not muddy, and wind velocity shall not exceed ten (10) miles per hour. Add water if required to moisten soil.
- B. Hydromulch seed uniformly at the rate of 2 pounds of Bermudagrass seed per 1,000 square feet.
- C. Add tackifier to hydromulch mix for slopes 5:1 or greater at the rate of 1 lb. per bag of mulch.
- D. Use a 4' x 8' batter board against bed areas.

## 3.6 MECHANICAL SEEDING:

- Seed uniformly at a rate of 125 pounds of Bermudagrass seed per acre. Use grass drill, brilliant seeder, or viking roller.

## 3.7 SOLID SOD:

- A. Solid Sod: Plant grass by hand, edge to edge with staggered joints. Topdress with sharp sand raked in carefully to fill joints. Roll to eliminate undulations and provide complete soil contact.

- B. Fertilizing: Fertilize immediately after grass is planted at rate of 4 lbs per 1,000 square foot. Repeat fertilizing at the same rate 3-4 weeks later.

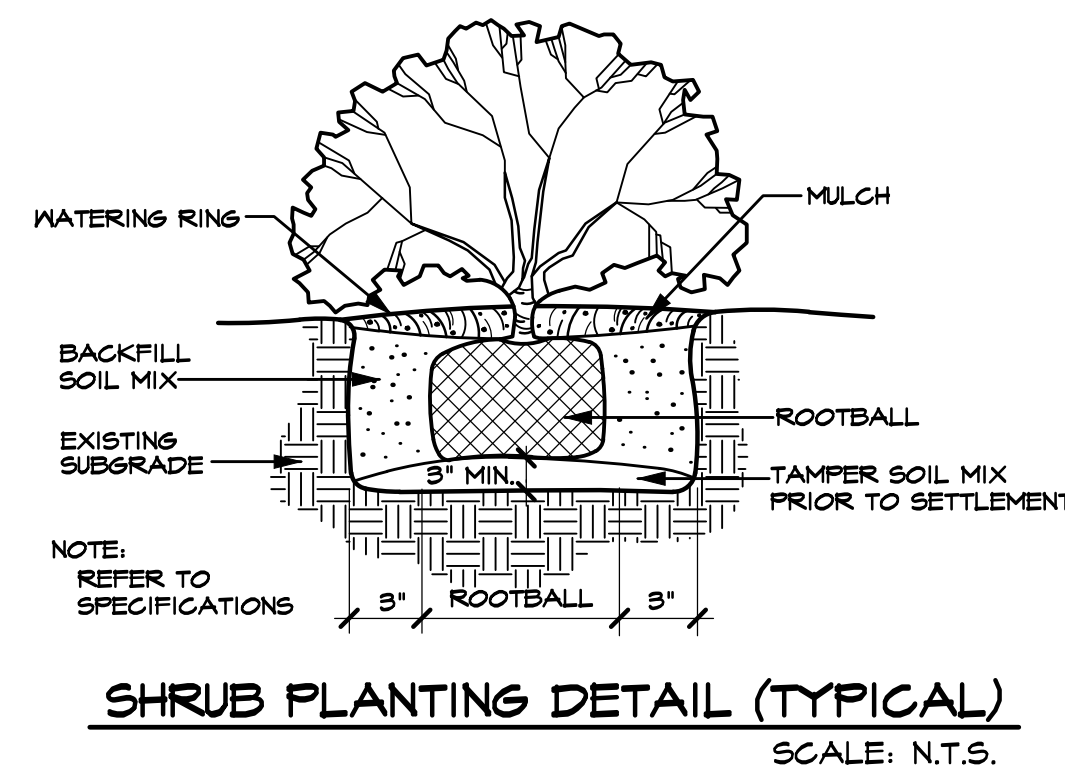
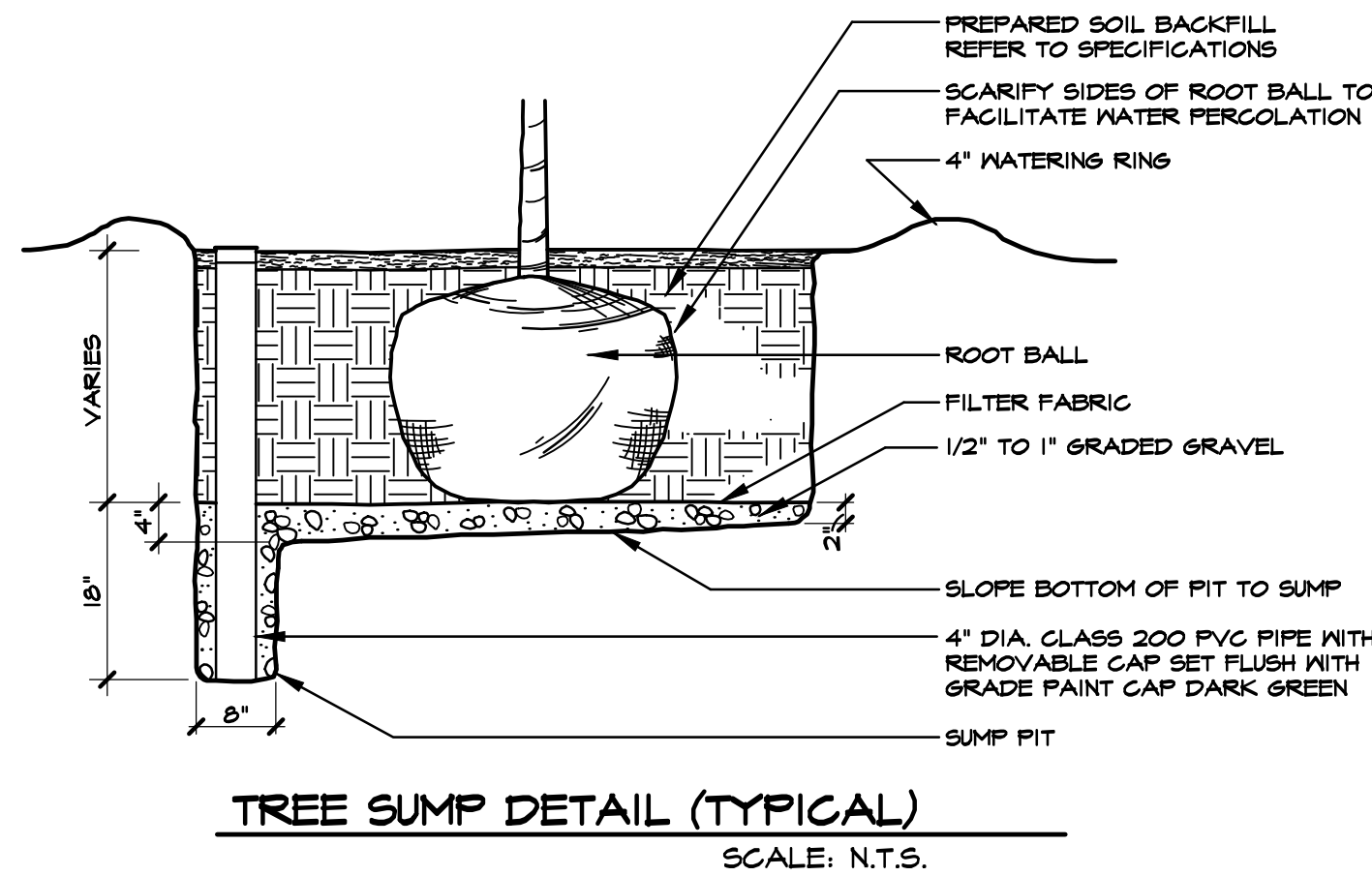
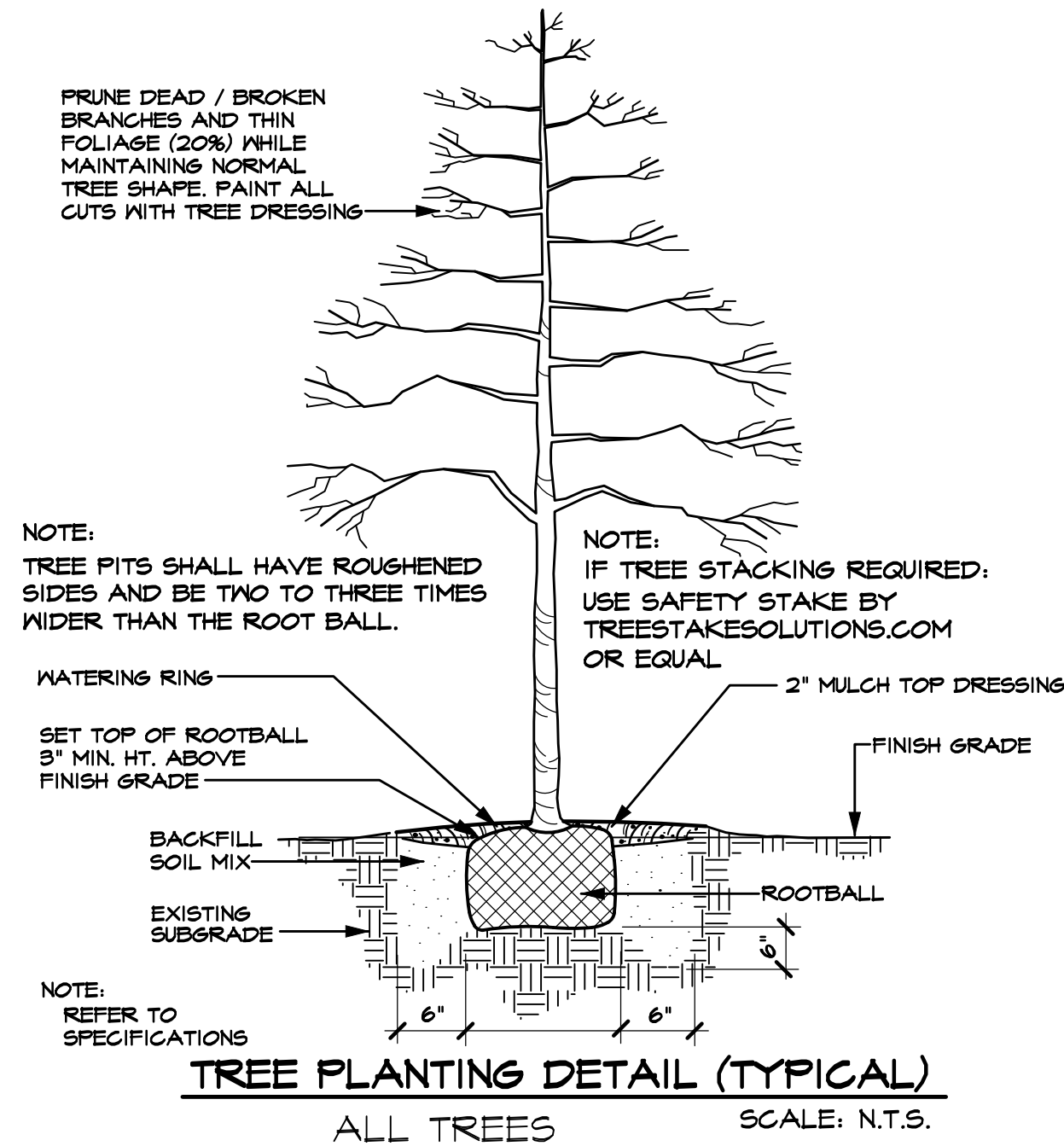
## 3.8 ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS:

