

Wylie Planning and Zoning Commission Regular Meeting

October 21, 2025 – 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 October 7, 2025 Planning and Zoning Commission Meeting.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 1, Block 1 of Ladera Wylie for the development of an amenity center. Property located on 0.83 acres at 2405 Camino Way.
2. Consider, and act upon, a Site Plan for Lot 4A, Block A of Moussa Switzer Addition for the development of a financial institution with a drive-thru. Property located on 0.66 acres at 409 S State Highway 78.
3. Consider, and act upon, a Site Plan for Lot 1, Block 1 of Industrial Park for the development of an office/warehouse facility. Property located on 2.91 acres at 32 Steel Road.
4. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on one acre to allow for Automobile Repair Minor use. Property located at 990 N State Highway 78 (ZC 2025-11).
5. Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding the writing of an ordinance for an amendment to Planned Development 2022-38 (PD 2022-38) to allow for a modified light industrial development on 4.737 acres located on Lot 6, Block A of Woodlake Village at 1820 N State Highway 78 (ZC 2025-13).

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 October 15, 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.

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 the approval of the meeting minutes from the October 07, 2025, Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes from the October 07, 2025, Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

October 07, 2025 – 6:00 PM

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



CALL TO ORDER

Vice-Chair Rod Gouge called the meeting to order at 6:00 pm. In attendance were Vice-Chair Rod Gouge, Commissioner Keith Scruggs, Commissioner Joe Chandler, Commissioner Zeb Black, Commissioner Franklin McMurrian, and Commissioner Zewge Kagnev. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent was Chair Butler.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice-Chair Gouge gave the Invocation, and Commissioner Chandler 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.

CONSENT AGENDA

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

- A. **Consider and act upon the approval of the meeting minutes from the September 16, 2025 Planning and Zoning Commission meeting.**

BOARD ACTION

A motion was made by Commissioner Chandler, seconded by Commissioner Scruggs, 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 1, Block A of Creek Bend Industrial Park for the development of an office/warehouse use. Property located on 0.69 acres at 1603 Martinez Ln.**

BOARD ACTION

A motion was made by Commissioner Black and seconded by Commissioner Chandler to approve Regular Agenda Item 1 as presented. A vote was taken and carried 6-0.

2. **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 Single Family - 10 District (SF-10/24) to Planned Development - Townhouse District (PD-TH) on 5.52 acres to allow for single-family attached development. Property located at 603 E Marble. (ZC 2025-07).**

Vice-Chair Gouge opened the public hearing at 6:13 pm. No one approached the Commission. Vice-Chair Gouge closed the public hearing at 6:13 pm.

BOARD ACTION

A motion was made by Commissioner McMurrian and seconded by Commissioner Chandler to approve Regular Agenda Item 2 as presented. A vote was taken and carried 6-0.

3. **Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change of zoning from Agricultural District (AG/30) to Planned Development (PD), amending PD 2020-54, to allow for single family residential development on 4.04 acres, generally located at 2601 & 2701 Sachse Road (ZC2025-12).**

Vice-Chair Gouge opened the public hearing at 6:21 pm. No one approached the Commission. Vice-Chair Gouge closed the public hearing at 6:21 pm.

BOARD ACTION

A motion was made by Commissioner Black and seconded by Commissioner Scruggs to approve Regular Agenda Item 3 as presented. A vote was taken and carried 6-0.

4. **Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural (AG/30) to Planned Development - Commercial Corridor (PD-CC) on 8.5 acres generally located at 2710 & 2722 W FM 544. ZC 2025-10**

Vice-Chair Gouge opened the public hearing at 6:29 pm. No one approached the Commission. Vice-Chair Gouge closed the public hearing at 6:29 pm.

BOARD ACTION

A motion was made by Commissioner McMurrian and seconded by Commissioner Black to approve Regular Agenda Item 4 as presented. A vote was taken and carried 6-0.

WORK SESSION

WS1. Hold a work session to discuss the rezoning of property generally located on the east side of SH 78 just south of Alanis Drive.

Crestline presented and had a discussion with the Commission about potential uses for the property.

ADJOURNMENT

A motion was made by Commissioner Black and seconded by Commissioner Scruggs to adjourn the meeting at 7:00 PM. A vote was taken and carried 6 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Lot 1, Block 1 of Ladera Wylie for the development of an amenity center. Property located on 0.83 acres at 2405 Camino Way.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Ladera Living

APPLICANT: Johnson Volk Consulting

The applicant is proposing to develop an amenity center with a building area of approximately 4,889 sq.ft. on Lot 1, Block 1 of Ladera Wylie being 0.83 acres located at 2405 Camino Way.

The development is proposed to contain an amenity center, swimming pool, and pickle ball courts. The property is zoned within Planned Development 2024-17 and allows for the amenity center use by right. The preliminary plat for the development was approved by City Council in July of 2024

The development is providing 21 parking spaces with one being ADA accessible. The purpose for the amenity center is to provide a private recreation center for active adult living residents of the Ladera community. The development provides walkable access points from Bella Way, Camino Way, and Vista Azul Lane.

The site provides 17,050 sq.ft. of landscaping being 43% of the overall landscaped area which is in compliance with the minimum landscaping requirement. The landscape plan includes plantings along the street frontage and along the bordering residential properties. A sidewalk with varying widths of 5' to 6' is provided along the amenity center.

The amenity center contains ornamental metal fencing along the exterior borders at a height of 6' and 4' tall vinyl chain link fencing for the pickleball courts. Where deemed necessary areas of the fencing also include a retaining wall built to city standards.

The structure's exterior material consists of stone veneer, cast stone, and fiber cement board.. Entrances are emphasized with an awning and architectural residential features.

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

PROPERTY ID: 430705 CALLED 8.538 ACRES
BRADLEY M. WEBB & ELIZABETH R. WEBB
VOL. 5853, PG. 2043
D.R.C.C.T.

LEGEND

	PROPOSED PARKING COUNT		EXISTING 1.5\"/>
	PROPOSED BARRIER FREE RAMP		EXISTING 1.5\"/>
	HANDICAP PARKING SPACE		ORNAMENTAL METAL FENCE
	EXISTING SANITARY SEWER MANHOLE		1-4\"/>
	EXISTING WATER MAIN W/ VALVE		1-4\"/>
	EXISTING SANITARY SEWER		6\"/>
	RIGHT-OF-WAY		EQUIPMENT AND TRASH TOTE ENCLOSURE
	HANDICAP PARKING SIGN		24\"/>
	FIRE PIT		
	CEDAR SHADE STRUCTURE		

WATER METER SCHEDULE				
METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM	SAN. SEWER SIZE
1	1"	1"	X	X
2	1"	1"	X	X

SITE NOTES

- TWO PROTECTED TREES EXIST ON THE DEVELOPMENT SITE AND SHALL BE SAVED. REFER TO APPROVED TREE SURVEY PLANS PREPARED BY THE CIVIL ENGINEER WITH PHASE ONE PLANS.
- THE PROPOSED BUILDING IS NON-AIR CONDITIONED SPACE.
- POOL EQUIPMENT AND TRASH TOTES ARE PROPOSED TO BE SCREENED WITH A 6'-0" HT. WOOD FENCE.
- CHEMICALS TO BE BROUGHT AND HANDLED BY POOL MAINTENANCE COMPANY. NO CHEMICALS WILL BE STORED ON SITE.
- ALL SIDEWALKS SHALL BE 5'-0" WIDTH UNLESS IN FRONT OF PARKING STALLS. SIDEWALKS IN FRONT OF CAMINO WAY SHALL BE 6'-0" WIDTH MINIMUM.
- ALL BARRIER FREE RAMPS ARE PROPOSED.

SITE INFORMATION

SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 0.65 ACRES
BUILDING AREA: 4803.89 SQUARE FEET
BUILDING HEIGHT: 10'-10" (1 STORY)
FLOOR TO AREA: 0.131 (4883.89/36,093.74)
LOT COVERAGE: 13.33%

PARKING REQUIRED: NO PARKING REQUIRED
PARKING PROVIDED: 10 TOTAL (WITH HANDICAP)
HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS

TOTAL IMPERVIOUS SURFACE: 18,762.21 SF
INTERIOR LANDSCAPE PROVIDED: 17,331.53 SF
POOL DECK SURFACE: 2,412.37 SF

NOTE:
REFER TO UTILITY PLAN AND IRRIGATION PLANS FOR SLEEVE LOCATIONS BENEATH POOL DECK AND PARKING LOT PAVING.

FIGURE 4-7 SITE DESIGN REQUIREMENTS (DESIRABLES)

- BUILDING PLACEMENT**
- FRONT FACADE ORIENTED TO THE STREET.
- PARKING PLACEMENT**
- BUILDING WITH NO MORE THAN ONE ROW PARKING IN FRONT.
- ACCESS DRIVES**
- COMBINED ACCESS POINTS WITH ADJACENT TRACTS.
 - DIRECT CONNECTION BETWEEN BUILDINGS AND STREET.



SCALE: 1" = 20'

SITE PLAN LADERA WYLIE OPEN SPACE LOT 1X BLOCK 1 ~2405 CAMINO WAY AMENITY CENTER~

BEING 0.65 ACRES OF THE 33.64 ACRES
SITUATED IN W. PATTERSON SURVEY
ABSTRACT NO. 716
CITY OF WYLIE
COLLIN COUNTY, TEXAS

OWNER / DEVELOPER:
LADERA LIVING
361 W BYRON NELSON BLVD, SUITE 104
ROANOK, TEXAS 76262
PH. 817-252-4281
CONTACT: CASH GRNWALT

LANDSCAPE ARCHITECT:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST,
SUITE 1200
PLANO, TEXAS 75074
PH. (972) 201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

SUBMITTAL DATE: October 06, 2025 SP1



LOCATION MAP
NOT TO SCALE



BUILDING MATERIAL CALCULATIONS

Material	South	Percent	North	Percent
TOTAL SQ. FT. (EXCLUDING WINDOWS/DOORS/ROOF AREA)	770 S.F.		342 S.F.	
STONE VENEER	460 S.F.	60.39%	178 S.F.	52.04%
CAST STONE	29 S.F.	3.77%	12 S.F.	3.51%
FIBER CEMENT BOARD AND BATTEN SIDING	278 S.F.	36.84%	152 S.F.	44.45%

NOTE: ALUMINUM GUTTERS AND DOWNSPOUTS ARE TO BE PROVIDED BY CONTRACTOR AND SHALL MATCH ADJACENT BUILDING MATERIALS



2 SOUTH ELEVATION
ELEVATION

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



1 NORTH ELEVATION
ELEVATION

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

BUILDING MATERIAL CALCULATIONS				
Material	East	Percent	West	Percent
TOTAL SQ FT. (EXCLUDING WINDOWS/DOORS/ROOF AREA)	770 S.F.		866 S.F.	
STONE VENEER	370 S.F.	47.54%	234 S.F.	30.49%
CAST STONE	19 S.F.	2.44%	17 S.F.	1.93%
FIBER CEMENT BOARD AND BATTEN SIDING	389 S.F.	50.60%	391 S.F.	45.19%

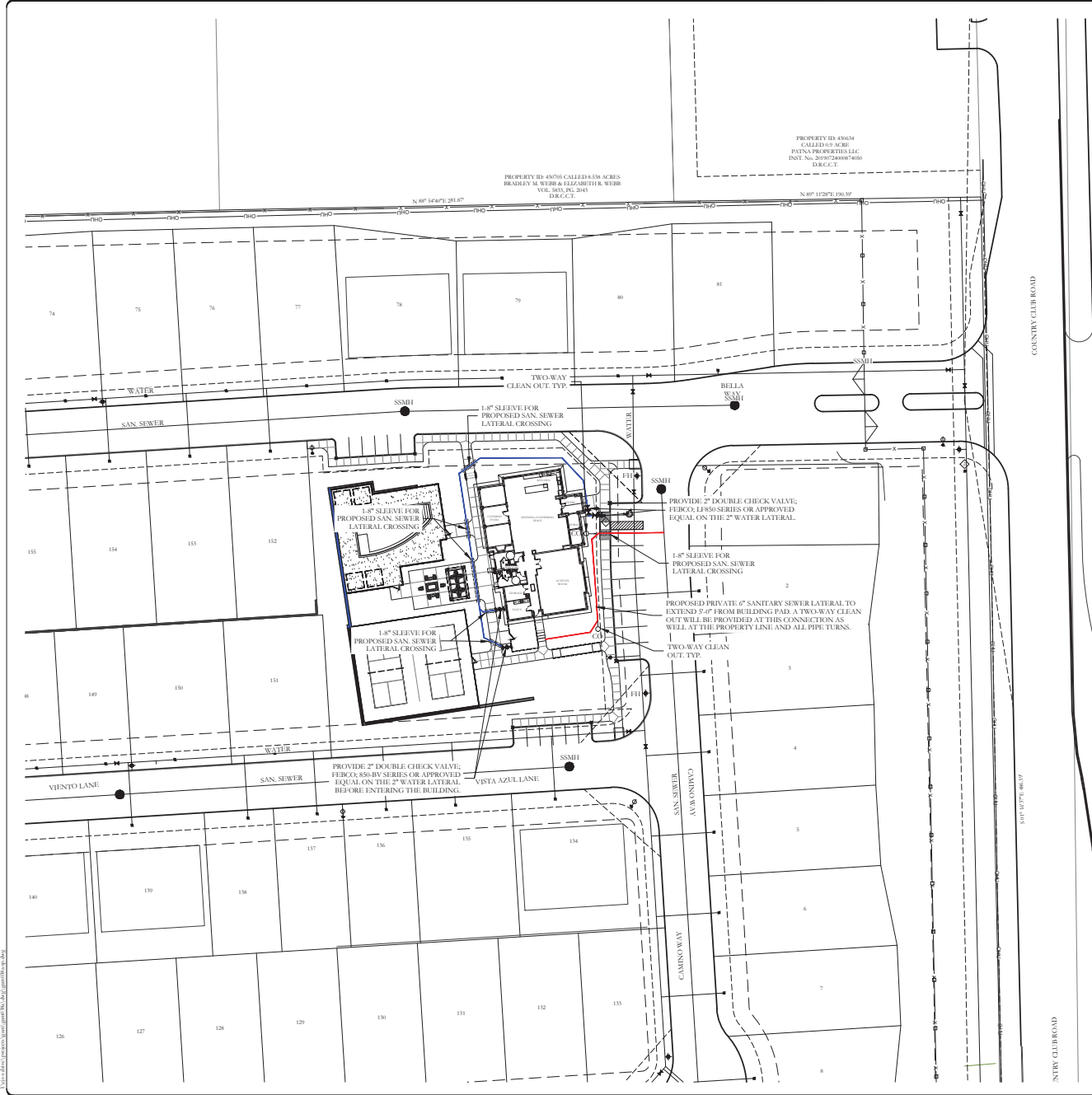
NOTE: ALUMINUM GUTTERS AND DOWNSPOUTS ARE TO BE PROVIDED BY CONTRACTOR AND SHALL MATCH ADJACENT BUILDING MATERIALS.