- A. Watering:
  1. Water lawn areas immediately after grassing operation.
  2. Continue watering as required to keep soil uniformly moist to a minimum depth of 4-inches.
  3. Be alert to over-watering newly planted grass, particularly in heavy clay soils.
- B. Replanting/Erosion Control:
  1. Correct any erosion that may occur during the establishment of grass.
  2. Reseed (sod) any areas not showing sufficient growth within 3 weeks after initial grassing. Continue seeding (sodding) until a stand of grass is achieved.
  3. A stand of grass will be defined as a uniform cover of actively growing turf.
- C. Mowing/Weed Control:
  1. Mow lawn areas weekly until a stand of grass is achieved. Begin mowing when the lawn reaches a height of 3-inches; set mower to cut at 2-inches. A minimum of two mowings is required.
  2. Mow lawn areas until acceptance, removing all foreign vegetation, either by hoeing or pulling. If approved, herbicide spot treatments may be used.

## 3.9 CLEANUP:

- During work, keep premises neat and orderly, including organization of storage areas. Remove trash, including debris resulting from removing weeds and rocks from site daily as work progresses. Keep paved areas clean by sweeping or hosing.

## END OF LAWN SECTION



Date:	
Revisions:	
#	

Issued For:

CONSTRUCTION

Job No.

25115

Scale

N.T.S.

Drawn By:

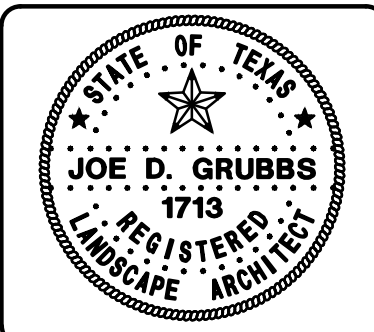
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07-02-2025

Wylie Shops By Slate

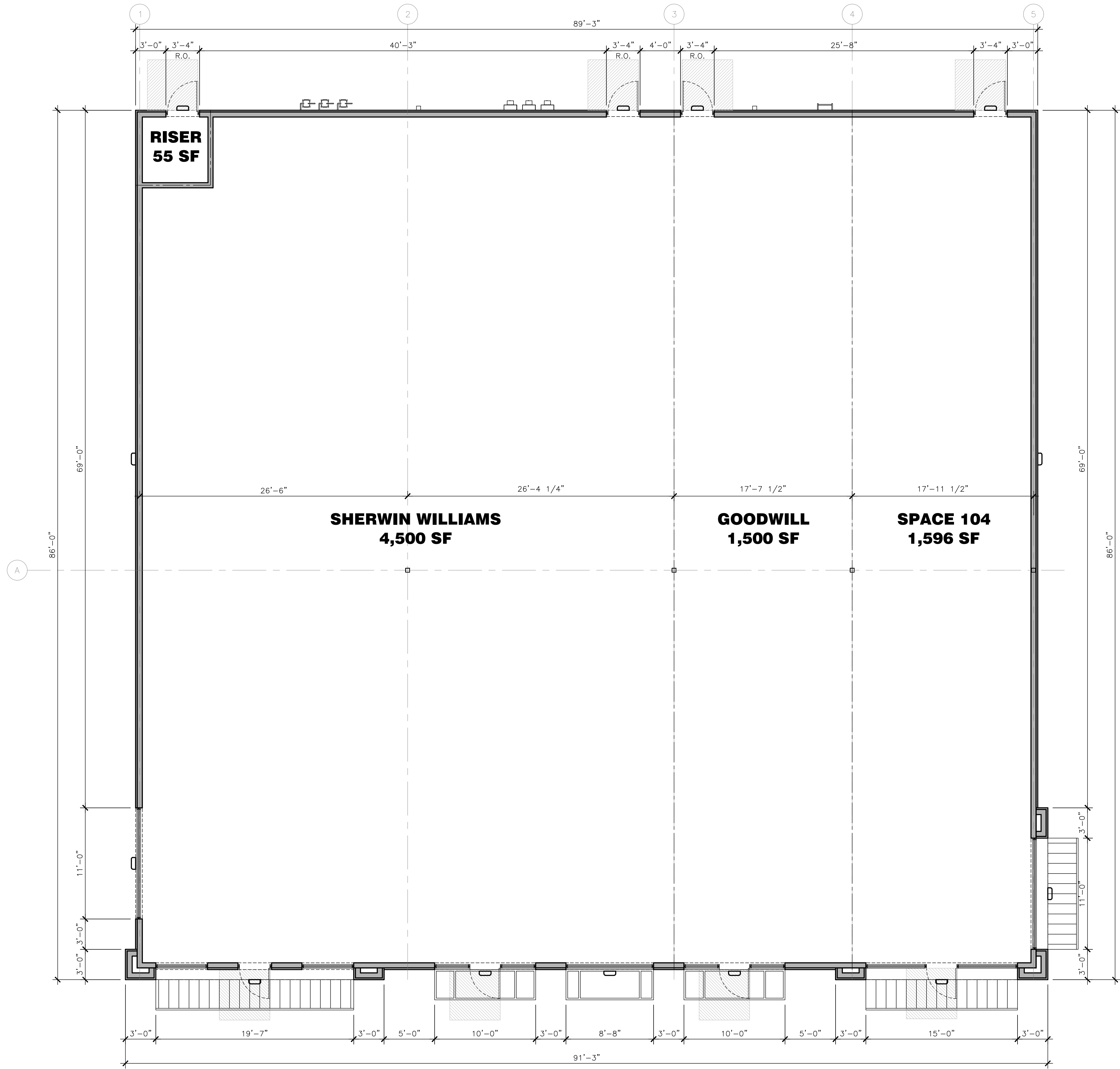
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Sheet Title:  
**Landscape Specifications**

Sheet Number:

L2  
of L2 Sheets



1 - FLOOR PLAN SCALE 3/16"=1'-0"

LEASE SPACE PLAN DATED 5/30/2025				
LEASE SPACE	SIZE SF	% OF WHOLE	% OF RISER SF	TOTAL SF W/RISER
Space 100 - SHERWIN WILLIAMS	4,500	59.24%	32.58	4,533
Space 102 - GOODWILL	1,500	19.75%	10.86	1,511
Space 104 - AVAILABLE	1,596	21.01%	11.56	1,608
TOTAL	7,596	100%	55.00	7,651
GRAND TOTAL	7,651			

PROJECT NAME: WYLE BY SLATE	PROJECT NUMBER: JAWA 25-0026	DRAWING ISSUE & REVISION LOG	
		PRELIM	05/30/2024
PROJECT DESCRIPTION: MULTI-TENANT RETAIL/RESTAURANT SHELL BUILDING PROJECT ADDRESS: 1808 N STATE HIGHWAY 78, WYLE, TX 75098			PRELIMINARY FACADE PLANS