2 EAST ELEVATION
ELEVATION



1 WEST ELEVATION

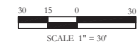


LEGEND

	PROPOSED PARKING COUNT		EXISTING 1.5" DOMESTIC WATER METER
	PROPOSED BARRIER FREE RAMP		EXISTING 1.5" IRRIGATION WATER METER
	HANDICAP PARKING SPACE		ORNAMENTAL METAL FENCE (6'0" HT. AROUND SWIMMING POOL AREA)
	EXISTING SANITARY SEWER MANHOLE		1-4" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
	EXISTING WATER MAIN W/ VALVE		1-4" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE
	EXISTING SANITARY SEWER		6'0" HT. WOOD FENCE TO ACT AS POOL EQUIPMENT AND TRASH TOTE ENCLOSURE
	RIGHT-OF-WAY		24" WIDE FIRELANE ACCESS
	HANDICAP PARKING SIGN		PROPOSED 2" WATER LINE
	FIRE PIT		PROPOSED 2" SAN. SEWER LINE
	CEDAR SHADE STRUCTURE		

WATER METER SCHEDULE				
METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOOM	SAN. SEWER SIZE
1	1"	1"	S	6"
2	1"	1"	S	6"

- UTILITY NOTES**
- SANITARY SEWER LATERALS ARE SHOWN ON PLAN TO BE LOCATED WITHIN 5'-0" FROM THE BUILDING PAD. MEP PLANS WILL BE PROVIDED IN A SEPARATE SUBMITTAL THAT SHOWS THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A TWO-WAY CLEAN OUT WILL BE PROVIDED AT THIS CONNECTION AS WELL AS AT THE PROPERTY LINE. CONTRACTOR SHALL FIELD VERIFY SEWER LATERAL ALIGNMENT IN THE FIELD AND PROVIDE BENDS AND CLEANOUTS AS REQUIRED.
 - WATER LATERAL LINES ARE SHOWN ON PLAN TO BE LOCATED 5'-0" FROM THE BUILDING PAD. MEP PLANS WILL BE PROVIDED IN A SEPARATE SUBMITTAL THAT SHOWS THE CONNECTION OF THE PROPOSED PLUMBING FIXTURES TO THIS LATERAL LINE. A CUT-OFF DRAIN VALVE WILL BE PROVIDED INSIDE A WATER CUT-OFF BOX WITH A LOCKABLE COVER AT THIS CONNECTION.



JOHNSON VOLK
CONSULTING
INC.
204 Central Expressway, Suite 1000 | Dallas, TX 75201 | Phone: 214.725.0100

LADERA WYLLIE
PHASE 1
CITY OF WYLLIE
COLLIN COUNTY, TEXAS

AMENITY CENTER FACILITY
UTILITY PLAN

City of Wylie
October 06, 2025

SCALE:
1" = 30'
One Inch
JVC No. GAM008A

U1

FIGURE 4-8 LANDSCAPING DESIGN REQUIREMENTS (DESIRABLE)

- LANDSCAPING IN REQUIRED YARDS
1. LANDSCAPING EXCEEDS THE MINIMUM BY 10%.
 2. LANDSCAPING IN SIDE AND REAR YARD NOT OTHERWISE REQUIRED.
- LANDSCAPING OF PARKING LOTS
1. LANDSCAPING 10% OR MORE IN EXCESS OF 50 SQ.FT./SPACE.
 2. PARKING LOTS WITH NO SPACE FURTHER THAN 40 FEET FROM A LANDSCAPED AREA.
 3. LANDSCAPED PEDESTRIAN CONNECTION TO MAIN ENTRANCE.
- LANDSCAPING OF STREET FRONTAGES
1. INCREASE IN MINIMUM WIDTH OF LANDSCAPE BUFFER BY 20%.
 2. PROVISION OF SPECIAL BENCHES, PEDESTRIAN LIGHTING OTHER STREETSCAPE ELEMENTS.

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
SO	2	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6' 0"; MINIMUM 10' 0" OVERALL HEIGHT.
CE	1	CEDAR ELM	ULMUS CRASSIFOLIA	3" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6' 0"; MINIMUM 10' 0" OVERALL HEIGHT.
NRS	11	NELLIE R. STEVENS HOLLY	ILEX X NELLIE R. STEVENS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8' 0" OVERALL HEIGHT.
CM	3	CONTINENTAL SPIRIT Crape Myrtle	LAGERSTROEMIA INDICA 'CONTINENTAL SPIRIT'	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8' 0" OVERALL HEIGHT.
	4	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	40" O.C.	CONTAINER GROWN; FULL PLANT.
	30	UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	26	SUNSHINE LIGUSTRUM	LIGUSTRUM SINENSE 'SUNSHINE'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	42	DWARF MAIDEN GRASS	MISCANTHUS SINENSIS ADAGIO	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	18	MORNING LIGHT MISCANTHUS	MISCANTHUS SINENSIS MORNING LIGHT	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	16	RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	55	DWARF FOUNTAIN GRASS	PENNSETUM ALOPECUROIDES 'HAMMILL'S'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	115	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	140	BLEU GRAMA 'BLONDE AMBITION' GRASS	BOETTLERIA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	105	LITTLE BUNNY DWARF FOUNTAIN GRASS	PENNSETUM ALOPECUROIDES 'LITTLE BUNNY'	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	250	LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	190	WEeping LOVE GRASS	ERAGROSTIS CURVULA	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	825	ANNUAL COLOR	TO BE SELECTED BY OWNER	4" POT	8" O.C.	CONTAINER GROWN; FULL PLANT.
	10,455	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN.
	1,685	HARDWOOD MULCH	N/A	SQUARE FEET	3" DEPTH	MINIMUM 100% COVERAGE ALL AREAS SHOWN; 3" DEPTH
	640	OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	3" DEPTH RIVER ROCK, BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1" 2" AND 2" 4" IN SIZE.

GENERAL LANDSCAPE NOTES

- INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT-CONTACT THE PUBLIC WORKS DEPARTMENT.
 2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
 3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 4. WATER METERS AND OTHER APPURTENANCES SHALL BE ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

- LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
 2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
 3. A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
 4. STREET TREES, WHERE REQUIRED, SHALL BE (1) MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (2) MINIMUM FROM THE WATER METER.
 5. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
 6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
 7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK, 4" FROM THE TRUNK OF THE TREE.
 8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24 HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
 9. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL FILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
 10. ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
 11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

- IRRIGATION STANDARDS:
1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
 2. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
 3. IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
 4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
 5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
 6. VALVES SHALL BE LOCATED A MINIMUM OF (7') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
 7. THE BORE DEPTH UNDER STREETS, DRIVE ALLEYS, AND DRIVE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
 8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES SHALL BE FED FROM STUBBED LATERALS OR BELL HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
 9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

- MAINTENANCE STANDARDS:
1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
 2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
 3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRoACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
 4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
 5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STIEL TREE STAKES, WHIPS, AND HOSES ARE PROHIBITED).

- TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
 2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
 3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
 4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
 5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
 6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
 7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
 8. NO TRENCING SHALL BE ALLOWED WITHIN THE DRIP LINE OF A TREE, UNLESS APPROVED BY THE CITY.
 9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
 10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

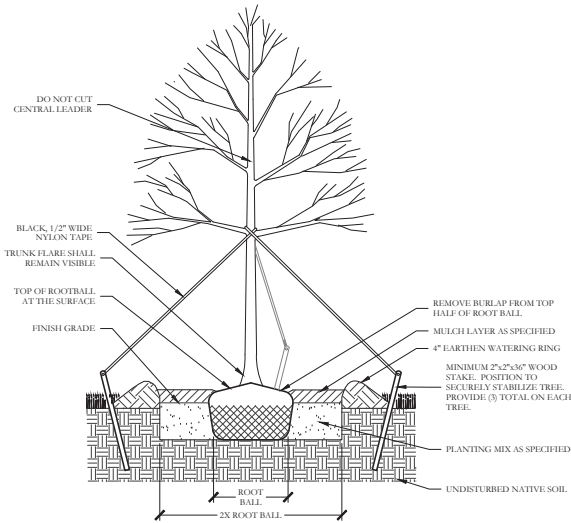


LADERA WYLIE
PHASE 1
CITY OF WYLIE
COLLIN COUNTY, TEXAS

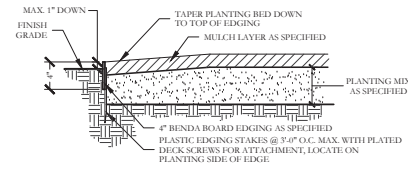
AMENITY CENTER FACILITY
LANDSCAPE SCHEDULE & DETAILS



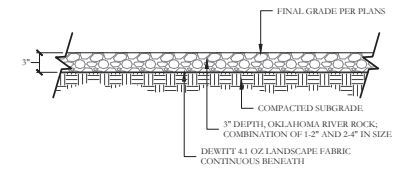
SCALE:
REFER TO
DETAILS
One Inch
JVC No GAMB08A



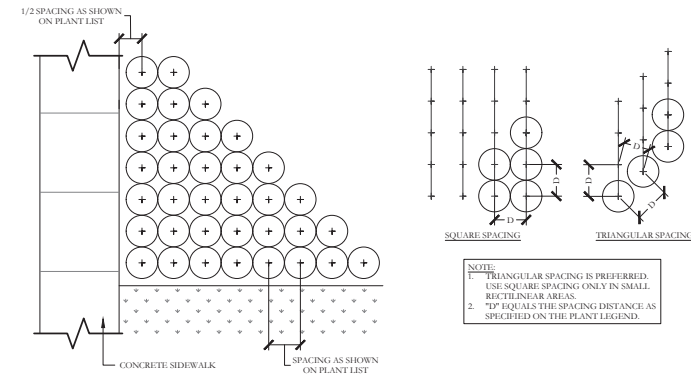
1 TYPICAL TREE PLANTING SECTION NOT TO SCALE



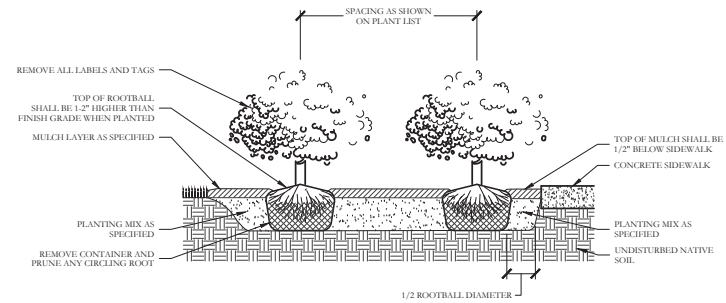
3 TYPICAL BED EDGING DETAIL SECTION NOT TO SCALE



4 OKLAHOMA RIVER ROCK BED SECTION SCALE: 1" = 1'-0"



2 TYPICAL SHRUB AND GROUNDCOVER PLANTING PLAN/SECTION



NOT TO SCALE



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Consider, and act upon, a Site Plan for Lot 4A, Block A of Moussa Switzer Addition for the development of a financial institution with a drive-thru. Property located on 0.66 acres at 409 S State Highway 78.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: 409 S State Highway 78 LLC

APPLICANT: Bowman

The applicant is proposing to develop a financial institution with a drive-thru that measures 3,000 sq.ft. on Lot 1, Block A of Moussa Switzer Addition on 0.66 acres located at 409 S State Highway 78. This is an existing developed lot that currently contains a Taco Delite Drive-Thru restaurant that was constructed in 1987. The redevelopment plan is for the existing restaurant to be demolished for this new development.

The development is providing 15 parking spaces with two being ADA accessible. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance.

The site is to be accessed by a fire lane that uses existing driveway entrances from State Highway 78 A drive-thru lane is proposed for banking services.

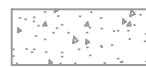
An amended plat for the dedication of fire lane easements shall be required prior to a Certificate of Occupancy being issued for the development.

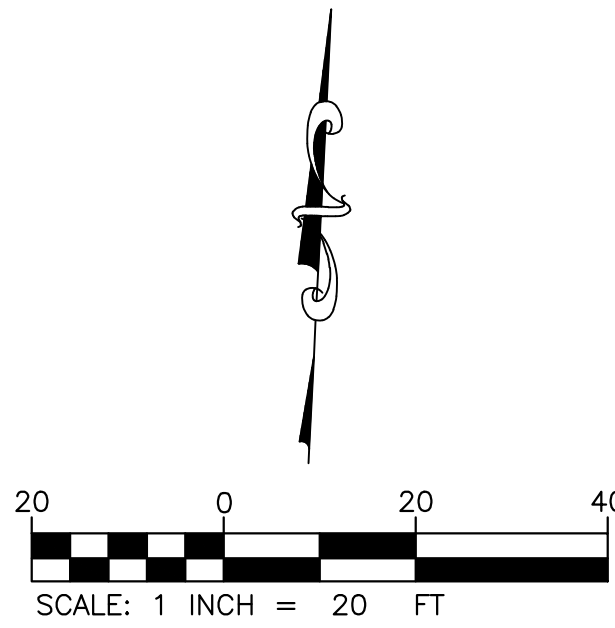
The site provides 6,755 sq.ft. of landscaping being 22% of the overall landscaped area which is in compliance with the 20% minimum landscaping requirement. The landscape plan includes tree plantings primarily along street frontage and parking areas and southern border to aid in screening from the Hartman Early Childhood Learning Center.

The structure's exterior material consists of fiber cement sandstone and cedar texture material with metal panels. Entrances are emphasized with recessed architectural features and a metal canopy.