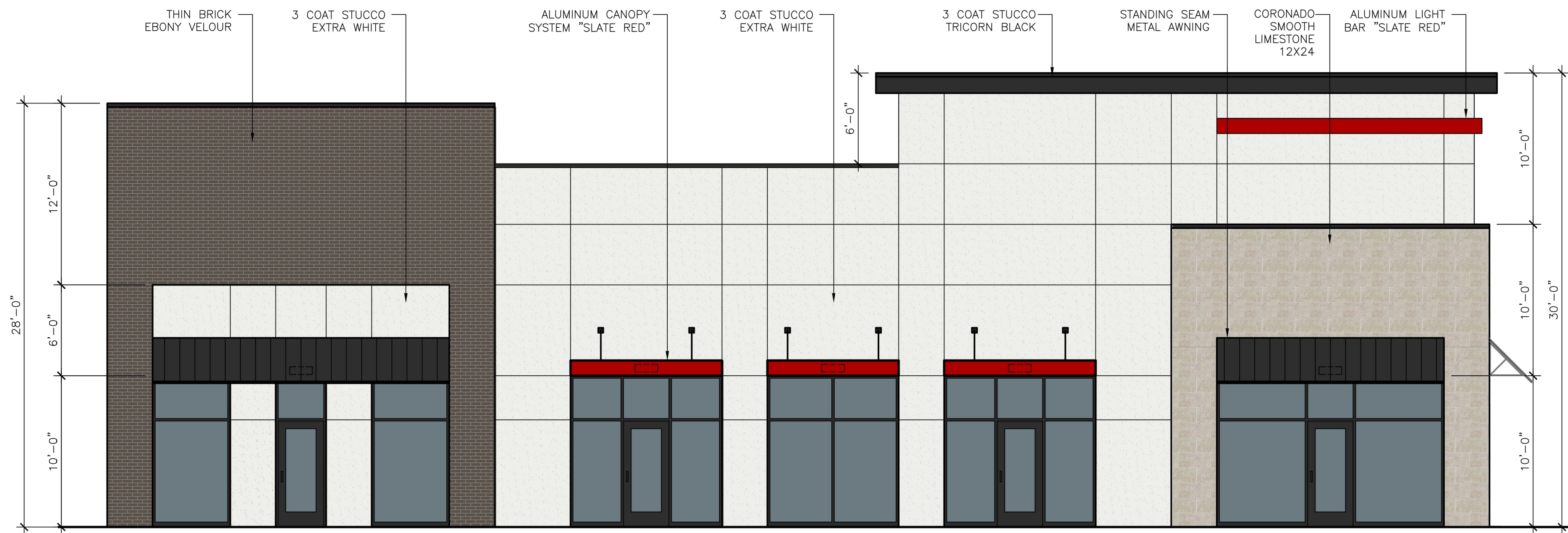
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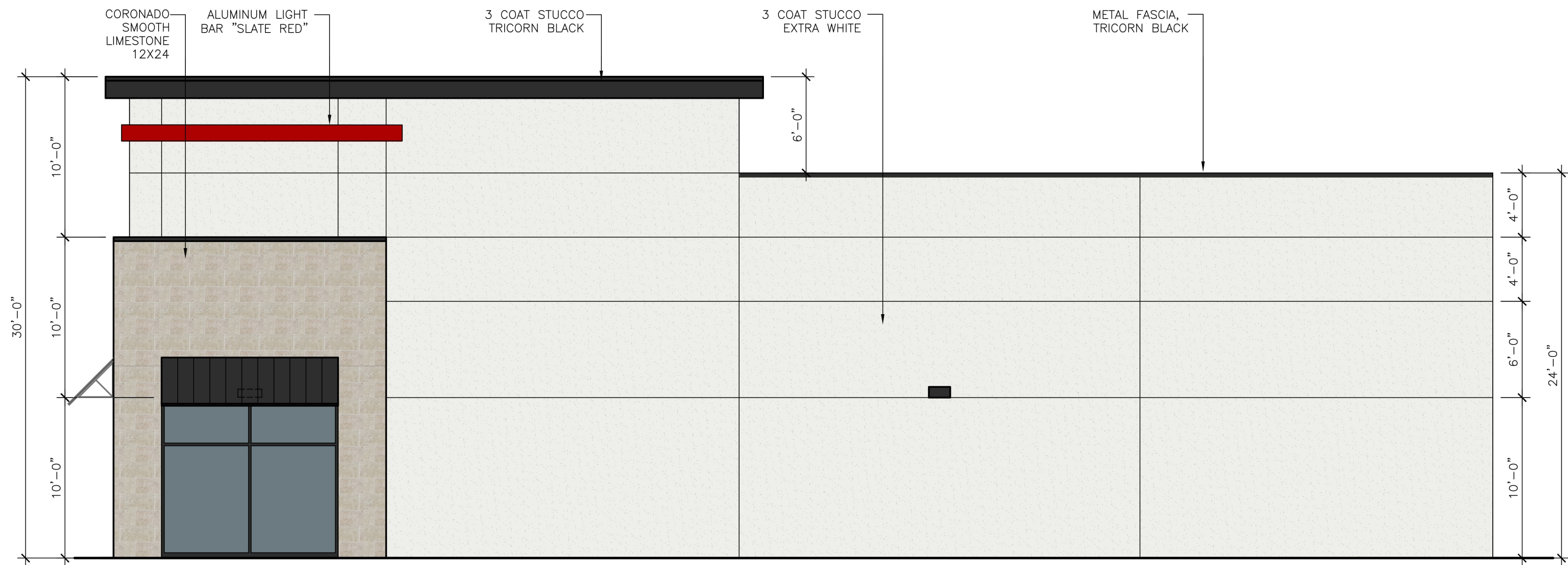
JAWA  
ARCHITECTS