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

EXISTING LEGEND

CIRS	5/8" IRON ROD WITH CAP SET STAMPED "SPOONER 5922"		SIGN
CIRF	IRON ROD WITH CAP FOUND		MONITORING WELL
IRF	IRON ROD FOUND		OVERHEAD ELEC.
XCF	"X" CUT FOUND		U.G. FIBER OPTIC
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS		U.G. GAS
	CONTROL POINT		U.G. WATER
	PROPERTY CORNER MARKER - AS NOTED		U.G. SAN. SEWER
	POWER POLE		U.G. STORM SEWER
	GUY WIRE		CHAIN LINK FENCE
	LIGHT POLE		WOOD FENCE
	ELECTRIC METER		CONCRETE AREA
	ELECTRIC BOX (PANEL)		GRATE INLET
	TELEPHONE RISER	GI	
	GAS METER	X 555.55	SPOT ELEVATION
	TREE (AS DESCRIBED)	EC 555.55	EDGE OF CONCRETE ELEVATION
	CM (CREPE MYRTLE)	GT 555.55	GUTTER ELEVATION
	DOUBLE-TRUNK TREE	TC 555.55	TOP OF CURB ELEVATION
	MULTI-TRUNK TREE	---	SUBJECT PROPERTY LINE
	WATER METER	---	EXISTING EASEMENT LINE
	WATER VALVE	---	FIRELINE PAINT MARKS
	FIRE HYDRANT		INVERT REFERENCE
	SAN. SEWER MANHOLE		CANOPY - COVERED AREA
	SAN. SEWER CLEANOUT		SCREENING WALL
	INLET RIM		



PROPOSED LEGEND

	PROPOSED BUILDING
	PROPERTY LINE
	EASEMENT LINE
	PROPOSED CURB & GUTTER
	FIRE LANE
	BUILDING SETBACK
	LANDSCAPE BUFFER
	CONCRETE SIDEWALK
	PARKING COUNT

SITE DATA TABLE

PROJECT NAME	PNC BANK
ZONING	CORRIDOR COMMERCIAL DISTRICT
PROPOSED USE	BANK W/ DRIVE UP ATM WINDOW
LOT AREA/SF AND AC	28,903 SF / 0.66 AC
OVERALL AREA/SF AND AC	28,903 SF / 0.66 AC
BUILDING AREA (GROSS SQUARE FOOTAGE)	3000 SF
BUILDING HEIGHT (FEET AND NUMBER OF STORIES)	17' 10" (1-STORY)
LOT COVERAGE	52%
FLOOR AREA RATIO (FOR NON-RESIDENTIAL ZONING)	0.10
TOTAL PARKING REQUIRED (WITH RATIO)	1 PARKING SPACE PER 400 SF
TOTAL PARKING REQUIRED	1:400 = 3000 / 400 = 8 SPACES
MAXIMUM PARKING COUNT	10 SPACES
TOTAL PARKING PROVIDED	15 SPACES
PROVIDED ADA SPACES	2 SPACES

GENERAL SITE NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB, PROPERTY LINE OR CENTERLINE OF STRIPING UNLESS OTHERWISE NOTED.
2. ALL EXISTING EASEMENTS, RIGHTS-OF-WAY, AND LOT LINES MAY NOT BE SHOWN. REFER TO THE ADJACENT LAND TITLE SURVEY PREPARED BY SPOONER & ASSOCIATES, INC., DATED MAY 21, 2025 FOR COMPLETE BOUNDARY INFORMATION AND ASSOCIATED ENCUMBRANCES.
3. A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER AND FIRE MARSHALL'S OFFICE SHALL BE HELD PRIOR TO CONSTRUCTION COMMENCEMENT.
4. THE CITY OF WYLLIE SHALL BE GIVEN AT LEAST 48 HOURS NOTICE PRIOR TO PERFORMING ANY INSTRUCTIONS.
5. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS, THE CURRENT EDITION OF THE TxDOT DESIGN STANDARDS AND THE LATEST MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
6. ALL MECHANICAL EQUIPMENT TO BE ROOF MOUNTED AND SCREENED FROM HE STREET.
7. CONTRACTOR TO PROVIDE AS-BUILTS OF ALL IMPROVEMENTS TO THE SITE. AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, FITTINGS, STRUCTURES, AND OTHER APPURTENANCES. ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES. IN ADDITION TO THE AFOREMENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
8. ALL EXISTING SIDEWALKS, STAMPS AND CROSSTAKES, WILL BE BUILT AND INSPECTED TO MEET CURRENT ADA REQUIREMENTS.
9. BUILDING SETBACK DIMENSIONS MEASURED TO OUTERMOST ARCHITECTURAL FEATURE. CONTRACTOR TO REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
10. ALL CURB RADIi ARE 5' UNLESS SHOWN OTHERWISE.
11. PRIOR TO INSTALLATION, CONTRACTOR MUST VERIFY LOCATIONS OF LIGHT POLES, LANDSCAPING AND UTILITIES.
12. ROW PERMITS REQUIRED FOR WORK WITHIN ROW.

NOTES

- 1N LANDSCAPE AREA
- 2N FIRE LANE CONCRETE PAVEMENT
- 3N END CURB
- 4N PARKING AREA CONCRETE
- 5N TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 6N 6" WIDE WHITE PARKING LOT STRIPE
- 7N EXISTING GRATE INLET
- 8N EXISTING FIRE HYDRANT
- 9N MONUMENT SIGN
- 10N EXISTING CURB TO REMAIN
- 11N ONE WAY - "DO NOT ENTER" SIGN
- 12N CROSSWALK
- 13N LIGHT POLE

DETAILS

- 1D SIDEWALK
- 2D ADA PARKING AND STRIPING
- 3D CONCRETE CURB & GUTTER
- 4D DIRECTIONAL PAVEMENT MARKING
- 5D ADA RAMP
- 6D ADA SIGN
- 7D BOLLARDS
- 8D PAVEMENT STRIPING
- 9D CURB INLET
- 10D CONCRETE FLUME

FLOOD STATEMENT

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0420J DATED JUNE 02, 2009 PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

PAVING LEGEND

LIGHT DUTY CONCRETE
5" 3,500 PSI (28) DAYS
6" SUBGRADE 95% MAX DENSITY
STABILIZED WITH 7% LIME BY DRY
WEIGHT W/NO. 4 BARS PLACED AT
18 INCHES ON CENTERS EACH WAY

MEDIUM DUTY CONCRETE
6" 3,500 PSI (28) DAYS
8" SUBGRADE 95% MAX DENSITY
STABILIZED WITH 7% LIME BY DRY
WEIGHT W/NO. 4 BARS PLACED AT
24 INCHES ON CENTERS EACH WAY

HEAVY DUTY CONCRETE
7" 4,500 PSI (28) DAYS
8" SUBGRADE STABILIZED 95% MAX
DENSITY WITH 7% LIME BY DRY WEIGHT
W/NO. 4 BARS PLACED AT 18 INCHES ON
CENTERS EACH WAY AND SMOOTH
DOWELS 12 INCH ON CENTER, 100%
TIED CHAIRS.

****REFER TO GEOTECHNICAL REPORT BY EARTH ENGINEERING
INC. DATED JUNE 09, 2025 FOR MORE DETAILS**

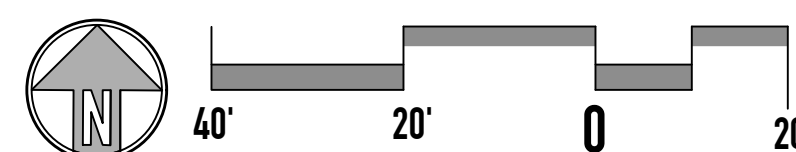
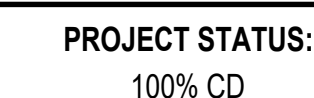
BENCHMARK

VERTICAL CONTROL IS NAVD88 ESTABLISHED FROM CITY OF WYLIE
BENCHMARK ID 4, HAVING A PUBLISHED ELEVATION OF 562.91'.

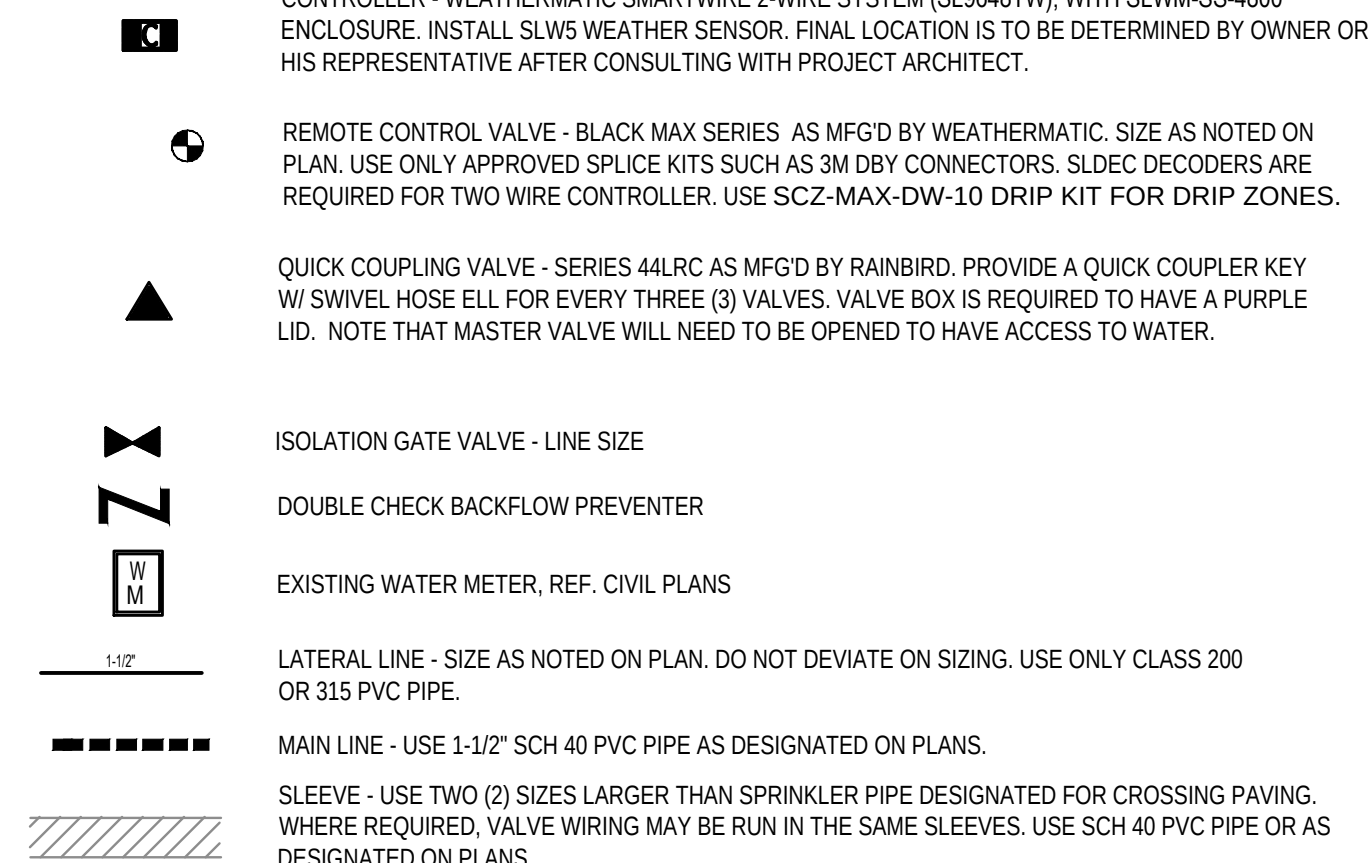
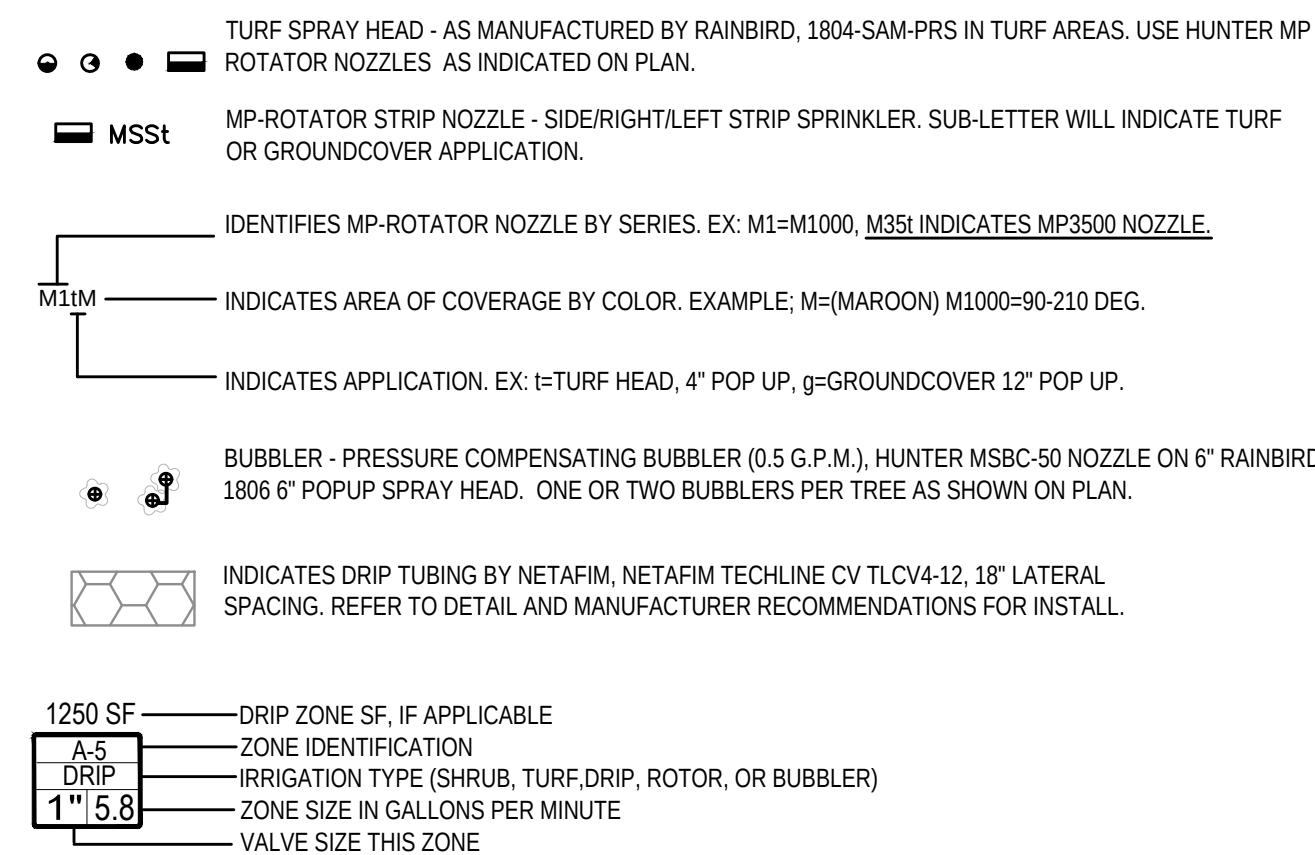


Know what's **below**.
Call before you dig

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



LEGEND



GENERAL NOTES

1. SPRINKLER LINES AS SHOWN ARE DIAGRAMMATIC BUT SHOULD BE REASONABLY FOLLOWED. LOCATIONS OF SPRINKLER HEADS SHALL BE ESTABLISHED BY THE CONTRACTOR BUT DESIGN SPACING MAY NOT BE EXCEEDED WITHOUT AUTHORIZATION FROM LANDSCAPE ARCH.
2. INSTALL ALL VALVES IN 12" RECTANGULAR VALVE BOXES. VALVE SHOULD BE CENTERED IN BOX TO ALLOW EASY ACCESS TO SOLENOID ASSEMBLY AND COVER BOLTS.
3. ZONE PIPE SIZING IS PARTICULARLY IMPORTANT ON PROJECTS WHERE LONG RUNS ARE NECESSARY. "RULE OF THUMB" SIZING IS NOT ALLOWED ON THIS PROJECT. SIZING AS SHOWN MUST BE FOLLOWED.
4. INSTALL RAIN & FREEZE SWITCHES IN AN ELEVATED LOCATION CLEAR OF TREES OR OTHER OBSTRUCTIONS. INSTALL IN LOCATION EXPOSED TO EXTERIOR AMBIENT CONDITION.
5. ALLOW A MINIMUM OF 4" CLEARANCE FROM ANY STRUCTURE WHEN INSTALLING SPRINKLER HEADS. THIS INCLUDES SIDEWALKS, CURBS, BUILDINGS, ETC..
6. INSTALL SLEEVING SUCH THAT A MINIMUM OF 6" EXTENDS BEYOND CURBS, WALKS, OR WALLS.
7. AFTER INSTALLATION SYSTEM MUST BE BALANCED BY ADJUSTING FLOW CONTROLS ON VALVES. SPRAY ZONES SHALL BE ADJUSTED TO 25 PSI-30 PSI AT THE FURTHEST HEAD IN EACH ZONE.
8. SYSTEM SHALL REQUIRE MINIMUM OF 59 LBS. STATIC PRESSURE FOR SYSTEM TO OPERATE PROPERLY. IRRIGATION CONTRACTOR SHALL NOTIFY SPRINKLER SYSTEM DESIGNER OF PRESSURE DEFICIENCIES OR ANY OTHER SITE PROBLEMS THAT MAY ALTER THE EFFECTIVENESS OF THE SYSTEM.
9. ONLY HAND TRENCHING IS ALLOWED WITHIN THE ROOT PROTECTION ZONES OF EXISTING ZONES. NO CUTTING OF ROOTS LARGER THAN 2 INCHES.

Scheduling Controller

Typical Weekly, Based on Precipitation Rate

Total Hours of Operation	20.81
Total Zones:	12

ZONE TYPE	Precipitation Rate (in/hr)	Water Desired Inch/Week	Time per cycle (min)	No. of Zones	Total Minutes	Total Hours
MP ROTATOR	0.45	1.00	133.33	3	400.0	6.67
5 GAL TREE BUBBLER	1.79	1.00	33.52	4	134.1	2.23
DRIP	0.42	1.00	142.86	5	714.3	11.90

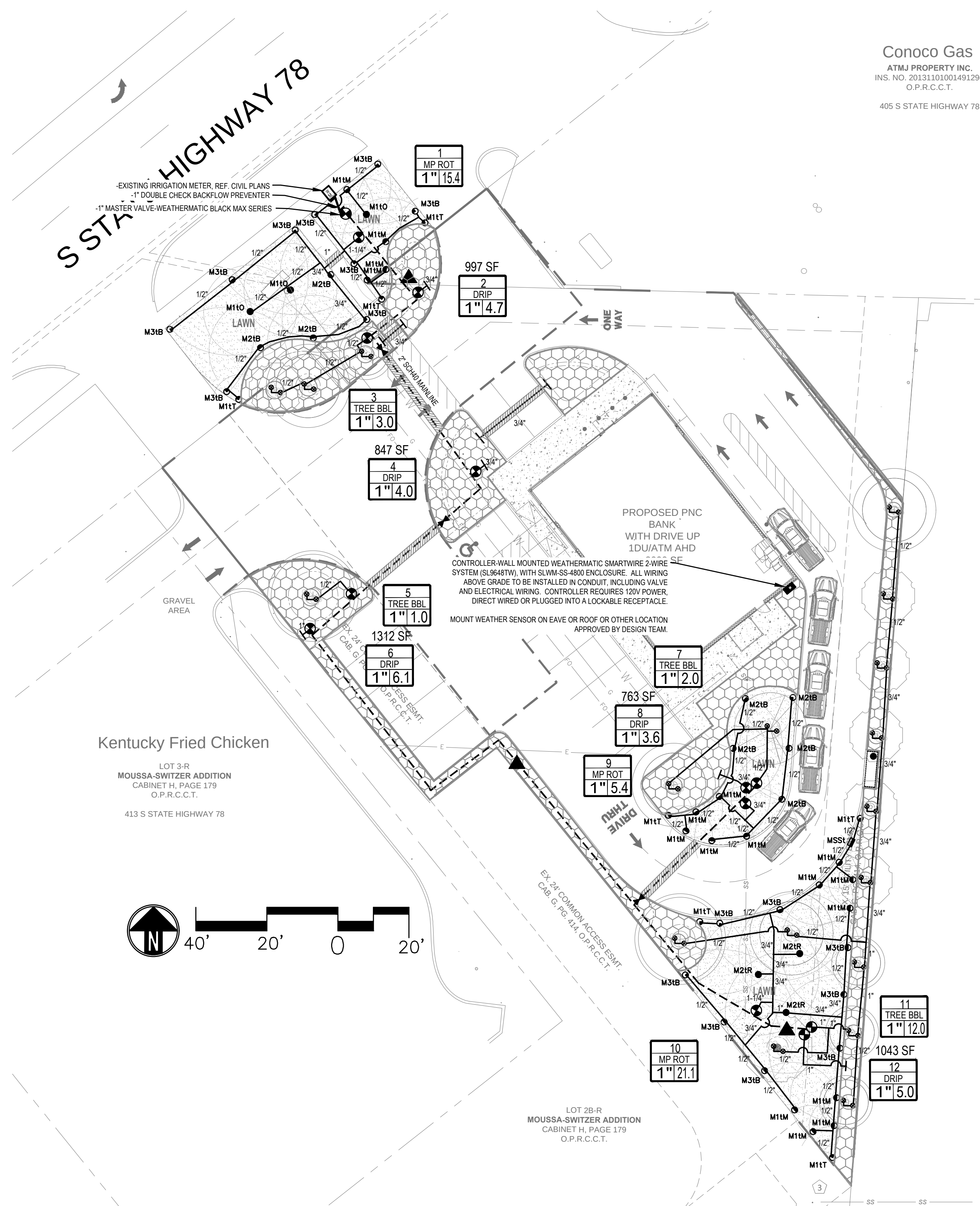
NOTE:

IT WILL BE NECESSARY TO DIVIDE TIME INTO 2 TO 3 CYCLES TO MINIMIZE RUNOFF. A TYPICAL SCHEDULE WOULD ALLOW WATERING TO OCCUR TWO DAYS PER WEEK. TOTAL WATERING TIME WOULD BE DIVIDED BY THE NUMBER OF WATERING DAYS. THIS SCHEDULE IS DESIGNED FOR SUMMER WATER USAGE. CONTRACTOR RESPONSIBLE FOR WATERING SCHEDULE DURING ESTABLISHMENT. FOLLOW LOCAL ORDINANCES DURING DROUGHT RESTRICTIONS

MOST CRITICAL ZONE CONTROLLER PRESSURE REQUIREMENT CALCULATIONS AT FARTHEST ZONE DESIGN STATISTICS FOR CALCULATIONS	
SPRINKLER HEAD REQUIREMENT:	40 PSI
TOTAL ZONE FLOW:	21 GPM
ELECTRIC VALVE SIZE:	1"
STATIC PRESSURE LESS 10%:	NOT AVAILABLE
ACCUMULATIVE LOSSES FROM WATER SOURCE TO FURTHEST HEAD	
ZONE PIPE/FITTING LOSS:	2.1 PSI
1" ELECTRIC VALVE LOSS:	3.3 PSI
ELEVATION NET GAIN/LOSS:	0 PSI
SYSTEM MAINLINE LOSS:	1.2 PSI
MASTER VALVE LOSS:	3.3 PSI
WATER METER LOSSES:	2.2 PSI
BACKFLOW DEVICE LOSSES:	5 PSI
COPPER SERVICE LINE:	1.5 PSI
TOTAL NET LOSS:	
	18.6 PSI
DESIGN PRESSURE:	58.6 PSI

NOTE:

CONTRACTOR IS TO VERIFY STATIC PRESSURE AT SITE PRIOR TO INSTALLATION. IF STATIC PRESSURE IS LESS THAN DESIGN PRESSURE, NOTIFY IRRIGATION CONSULTANT BEFORE CONTINUING.



Conoco Gas
ATMJ PROPERTY INC.
INS. NO. 2013110100149129
O.P.R.C.C.T.
405 S STATE HIGHWAY 78

RS&H

3200 Southwest Freeway, Suite 3150
Houston, TX 77027
Phone: 713-914-4455, Fax: 713-914-0155
www.rsandh.com
Texas Registration Nos. BR 751*F-3401

J.FRANKSTUDIOS
LAND PLANNING | LANDSCAPE ARCHITECTURE
P.O. BOX 5871, PITTSBURGH, PA 15209 412.901.0644



PROJECT TITLE:
PNC BANK WYLIE, TX

PROJECT ADDRESS:
409 STATE HIGHWAY 78,
WYLIE TEXAS 75098

REVISIONS

[illegible]

DATE ISSUED:

REVIEWED BY: SG

DRAWN BY: SG

PROJECT NUMBER:

2027-0368-220
© Copyright Year RS&H, INC



09-10-2025

SHEET TITLE:
IRRIGATION
PLAN

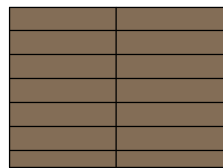
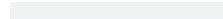
SHEET ID:
Building Name

IR101

PROJECT STATUS:
100% CD



GARZA
CONSULTING
IRRIGATION DESIGN
PLANNING & COST ANALYSIS
P.O. BOX 681974
SAN ANTONIO, TX 78268
210.490.1191
WWW.GARZA-CONSULTING.COM

EXTERIOR FINISH LEGEND	
FCP-1	 <u>FIBER CEMENT PANEL (SANDSTONE):</u> MATERIAL: FIBER CEMENT PANEL, AWP 1818 FINISH: INTEGRATED FINISH MANUFACTURER: NICHIHA SANDSTONE MASONRY SERIES COLOR: DESERT BEIGE SIZE: 18" x 72" (NOMINAL), 18" x 36" (APPEARANCE)
FCP-2	 <u>FIBER CEMENT PANEL (CEDAR):</u> MATERIAL: FIBER CEMENT PANEL, AWP 3030 FINISH: INTEGRATED FINISH MANUFACTURER: NICHIHA VINTAGEWOOD WOOD SERIES COLOR: CEDAR PANEL SIZE: 18" x 120" (NOMINAL), 6" x 120" (APPEARANCE)
MP-1	 <u>METAL PANEL SYSTEM AT CANOPY (GRAY):</u> MANUFACTURER: LAMINATORS, INC./OMEGA LITE; 1 PIECE, TIGHT FIT MOLDING INSTALLATION SYSTEM FINISH: INTEGRATED FINISH COLOR: KYNAR 500 BLACK
MC-1	 <u>METAL LOUVERED CANOPY (BLACK):</u> MATERIAL: METAL PANEL, POWDER COAT FINISH MANUFACTURER: MASA ARCHITECTURAL CANOPIES PRODUCT: ECOSHADE ALUMINUM LOUVERED SUNSHADE SYSTEM COLOR: ANODIZED BLACK FEATURES: LIGHT TROUGH W/ LINEAR LED
MC-2	 <u>METAL SOLID CANOPY (BLACK):</u> MATERIAL: METAL PANEL, POWDER COAT FINISH MANUFACTURER: MASA ARCHITECTURAL CANOPIES PRODUCT: EXTRUDED ALUMINUM FLAT SOFFIT SYSTEM COLOR: ANODIZED BLACK FEATURES: LIGHT TROUGH W/ LINEAR LED AND INTEGRAL DRAINAGE
GL-1	 <u>GLAZING:</u> MATERIAL: GLAZING FINISH: BASIS OF DESIGN: VITRO ARCHITECTURAL GLASS COLOR: SOLARBAN 70 LOW-E STARCHIRE ULTRA-CLEAR GLASS

3200 Southwest Freeway, Suite 3150
Houston, TX 77027
Phone: 713-914-4455, Fax: 713-914-0155
www.rsandh.com
Texas Registration Nos. BR 751F-3401



PROJECT ADDRESS:
409 STATE HIGHWAY 78
WYLIE, TEXAS 75098

[illegible]

2027-0368-220

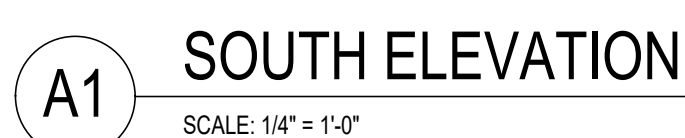
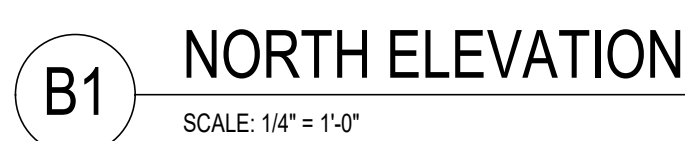
09/17/2025

SHEET TITLE:
BUILDING ELEVATIONS

A201

PROJECT STATUS
100% Permit Set







Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 3

Subject

Consider, and act upon, a Site Plan for Lot 1, Block 1 of Industrial Park for the development of an office/warehouse facility Property located on 2.91 acres at 32 Steel Road.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Steelwater Properties LLC

APPLICANT: Westwood

The applicant is proposing to develop an office/warehouse facility that measures 18,000 sq.ft. on Lot 1, Block 1 of Industrial Park on 2.91 acres located at 32 Steel Road.

The development is proposed to contain an existing plumbing company that offers services to both residential and commercial developments. The property is zoned Light Industrial (LI) and allows for the light industrial use by right.

The development is providing 27 parking spaces with two being ADA accessible. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance.

The site is proposing to have a material laydown yard on gravel surface to be fenced by a 6' tall chain link fence. The lay down yard will be used primarily to store pvc pipe on pipe racks.

The site is to be accessed by a fire lane that loops around the entire structure with two entrances from Steel Road. All gates surrounding the fire lane shall be in compliance with knox box and opticom requirements. The west side of the building provides a covered loading area for vehicles with a 15' vertical clearance.