1 - SOUTH FACING ELEVATION SCALE 3/16"=1'-0"



2 - EAST FACING ELEVATION SCALE 3/16"=1'-0"

MATERIAL BOARD



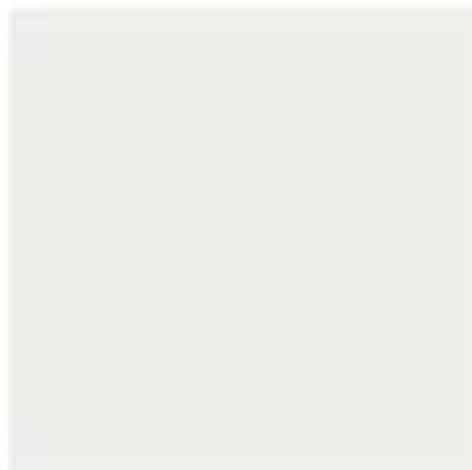
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LIMESTONE 12X24  
COLOR: FRENCH WHITE



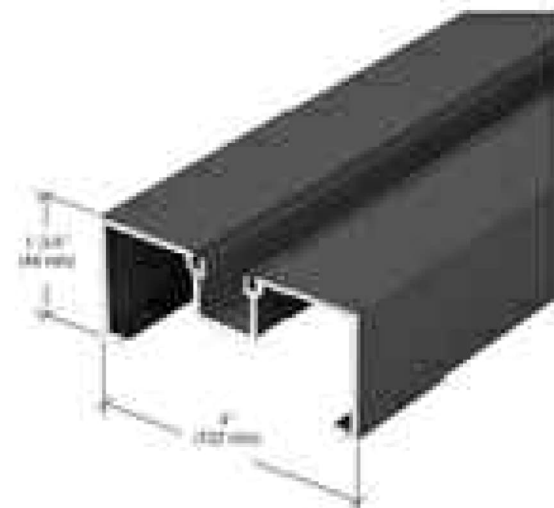
ACME THIN BRICK  
COLOR: EBONY  
VELOUR



METAL FASCIA/  
CANOPIES/  
AWNINGS/LIGHTS  
COLOR: SW 6258  
"TRICORN BLACK"



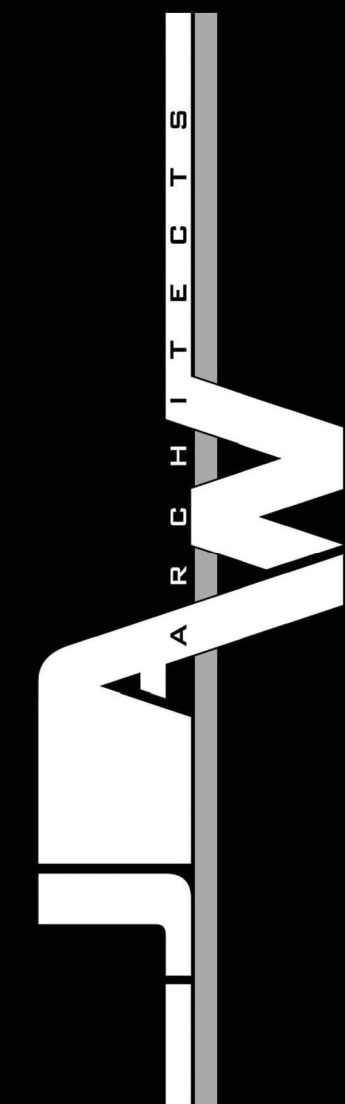
3 COAT STUCCO  
SYSTEM  
COLOR: SW 7006  
"EXTRA WHITE"



BLACK ANODIZED  
STOREFRONT

MATERIAL CALCULATIONS

BUILDING MATERIAL CALCULATIONS BUILDING									
	South Elevation		North Elevation		West Elevation		East Elevation		Totals
Materials	SF	%	SF	%	SF	%	SF	%	SF %
Stone	270	13.86%	0	0.00%	0	0.00%	230	10.54%	500 6.17%
Brick	403	20.69%	0	0.00%	84	4.27%	0	0.00%	487 6.01%
Stucco	1,275	65.45%	2,007	100.00%	1,882	95.73%	1,952	89.46%	7,116 87.82%
Totals (Excluding Glazing)	1,948	100%	2,007	100%	1,966	100%	2,182	100%	8,103 100%
	South Elevation		North Elevation		West Elevation		East Elevation		Totals
Materials	SF	%	SF	%	SF	%	SF	%	SF %
Glazing/Openings	572	22.70%	96	4.56%	110	5.30%	110	4.80%	888 9.88%
Total Façade	2,520	23%	2,103	5%	2,076	5%	2,292	5%	8,991 10%