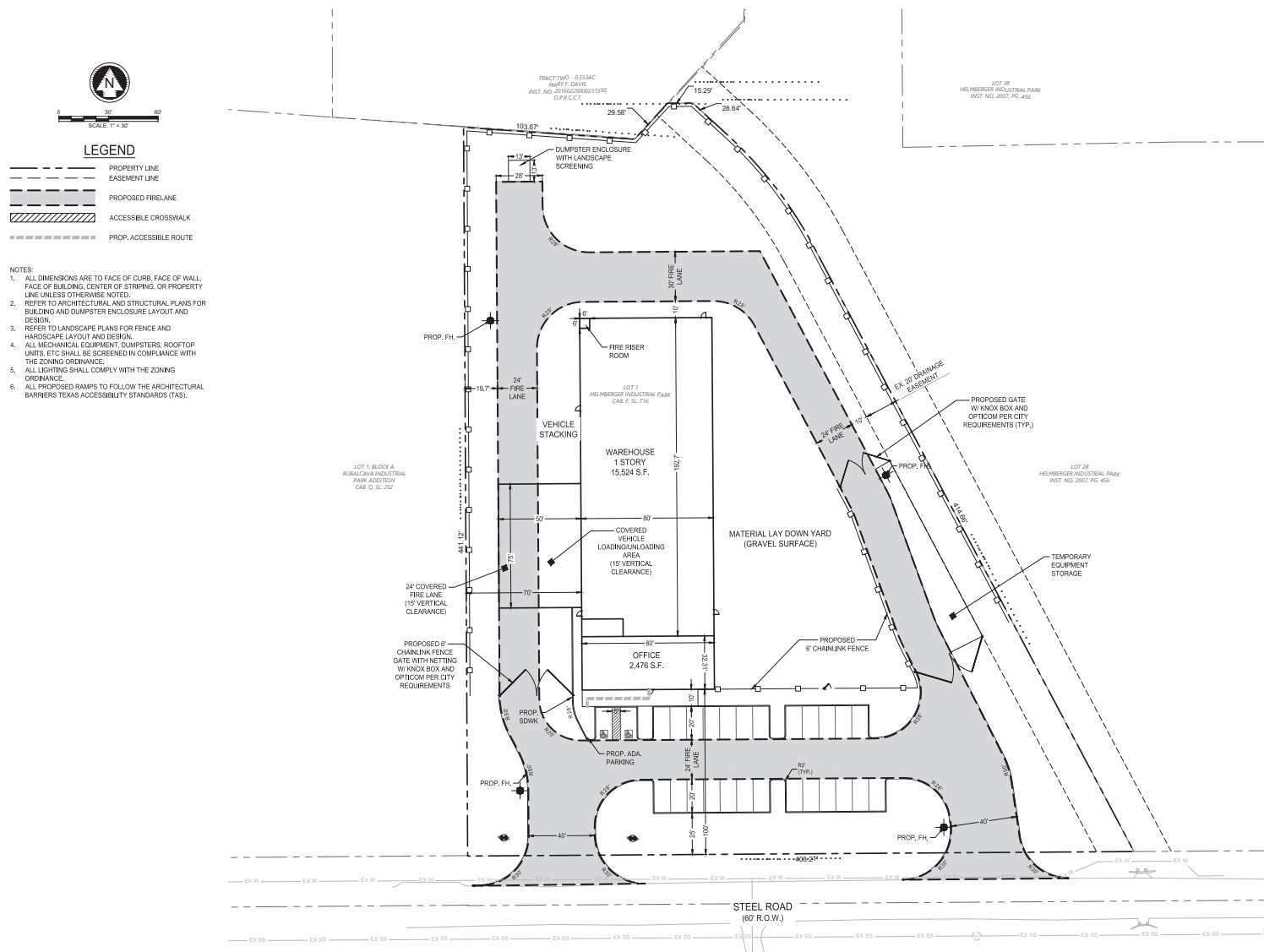
An amended plat for the dedication of fire lane easements shall be required prior to a certificate of occupancy being issued for the development.

The site provides 50,487 sq.ft. of landscaping being 40% of the overall landscaped area which is in compliance with the 10% minimum landscaping requirement. The landscape plan includes tree plantings primarily along street frontage and front parking area.

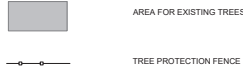
The structure's exterior material consists of stone veneer and metal panels. Entrances are emphasized with recessed architectural features and an awning. As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

EXISTING ZONING	LI
PROPOSED USE	OFFICE WAREHOUSE
SITE ACREAGE	2.91 AC
BUILDING AREA	18,000 SF
BUILDING HEIGHT	26 FT
LOT COVERAGE	14%
FLOOR AREA RATIO	0.14
IMPERVIOUS AREA	65,688 SF (1.51 AC)
PARKING REQUIRED (1 SPACE PER 750 SF)	24
PARKING PROVIDED	27
ADA PARKING	2

OWNER/DEVELOPER		ENGINEER	
OWNER NAME:	STEELEWATER PROPERTIES LLC		
ADDRESS:	125 HOPPER ROAD WYLIE, TEXAS, 75098		
		Phone	(866) 212-8400 11000 Forest Street, Suite 400
		Toll Free	(888) 627-5150 P.O. Box 710033
		(SINGLE-PAGE REGISTRATION NO. 1074945)	
DATE:	SEPTEMBER 2025	DESIGNED: ACT	SHEET
PROJECT #:	0071573.00	DRAWN: ACT	1 OF
CITY CASE #:	SITE XXXX-XXX	REVIEWER: AGM	

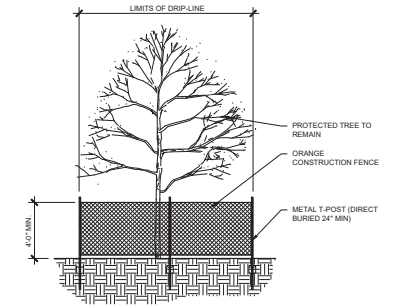


TREE PRESERVATION LEGEND

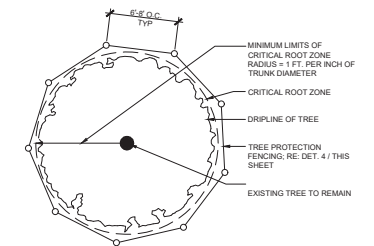


TREE MITIGATION NOTES

1. **CERTIFIED ARBORIST:**
1. SHALL BE APPROVED BY OWNER AND MUST BE ISA CERTIFIED ARBORIST TO PROVIDE DIRECTION FOR TREE PRESERVATION, AS WELL AS, DOCUMENTING AND INSURING GUIDELINES AND REGULATIONS CONFORM TO STANDARDS. THE ARBORIST SHALL BE RESPONSIBLE FOR THE PROTECTION OF TREES TO BE PRESERVE TREE. IN CASE OF DISCREPANCY BETWEEN ARBORISTS THE OWNER SHALL MAKE FINAL DECISIONS REGARDING TREE PRESERVATION. THE ARBORIST SHALL BE RESPONSIBLE FOR THE PROTECTION OF TREES. PARAMETERS MUST BE ON SITE DURING THE DURATION OF THE TREE WHERE WORK INFRINGES UPON THE DRIPLINE OF THE TREE.
2. **PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:** THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS.
- A. **DURING PRE-CONSTRUCTION:** TREES TO BE REMOVED SHOULD BE REMOVED FROM THE SITE IN A MANNER TO AVOID INJURY TO REMAINING TREES, INCLUDING THE REMOVAL OF STUMP, EXISTING ROOTOR SYSTEMS, ETC. REMOVED TREES SHALL NOT ENDOCHORE ON THE EXISTING TREE. TREES TO BE RETAINED OR CUT DOWN OF TREES OF HIGH VALUE, IF NECESSARY, TREES SHOULD BE REMOVED MANUALLY. STUMPS SHOULD BE REMOVED BY STUMPS SHOULD BE GROUND OUT INSTEAD OF USING HEAVY EQUIPMENT.
- B. **CRITICAL ROOT ZONES SHALL BE ESTABLISHED AND MAINTAINED FOR ALL TREES TO BE CONSERVED ON A CONSTRUCTION SITE. THIS AREA MAY BE ADJUSTED FOR EXISTING BUILDINGS, WALKWAYS, AND ROADS BY THE OWNER. THE ARBORIST SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE CONSTRUCTION FENCE OR CHAINLINK FENCE, SIGNS, IN ENGLISH AND SPANISH, SHALL BE PLACED AT THE CORNERS OF THE FENCE. THE FENCE SHALL BE USED TO INFORM WORKERS OF THE PURPOSE OF THE BOUNDARY, THE BARRIER AND PROPER SIGNAGE SHALL BE INSTALLED PRIOR TO ANY SITE PREPARATION AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION. CONSTRUCTION PROJECT, EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT OBSTRUCT THE VIEW OF THE FENCE. THE FENCE SHALL BE MAINTAINED THROUGHOUT THE COURSE MUCK WITHIN PROTECTION AREAS TO HELP REDUCE MISTAKE AND REDUCE MAINTENANCE.**
- C. **WHERE EXCAVATIONS ARE PERFORMED WITHIN THE ROOT ZONE OF TREES, THE ARBORIST SHOULD PROVIDE PROTECTION FOR THE TREE. THIS MAY BE A PLOW, DIRECTIONAL BORER, OR BY AIR SPADING. BACKHOES SHALL NOT BE USED TO RIP ROOTS AT CONSIDERABLE DISTANCES FROM THE POINT OF EXCAVATION. WHEN THE TREE DRIPLINE IS APPROXIMATELY 10 FEET, ENDOCHORES HEAVILY ON ESTABLISHED TREES, A ROOT PRUNING METHOD SHOULD BE EMPLOYED WHERE THE ROOTS ARE EXPOSED AND MAINTAINED WITH PROPER PRUNING. THE ARBORIST SHALL BE RESPONSIBLE FOR THE TRENCH BORDERING THE TRUNK OF THE AFFECTED TREE. TEARING OF ROOTS IS TO BE AVOIDED. SUPPLEMENTAL IRRIGATION SHALL START IF THE EXCAVATION IS DEEPER THAN 18 INCHES. THE EXCAVATION SHALL BE PRUNED FLUSH TO THE SOIL AND SEALED USING LAC BALSAM BACKFILL. THE EXCAVATION SHALL BE COVERED WITH A 4 INCHES OF MULCH WITHIN THE SAME WORKDAY. IF ROOTS ARE NOT BACKFILLED WITHIN THIS TIME, THEY SHALL BE COVERED WITH ORGANIC MATERIAL, SUCH AS MULCH, TO PROTECT THE ROOTS. THE ARBORIST SHALL BE RESPONSIBLE FOR TEMPERATURE AND MINIMIZE WATER LOSS DUE TO EVAPORATION IN AREAS WHERE RETAINING WALLS OR OTHER RAISED STRUCTURES FORM A CLOSED SPACE. THE ARBORIST SHALL BE RESPONSIBLE FOR THE PROTECTION OF TREES THAT ARE INJURED DURING THE REMOVAL PROCESS OF THE RETAINING WALL SHOULD BE PROPERLY PRUNED AND SEALED AS PREVIOUSLY DESCRIBED. THE ARBORIST SHALL BE RESPONSIBLE FOR THE PROTECTION OF TREES THAT ARE INJURED WITH SOIL MULCH OR OTHER ORGANIC MATERIAL. THE USE OF A LIFT FENCE TO TEMPORARILY PROTECT THE TREE DURING THE CONSTRUCTION SHALL INSURE THAT ROOTS REMAIN COVERED UNTIL THE RECONSTRUCTION OF THE NEW WALL.**
- D. **ALL TREES DIRECTLY ADJACENT TO BUILDINGS SHOULD BE PRUNED FOR CANOES RACING TO PROVIDE A MINIMUM OF 4 TO 8 FEET OF CLEARANCE. BUILDINGS THAT ARE NOT ADJACENT TO THE TREE SHOULD BE PRUNED TO PROVIDE A MINIMUM OF 2 FEET CLEARANCE FROM THE SIDES OF BUILDINGS. A CERTIFIED ARBORIST SHOULD ASSESS EACH TREE FOR THE TYPE OF PRUNING NEEDED PRIOR TO THE CONSTRUCTION. TO RESPECT EACH TREE THE ARBORIST SHOULD BE RESPONSIBLE FOR THE PROTECTION OF EACH TREE. RECOMMENDATIONS: THE ARBORIST SHOULD ALSO RESPECT EACH TREE TO BE REMOVED. PROPER PRUNING AND MAINTENANCE OF REMAINING TREES PRACTICES WERE USED IN PRUNING FOR CLEARANCE.**

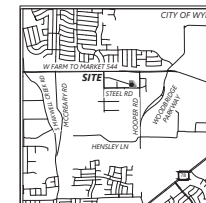


1 TREE PROTECTION FENCING
3/4" = 1'-0"



NOTE: TREE PROTECTION FENCING SHALL BE PLACED AT OR BEYOND THE DRIP LINE OR CRITICAL ROOT ZONE, WHICHEVER IS GREATER.

2 TREE PROTECTION FENCING - PLAN VIEW
N.T.S.



VICINITY MAP
SCALE : N.T.S.

OWNER:
BOB LADD
LADD HOLDINGS, LLC
2727 ROUTH ST, DALLAS, TX 75201

ENGINEER:
AARON GRAVES
WESTWOOD PROFESSIONAL
SERVICES
11000 FRISCO STREET, SUITE 400,
FRISCO TX 75033

LANDSCAPE ARCHITECT:
TRICIA WOLIVER
WESTWOOD PROFESSIONAL
SERVICES
11000 FRISCO STREET, SUITE 400,
FRISCO TX 75033

INTERIM REVIEW
 THESE DOCUMENTS ARE INTENDED FOR
 INTERIM REVIEW ONLY AND NOT FOR
 REGULATORY APPROVAL, PERMITTING, OR
 CONSTRUCTION.
 REGISTERED LANDSCAPE ARCHITECT
 TRICIA A. BOLANDER
 TEXAS REGISTRATION NUMBER 2225

2	10/13/2025	SITE PLAN RESUBMITTAL					
1	09/22/2025	SITE PLAN SUBMITTAL					
NO.	DATE	ISSUE					
NO.	DATE	REVISION					
Westwood		11000 FRISCO STREET, SUITE 400 FRISCO, TX 75033 754-893-1180 TIBELS ENGINEERING FIRM NO. 11756 TIBELS SURVEYING FIRM NO. 10074301					
Westwood Professional Services, Inc.							
TREE MITIGATION PLAN							
ENTERPRISE PLUMBING							
32 STEEL ROAD							
CITY OF WYLIE, COLLIN COUNTY, TEXAS							
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.	
NTH	NTH	OCT 2025	AS SHOWN				L1.00

WW FILE: 0071573.00

PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE/COND.</u>	<u>REMARKS</u>
<u>TREES</u>					
	QM	3	QUERCUS MUEHLENBERGII CHINKAPIN OAK	3" CAL.	SINGLE, STRAIGHT LEADER, MATCHING
	QS	3	QUERCUS SHUMARDII SHUMARD RED OAK	3" CAL.	SINGLE, STRAIGHT LEADER, MATCHING
	TA	3	TAXODIUM ASCENDENS POND CYPRESS	3" CAL.	SINGLE, STRAIGHT LEADER, MATCHING
	UC	2	ULMUS CRASSIFOLIA CEDAR ELM	3" CAL.	SINGLE, STRAIGHT LEADER, MATCHING

<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>REMARKS</u>
<u>SHRUBS</u>						
	ID	17	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY	5 GAL	48" o.c.	FULL MATCHING, 3' HEIGHT AT PLANTING
	LC	14	LEUCOPHYLLUM CANDIDUM 'COMPACTA' DWARF TEXAS SAGE	5 GAL	48" o.c.	FULL MATCHING, 3' HEIGHT AT PLANTING

	CD	32,718 SF	CYNODON DACTYLON BERMUDA GRASS	SOD	SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE
---	-----------	------------------	---	------------	--

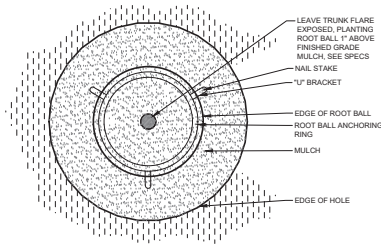
ANTICIPATED PRESERVED TREES

HARDSCAPE SCHEDULE

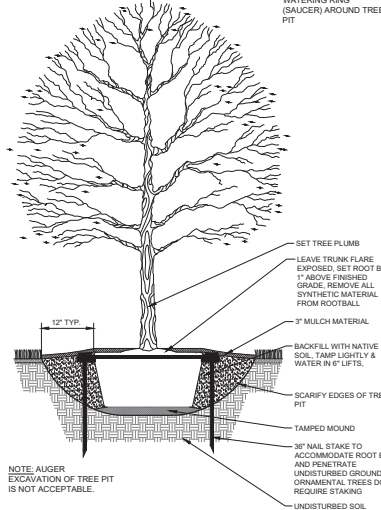
<u>CODE</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
①	RIVER ROCK	500 SF	5/L2.00
②	STEEL EDGING	322 LF	4/L2.00

PLANTING GENERAL NOTES

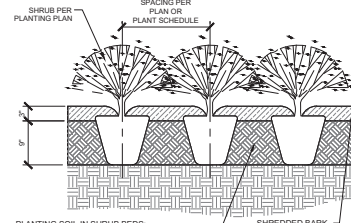
1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
5. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
6. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
7. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
8. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.



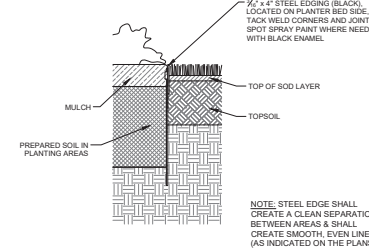
NOTE: DO NOT CREATE WATERING RING (SAUCER) AROUND TREE PIT



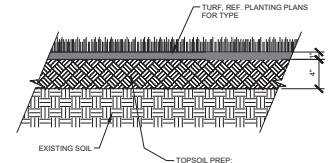
1 CANOPY TREE W/ UNDERGROUND STAKES
3/4" = 1'-0"



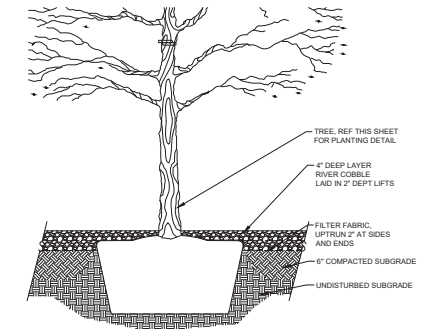
2 TYP. SHRUB PLANTING
1" = 1'-0"



4 STEEL EDGING AT PLANTING



3 SOIL PROFILE FOR SOD



5 RIVER COBBLE AT TREE
1" = 1'-0"

LANDSCAPE REQUIREMENTS - CITY OF WYLE				
PROJECT: ENTERPRISE PLUMBING				
ZONING: LIGHT INDUSTRIAL				
TOTAL LOT AREA: 126,621 SF (2.91 ACRES)				
LANDSCAPE DESIGN REQUIREMENTS (BASE STANDARD AND DESIRABLE (4 OF 8 SUGGESTED REQUIRED))				
ALL BASE STANDARDS TO BE MET WITH AND ADDITIONAL 4 OF 8 DESIRABLE STANDARDS REQUIRED				
LANDSCAPING IN REQUIRED YARDS	CALCULATIONS	REQUIRED	PROVIDED	COMMENTS
MIN. 10% OF SITE IS LANDSCAPE	126,621 SF X .1 = 12,662.1 SF	12,622 SF (10%)	50,487 SF (40%)	
LANDSCAPING REQUIRED IN FRONT YARD, AND IN SIDE AND REAR YARDS THAT ARE ADJACENT TO ACCESS TO THE STREET FROM RESIDENTIAL		YES	YES	
DESIRABLE: LANDSCAPING THAT EXCEEDS THE MINIMUM BY 10%	126,621 1 SF X .2 = 25,324.2 SF	25,325 SF (20%)	50,487 SF (40%)	DESIRABLE STANDARD 1 OF 4
LANDSCAPING IN PARKING LOTS	CALCULATIONS	REQUIRED	PROVIDED	COMMENTS
SITE PLAN REQUIRING MORE THAN 12 SPACES REQUIRED TO HAVE 50 SF OF LANDSCAPING PER SPACE	50 SF X 29 SPACES = 1,450 SF	1,450 SF	2,178 SF	
NO PARKING SPACES FURTHER THAN 80' FROM LANDSCAPED AREA.				
DESIRABLE: LANDSCAPING 10% OR MORE IN EXCESS OF 50 SF PER SPACE.	1,450 SF X .1 = 145 SF 145 SF + 1450 SF = 1,595 SF	1,595 SF (10%)	2,178 SF	DESIRABLE STANDARD 2 OF 4
DESIRABLE: PARKING LOTS WITH NO SPACE FURTHER THAN 40' FROM LANDSCAPED AREA.		YES	YES	DESIRABLE STANDARD 3 OF 4
VISUAL SCREENING	CALCULATIONS	REQUIRED	PROVIDED	COMMENTS
STRIP AT LEAST 5' WIDE, PLANTS 3' IN HEIGHT AT PLANTING		YES	YES	
ONE FLOWERING TREE FOR EVERY 20 LINEAR FEET OF AREA	207 LF / 20 = 10.35 TREES	11 TREES	11 TREES	REFER TO ORNAMENTAL TREES
LANDSCAPING STREET FRONTAGES	CALCULATIONS	REQUIRED	PROVIDED	COMMENTS
MIN. 50% OF REQUIRED FRONT YARD DEVELOPED AS LANDSCAPE BUFFER MIN. 10' WIDTH	37,712.5 SF X .5 = 18,856.25 SF	18,857 SF (50%)	21,914 SF (59%)	12' BUFFERARY
ONE 2" CAL. TREE IN GROVES OR BELTS AT 30-40' SPACING		YES	YES	
DESIRABLE: INCREASE MINIMUM WIDTH OF LANDSCAPE BUFFER BY 20%	10 X 2 = 2	12 BUFFER	YES	DESIRABLE STANDARD 4 OF 4

OWNER:
BOB LADD
LADD HOLDINGS, LLC
2727 ROUTH ST, DALLAS, TX 75201

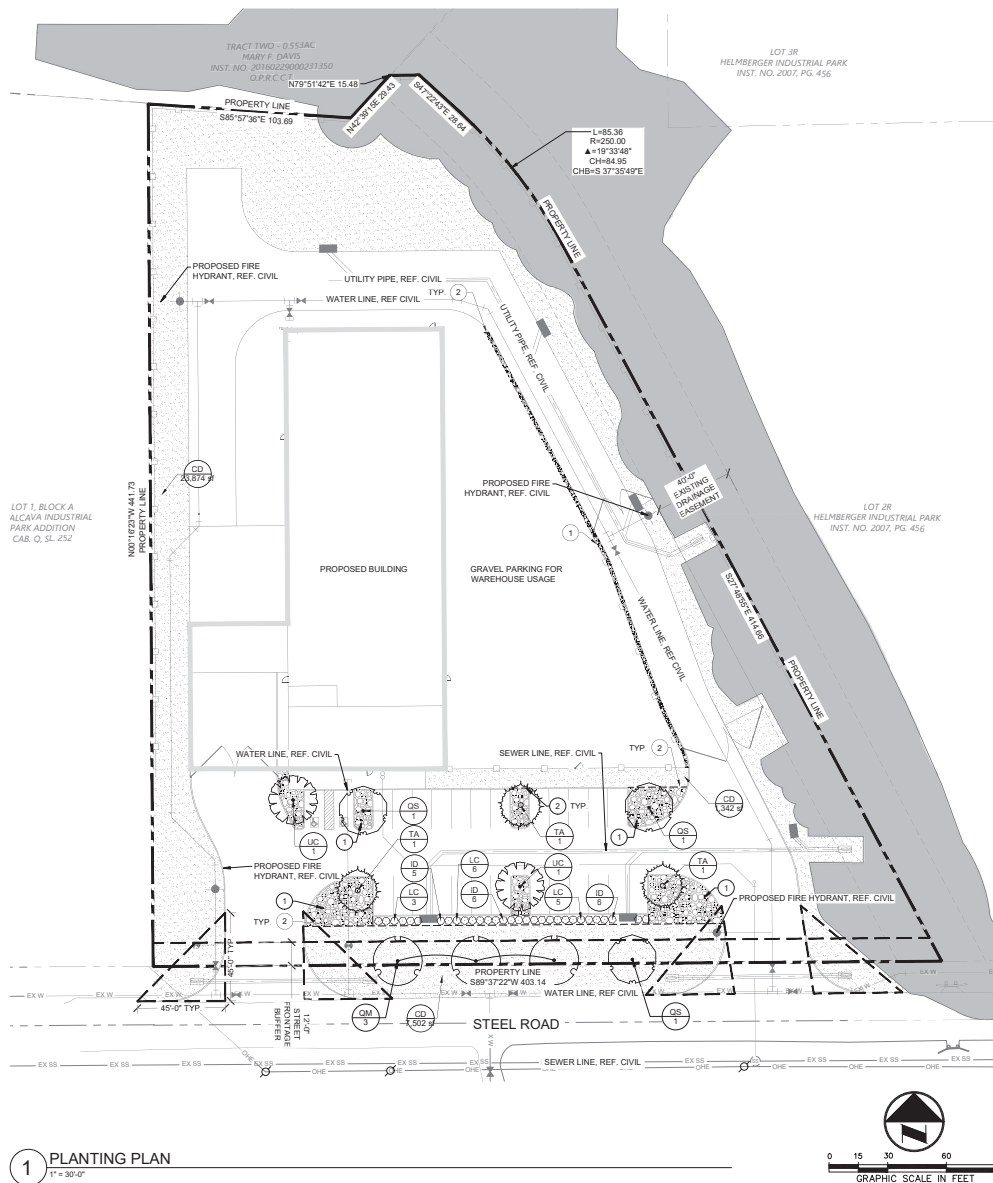
ENGINEER:
AARON GRAVES
WESTWOOD PROFESSIONAL
SERVICES
11000 FRISCO STREET, SUITE 400,
FRISCO TX 75033

LANDSCAPE ARCHITECT:
TRICIA WOLIVER
WESTWOOD PROFESSIONAL
SERVICES
11000 FRISCO STREET, SUITE 400,
FRISCO TX 75033

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR
INTERIM REVIEW ONLY AND NOT FOR
REGULATORY APPROVAL, PERMITTING, OR
CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
TRICIA A. WILSON
TEXAS REGISTRATION NUMBER 2225

2	10/13/2025	SITE PLAN RESUBMITTAL					
	09/22/2025	SITE PLAN SUBMITTAL					
NO.	DATE	ISSUE					
NO.	DATE	REVISION					
Westwood		11000 FRISCO STREET, SUITE 400 FRISCO, TX 75033 T:469-231-1800 TIBELS ENGINEERING FIRM NO. 11756 TIBELS SURVEYING FIRM NO. 10074-001					
Westwood Professional Services, Inc.							
PLANTING NOTES AND SCHEDULE							
ENTERPRISE PLUMBING							
32 STEEL ROAD							
<i>CITY OF WYLIE, COLLIN COUNTY, TEXAS</i>							
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.	
NTH	NTH	OCT 2025	AS SHOWN			L2.00	

WW FILE: 0071573.00

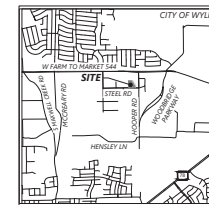


PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	QM	QUERCUS MUEHLENBERGII CHINKAPIN OAK
	QS	QUERCUS SHUMARDII SHUMARD RED OAK
	TA	TAXODIUM ASCENDENS POND CYPRESS
	UC	ULMUS CRASSIFOLIA CEDAR ELM
SHRUBS		
	ID	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY
	LC	LEUCOPHYLLUM CANDIDUM 'COMPACTA' DWARF TEXAS SAGE
SOD/SEED		
	CD	CYNODON DACTYLON BERMUDA GRASS
		ANTICIPATED PRESERVED TREES

HARDSCAPE SCHEDULE

<u>CODE</u>	<u>DESCRIPTION</u>	<u>QTY</u>	<u>DETAIL</u>
①	RIVER ROCK	500 SF	5/L2.00
②	STEEL EDGING	322 LF	4/L2.00

VICINITY MAP

SCALE : N.T.S.

OWNER:
BOB LADD
LADD HOLDINGS, LLC
2727 ROUTH ST, DALLAS, TX 75201

ENGINEER:
AARON GRAVES
WESTWOOD PROFESSIONAL
SERVICES
11000 FRISCO STREET, SUITE 400,
FRISCO TX 75033

LANDSCAPE ARCHITECT:
TRICIA WOLIVER
WESTWOOD PROFESSIONAL
SERVICES
11000 FRISCO STREET, SUITE 400,
FRISCO TX 75033

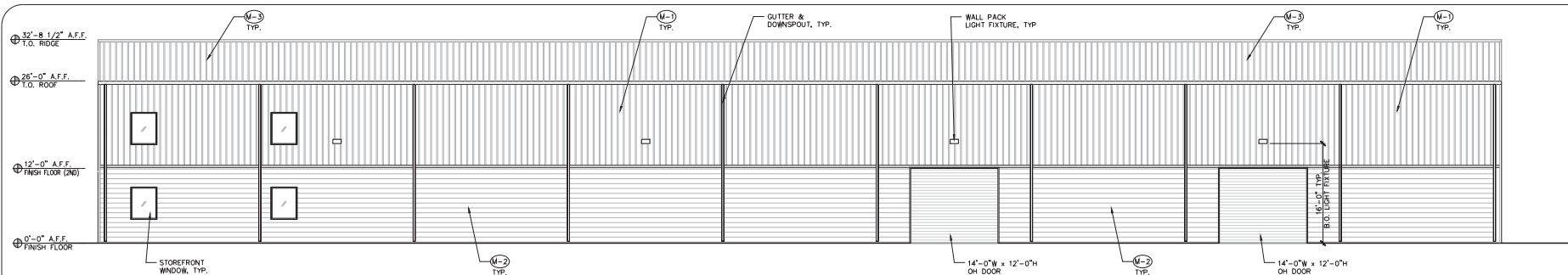
INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR
INTERIM REVIEW ONLY AND NOT FOR
REGULATORY APPROVAL, PERMITTING, OR
CONSTRUCTION.