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DRAWING ISSUE & REVISION LOG

PRELIM 05/20/2024 PRELIMINARY FAÇADE PLANS

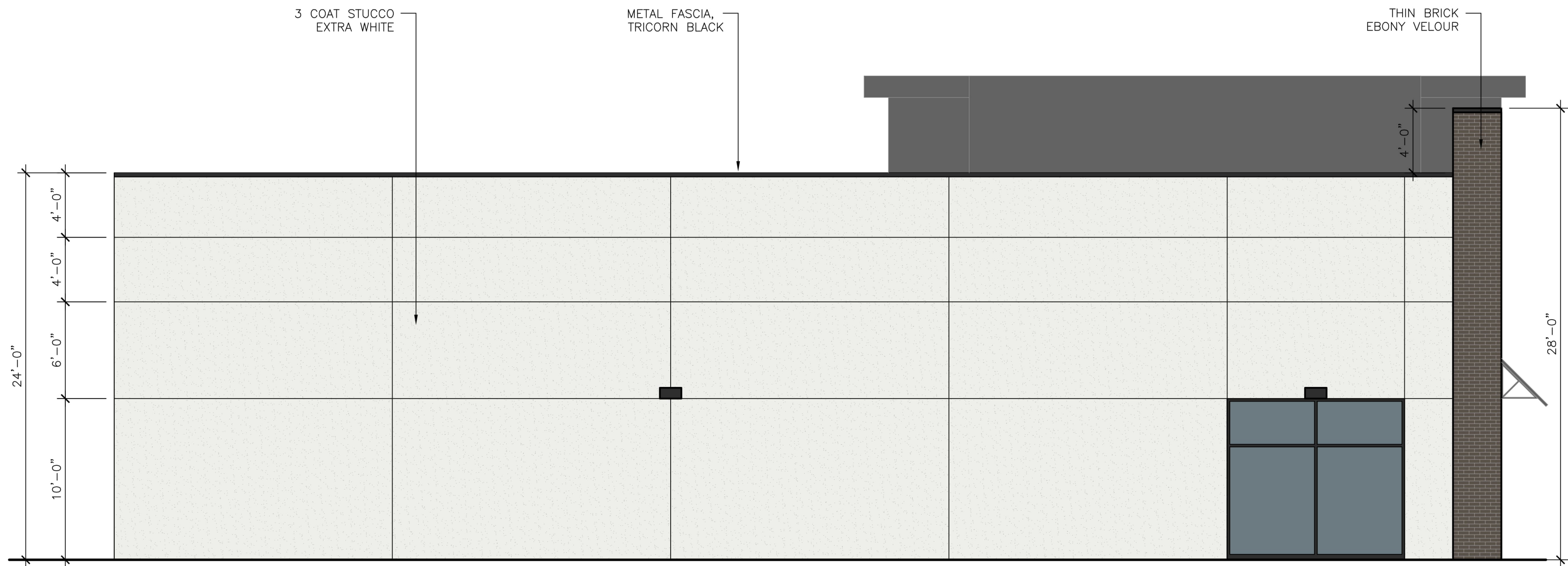
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JAW 25-0026