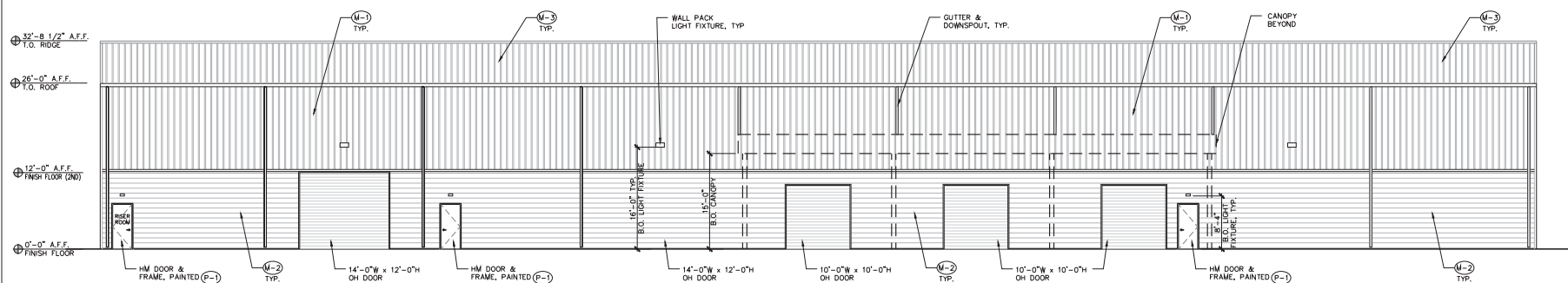
REGISTERED LANDSCAPE ARCHITECT
TRICIA A. BOLMER
TEXAS REGISTRATION NUMBER 2225

2	10/13/2025	SITE PLAN RESUBMITTAL					
1	09/22/2025	SITE PLAN SUBMITTAL					
NO.	DATE	ISSUE					
NO.	DATE	REVISION					
Westwood		11000 FRISCO STREET, SUITE 400 FRISCO, TX 75033 940.213.1800 TPELS ENGINEERING FIRM NO. 117596 TPELS SURVEYING FIRM NO. 110743031					
Westwood Professional Services, Inc. 							
PLANTING PLAN							
ENTERPRISE PLUMBING							
32 STEEL ROAD							
CITY OF WYLIE, COLLIN COUNTY, TEXAS							
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.	
NTH	NTH	OCT 2025	AS SHOWN			L2.01	

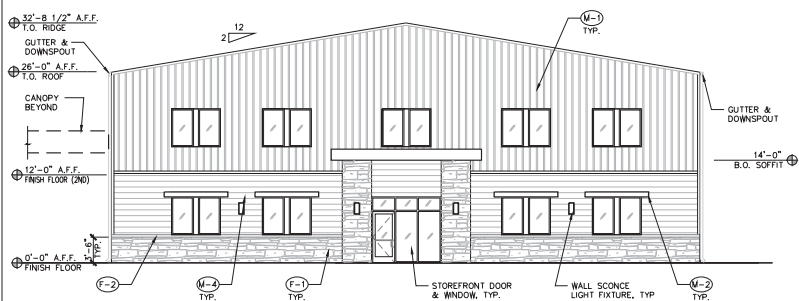
WW FILE: 0071573.00



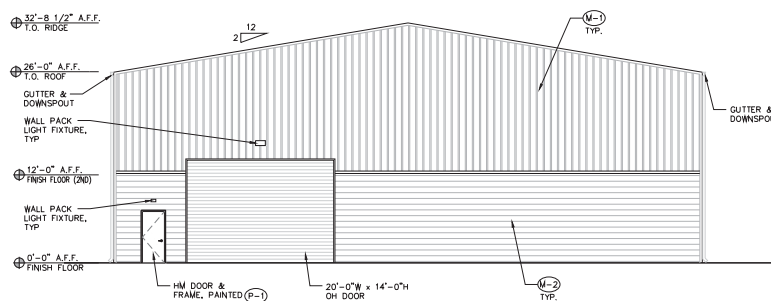
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH SCHEDULE			
ITEM	COLOR	MANUFACTURER	REMARKS
(F-1) STONE VENEER	TO BE DETERMINED	CORONADO	-
(F-2) STONE SILL	TO BE DETERMINED	CORONADO	-
(P-1) PAINT FINISH	TO BE DETERMINED	SHERWIN WILLIAMS	-
(M-1) VERTICAL METAL PANEL	TO BE DETERMINED	PEMB	R-PANEL PROFILE
(M-2) HORIZONTAL METAL PANEL	TO BE DETERMINED	PEMB	CORRUGATED PANEL PROFILE
(M-3) ROOF METAL PANEL	TO BE DETERMINED	PEMB	R-PANEL PROFILE
(M-4) PRE-ENGINEERED METAL AWNING	TO BE DETERMINED	ARCHITECTURAL FABRICATION	HELIOS MODEL
STOREFRONT FRAMES	TO BE DETERMINED	KAWNEER	-
GUTTER AND DOWNSPOUTS	TO MATCH M-1	-	PREFINISHED

*COLORS & MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S & OWNER'S APPROVAL.

**COLORS & MANUFACTURERS INDICATED ARE PREFERRED. G.C. SHALL SUBMIT SAMPLES OF PROPOSED ALTERNATES FOR ARCHITECT'S & OWNER'S APPROVAL

Copyright © 2021



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 4

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on one acre to allow for Automobile Repair Minor use. Property located at 990 N State Highway 78 (ZC 2025-11).

Recommendation

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

Discussion

OWNER: OASIS WYTX Development LLC

APPLICANT: Greenlight Studio LLC

The applicant is requesting a Special Use Permit (SUP) on one acre to allow for a 4,880 square foot automobile repair development generally located at 990 N State Highway 78. The current zoning is Commercial Corridor (CC) and the Special Use Permit is needed to allow for an automobile minor repair use.

The Special Use Permit is requesting to allow for service and loading areas to face State Highway 78. In an effort to address this concern, 33.8% of the site is landscaped with trees and shrubs planted along the street frontage. There is also additional landscaping provided near the parking areas and adjacent to the main structure. This is a 13.8% increase over the typical required 20% landscaping requirement.

The development proposes to construct a firelane access easement that loops around the entire structure with access to State Highway 78. A plat which dedicates utility and fire lane easements shall be required prior to any Certificate of Occupancy being approved.

The development is providing 17 parking spaces with one being ADA accessible which is in compliance with the parking requirements of the Zoning Ordinance.

The structure's exterior material is generally composed of EIFS and metal paneling. The entrances are emphasized with architectural offsets, alternating building material and a metal awning. Four service bays are being proposed.

If approved, the zoning exhibit shall serve as the site plan for the automobile repair development.

The adjacent property to the north is zoned Heavy Industrial and owned by the North Texas Municipal District. The development to the east is zoned Commercial Corridor and contains a Pawn Shop. The property to the south is owned by Oncor Electric Delivery Company. There is an existing automobile repair minor use within 150' feet of this proposed use located at 1050 N state Highway 78

The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

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

Locator Map



ZONING CASE:
ZC 2025-11 Integrity First 990 N STATE HWY 78

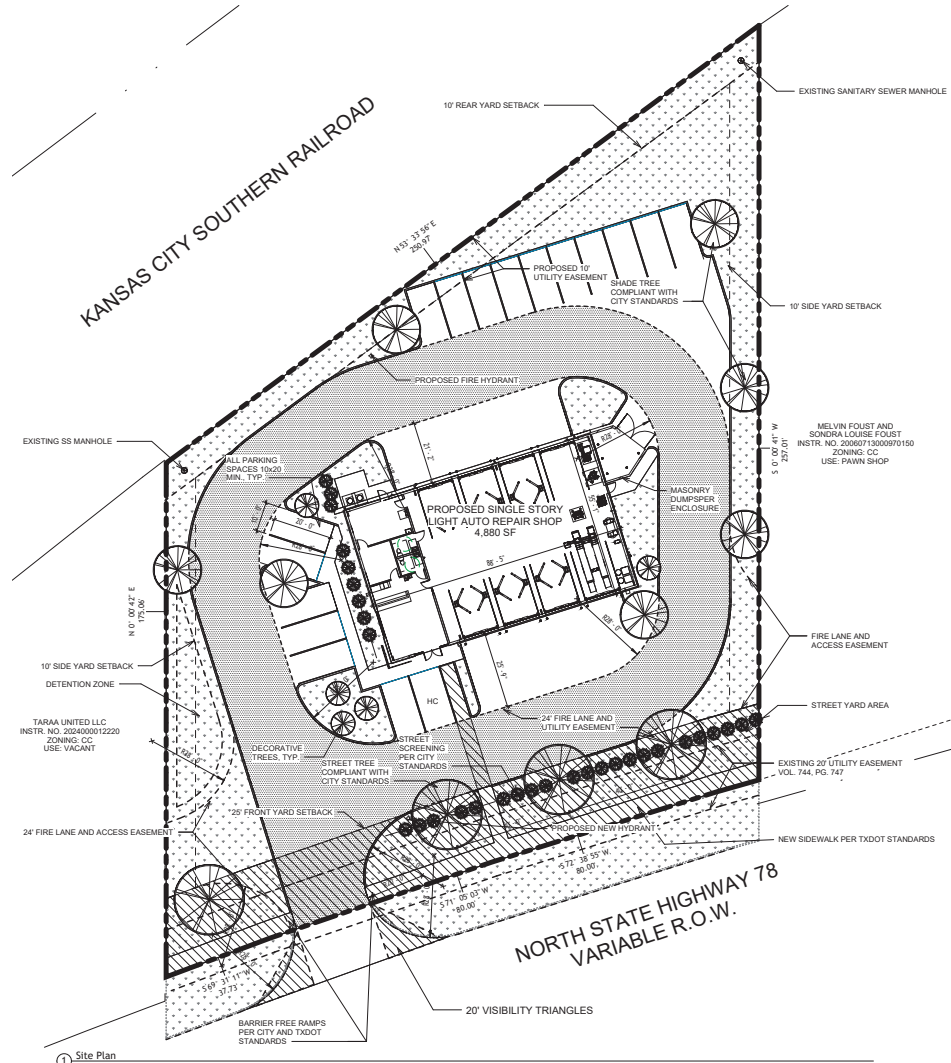
 SUBJECT property

0 0.05 0.1 0.15 0.2 Miles

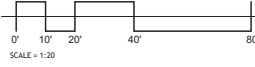


Date: 9/23/2025





- PRELIMINARY SITE PLAN NOTES**
1. Fire lanes shall be designed and constructed per city standards.
 2. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
 3. Sidewalks shall be provided per the City design Manual in the public Right of Way, unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the city.
 4. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
 5. All signage contingent upon approval by Building Inspections Department.
 6. Approval of the site plan is not final until all engineering plans are approved.
 7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 8. Outdoor lighting shall comply with illumination standards within city ordinance.
 9. All private electrical transmission, distribution, and service lines must be underground.
 10. Uses shall conform in operation, location, and construction to the following performance standards in the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard materials, toxic and noxious matter, vibration, and/or other performance standards.
 11. All proposed paving shall be concrete per city of Wylie standards.
 12. Anticipated Construction Start: January, 2026
 13. Fire lands shall be in place prior to any vertical construction



GREENLIGHT
STUDIO, LLC
www.greenlightcompany.com

Applicant:
Greenlight Studio LLC
1815 W. Commerce Street
Suite 104
Richardson, Texas 75080
P: 214.810.4333
info@greenlightcompany.com

Owner:
Dustin Wylie Development LLC
7021 Tishler Dr.
Frisco, TX 75035-2074



Site Data Summary Table	
General Site Data	
Zoning	CC (Commercial Corridor)
Proposed Land Use	Auto Repair, Light (SUP)
Lot Area (per plat)	43,560
Lot Area	1.00
Building Footprint Area (Approximate)	4,880
Area Covered by Canopy	96
Maximum Building Height (# Stories)	1
Maximum Building Height (Feet)	35'
Lot Coverage	11%
Floor Area Ratio	1/9
Parking	
Parking Required: Per 300 SF	17
Standard Parking Provided	16
Accessible Parking Required	1
Accessible Parking Provided	1
Total Parking Provided	17

Landscaping Area	
Landscape area requirement (20% of site)	
Street Yard Area	5317
Street Yard Landscape Provided	3290
Internal LS Provided	11,437
Total LS Area Provided:	14,727
Permeable Areas	
Permeable Pavement	0
Other Permeable Area	0
Total permeable Area	14,727
Impervious Area	
Building Area	4,880
Sidewalks, Pavement, and other impervious Flatwork	23,481
Other Impervious Area (curbs)	472
Total Impervious Area	28,833
Total Landscape Area, Impervious Area, Permeable Area	43,560
Total Area for Outdoor Storage	
Landscape Area (%)	33.8%



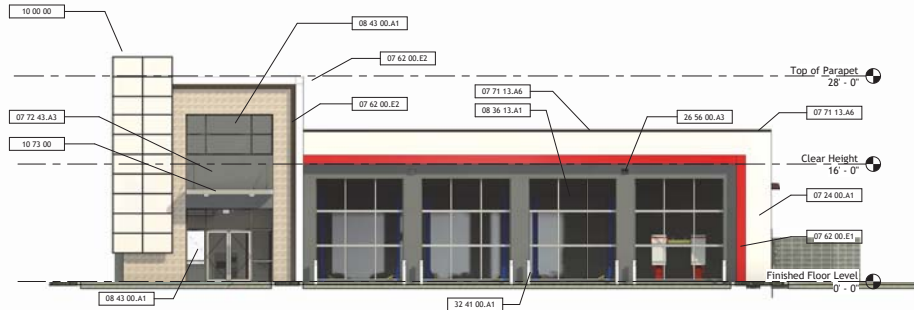
VICINITY MAP - NOT TO SCALE

CITY OF WYLIE PROJECT: _____
SUP Site Plan
11 Addition
BLOCK A, LOT 1
990 North State Highway 78
1 ACRES
City of Wylie, Collin County Texas
FRANCISCO DE LA PINA SURVEY,
ABSTRACT NO. 688
Prepared September 26, 2025