PROJECT NAME:  
WYLE BY SLATE

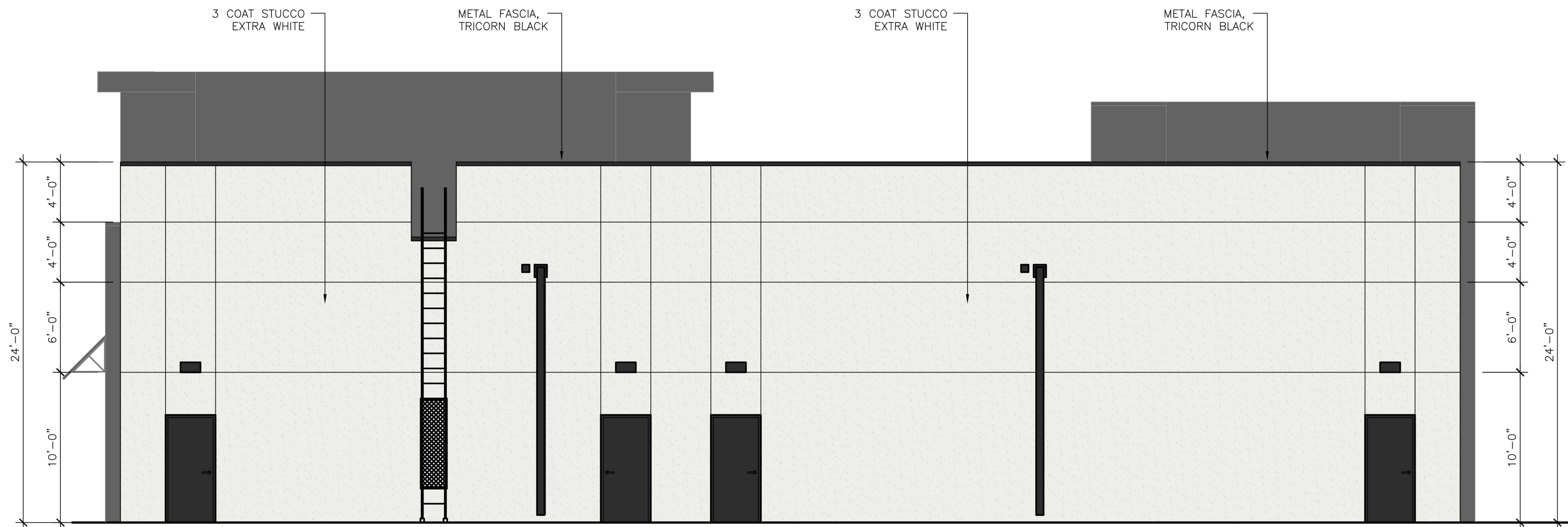
PROJECT DESCRIPTION:  
MULTI-TENANT RETAIL/RESTAURANT SHELL BUILDING  
PROJECT ADDRESS:  
1808 N STATE HIGHWAY 78, WYLE, TX 75098

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1 - WEST FACING ELEVATION SCALE 3/16=1'-0"



2 - NORTH FACING ELEVATION SCALE 3/16=1'-0"

MATERIAL BOARD



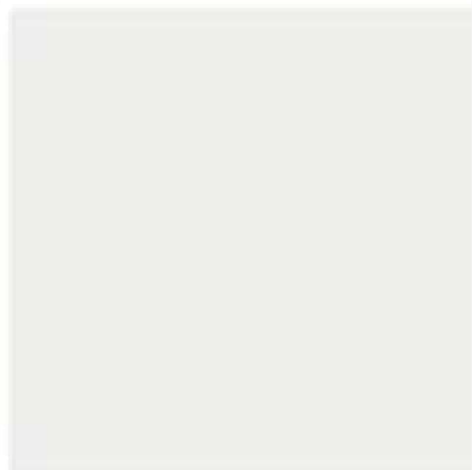
CORONADO SMOOTH  
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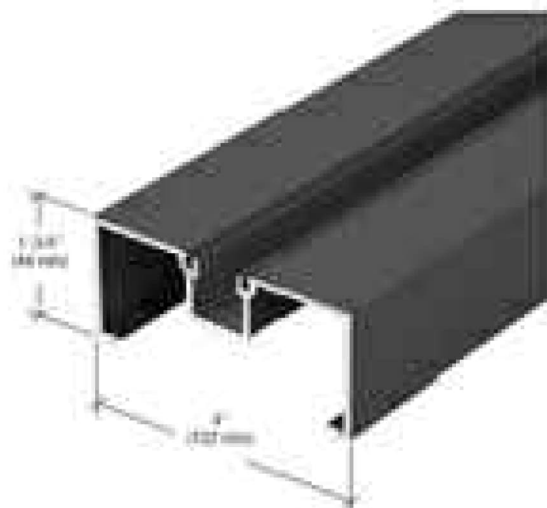
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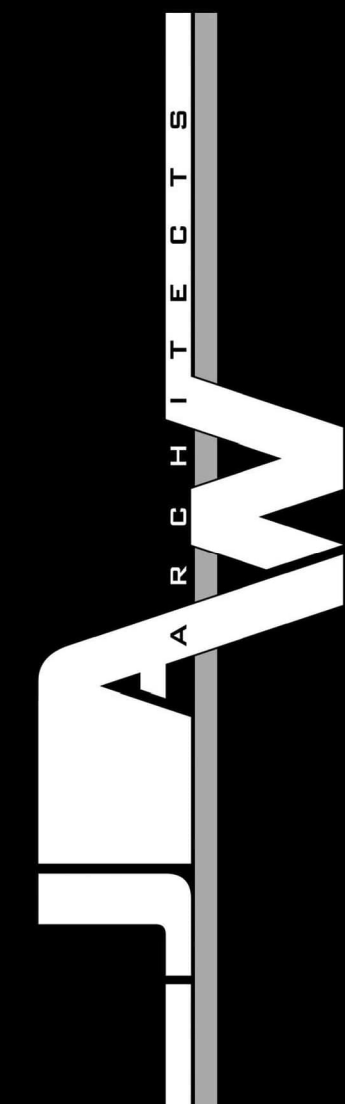
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**SLATE**  
LAND & DEVELOPMENT CO

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