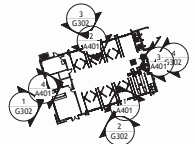


1 North Facade
1/8" = 1'-0"

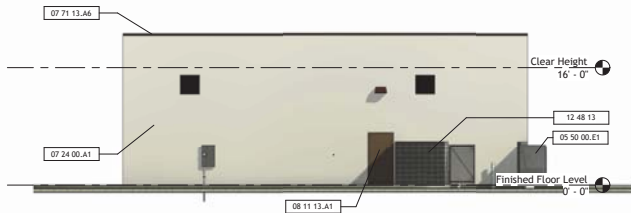
Keynotes	
Key Value	Keynote Text
05 50 00.E1	Solid Steel Door on Metal SubFraming
06 20 13.A1	Stained Wood Rainscreen
07 24 00.A1	EPF On Insulation Board
07 40 00.B1	4"x4" Square Gutter
07 41 00	Standing Seam Metal Roofing
07 62 00.E1	Fascia Profile - Type 1
07 62 00.E2	Fascia Profile - Type 2
07 71 13.A6	4" Metal Coping
07 72 33.A1	36"x36" Roof Hatch
07 72 43.A3	Painted PEWEL R-Panel
08 11 13.A1	Hollow Metal Door and Frame
08 36 13.A1	Overhead Section Door - Manual
08 43 00.A1	4"x2" Nom Storefront with Insulated Glazing
10 00 00	Specialty Construction By owner
10 73 00	Prefabricated Metal Awning
12 48 13	
23 37 22.B1	Exterior Fresh Air Intake with bird screen
23 43 23.A1	Split System Condenser
26 27 13	Electricity Metering
26 56 00.A3	LED Wall Pack
32 41 00.A1	4" Steel Pipe Bollard



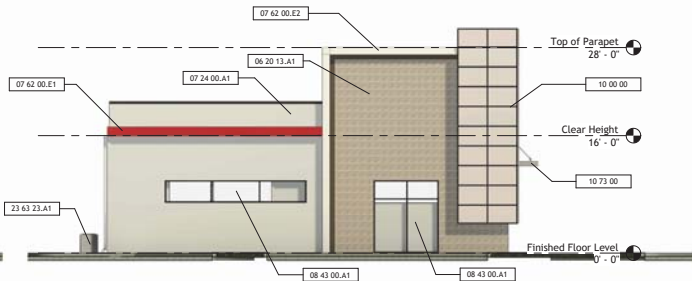
2 South Facade
1/8" = 1'-0"



3 Elevation Key
1" = 50'-0"



4 East Facade
1/8" = 1'-0"



5 West Facade
1/8" = 1'-0"

GREENLIGHT

STUDIO, LLC
www.greenlightcompany.com

Applicant:
Greenlight Studio, LLC
180 N. Calhoun Street
Suite 104
Bastrop, Texas 77809
P: 214.815.4333
V: 214.815.4333

Owner:
Dale WYFA Development, LLC
7021 Tullahoma Dr.
Patterson, TX 75023-2074

CITY OF WYLLIE PROJECT: _____
Facade Plans

I1 Addition
BLOCK A, LOT 1

990 North State Highway 78

1 ACRE
City of Wyllie, Collin County Texas
FRANCISCO DE LA PINA SURVEY,
ABSTRACT NO. 688

Prepared August 22, 2025



GREENLIGHT

STUDIO, LLC
www.greenlightcompany.com

Applicant:
Greenlight Studio LLC
100 W. Cumberland Drive
Suite 104
Bedford, Texas 76005
P: 214.810.4333
info@greenlight.com

Owner:
Dale WYX Development, LLC
7021 Tulebra Dr.
Pflug, TX 75022-2014

CITY OF WYLIE PROJECT: _____
Color Renderings

**I1 Addition
BLOCK A, LOT 1**

990 North State Highway 78

1 ACRES
City of Wylie, Collin County Texas
FRANCISCO DE LA PINA SURVEY,
ABSTRACT NO. 688

Prepared August 22, 2025

© Greenlight Studio, LLC

Integrity First Auto

EXHIBIT "C"

Conditions For Special Use Permit

I. PURPOSE:

1. The purpose of this Special Use Permit is to allow for an automobile repair minor use within the Commercial Corridor district.

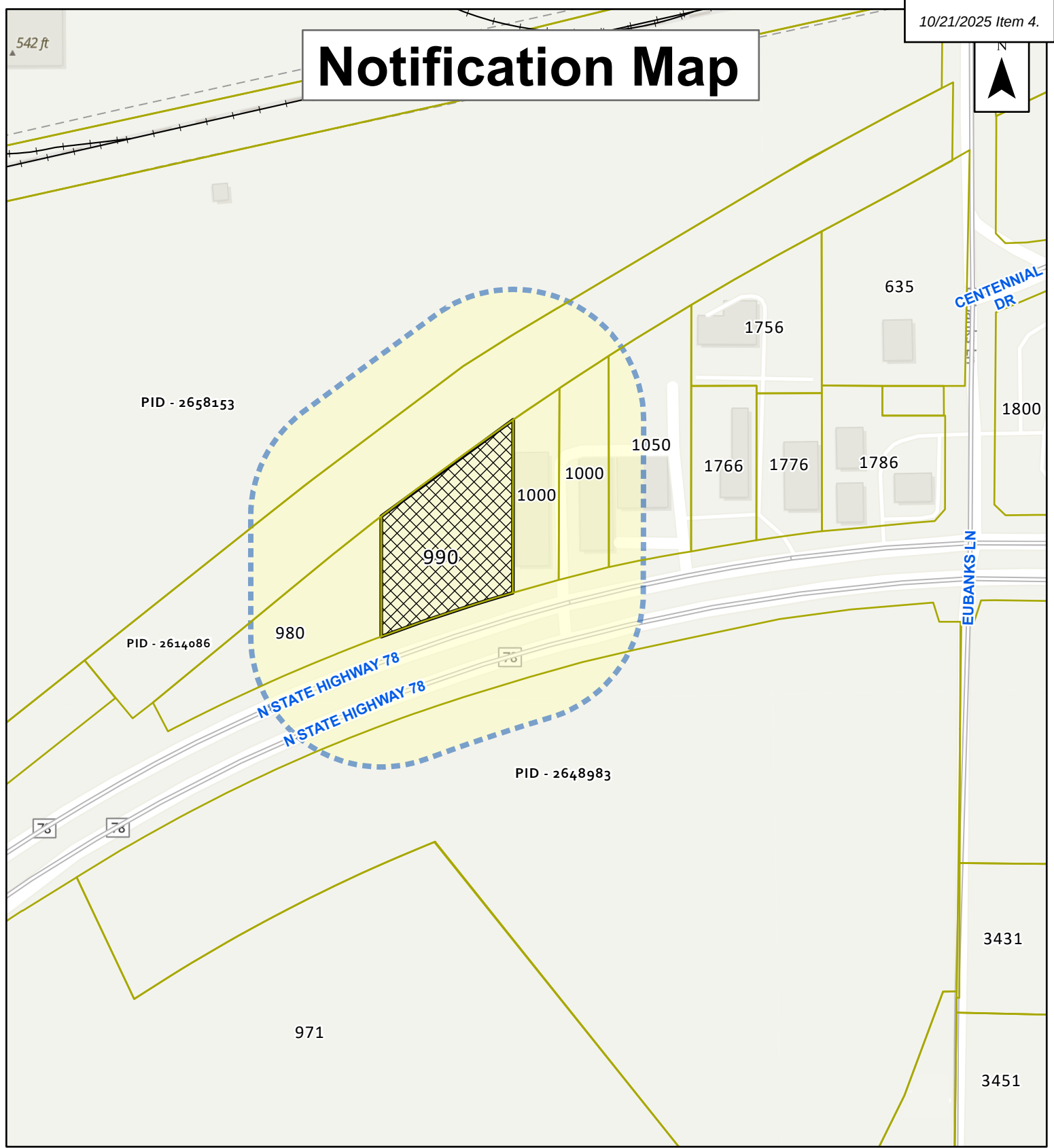
II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4 and 5 of the Comprehensive Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
2. The design and development of the Integrity First Auto development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).

III. SPECIAL CONDITIONS:

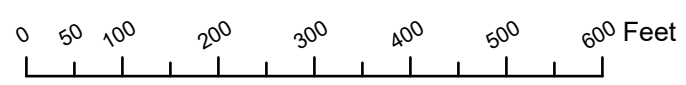
1. This Special Use Permit shall allow for an automobile repair minor use within the Commercial Corridor district.
2. This Special Use Permit shall allow for service and loading areas to be visible from State Highway 78 with landscaping in accordance with Zoning Exhibit "B".
3. The zoning exhibit (Exhibit B) shall serve as the Site Plan for the Integrity First Auto development. Approval of the Special Use Permit shall act as site plan approval.

Notification Map

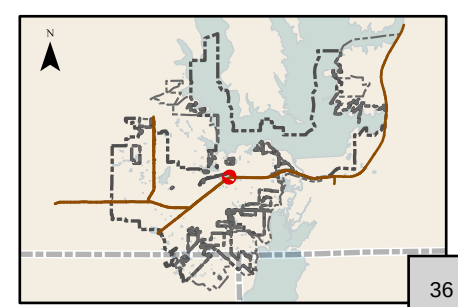


ZONING CASE:
ZC 2025-11 Integrity First 990 N STATE HWY 78

 SUBJECT property  200 foot Notification Buffer



Date: 9/23/2025





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 5

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding the writing of an ordinance for an amendment to Planned Development 2022-38 (PD 2022-38) to allow for a modified light industrial development on 4.737 acres located on Lot 6, Block A of Woodlake Village at 1820 N State Highway 78 (ZC 2025-13).

Recommendation

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

Discussion

OWNER: WYLIE SHOPS BY SLATE & BUSINESS PARK LLC
Quiddity

APPLICANT:

The applicant is requesting to amend Planned Development 2022-38 on 7.789 acres to revise the allowed light industrial development of Lot 6 Block A of Woodlake Village, generally located on 4.737 acres at 1820 N State Highway 78.

The purpose of this request is to change the allowed development on Lot 6 from Warehouse distribution to an office/warehouse development. This will allow the development of small user flex space. The 'urban garages' concept is for marketing and aesthetics and not intended for storage or vehicular use. For example, current users in already developed spaces include an athletic trainer and a photography studio.

The Planned Development also sets a parking ratio requirement of 1 space for every 400 square feet for the light industrial development.

The proposal includes the development of four buildings to be accessed from Centennial Drive and from driveway connections that provide access to State Highway 78. The total building area is 79,892 square feet with 222 parking spaces being provided with 7 being ADA accessible. The presented plan is conceptual in nature, if zoning is approved a site plan and amended plat will be required prior to engineering and building permitting.

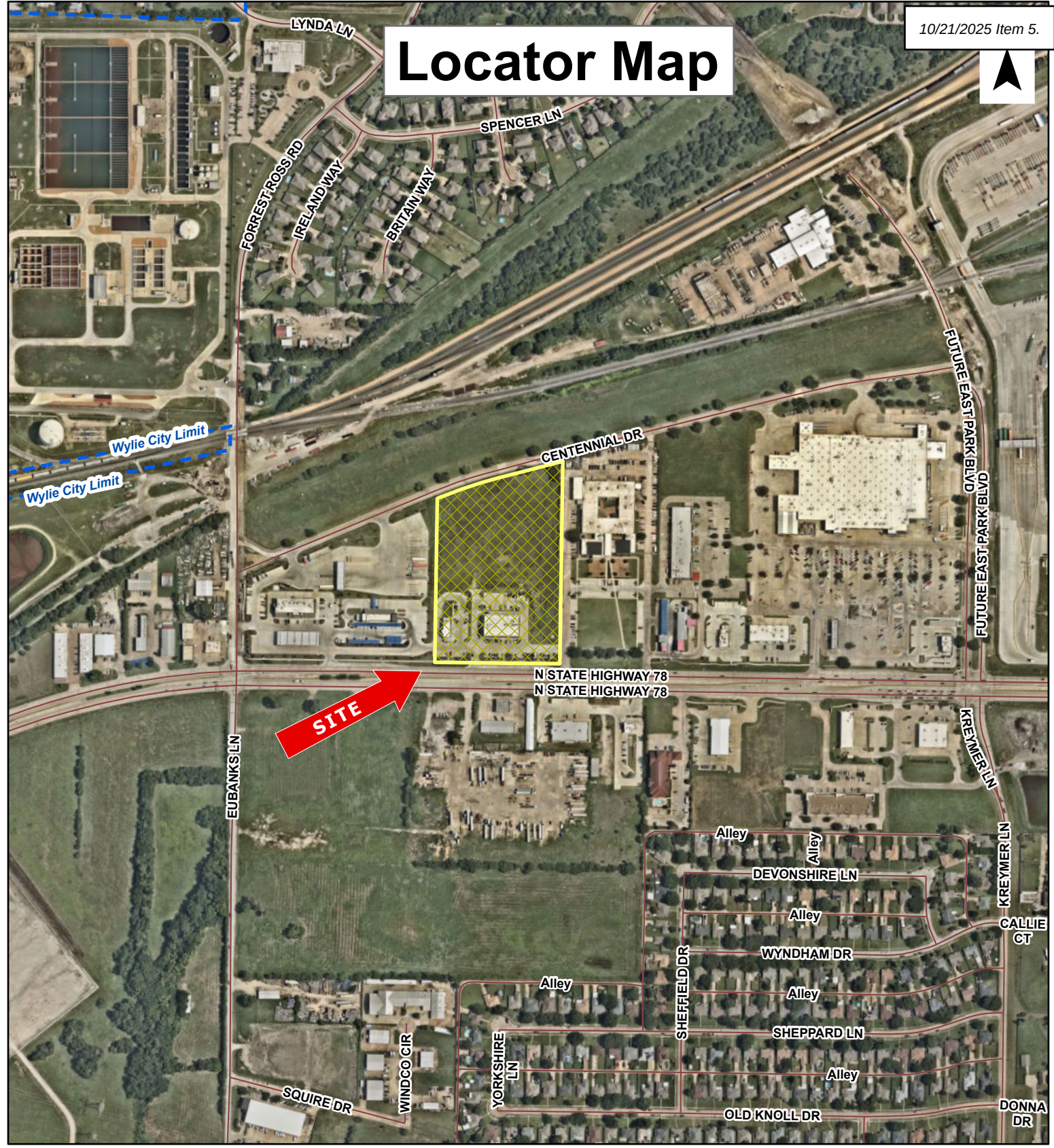
No other modifications are being made with the Planned Development Amendment.

The properties adjacent to the subject property are zoned commercial to the south, west, and east and light industrial to the north. To the south across SH78 are various commercial uses, to the west is a fueling station, to the east is the City of Wylie Public Safety Building, and to the north is vacant property adjacent to the railroad.

The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

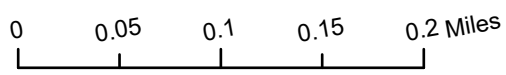
Notices were sent to fourteen property owners within 200 feet as required by state law. At the time of posting no responses were received in favor or in opposition to the request.

Locator Map



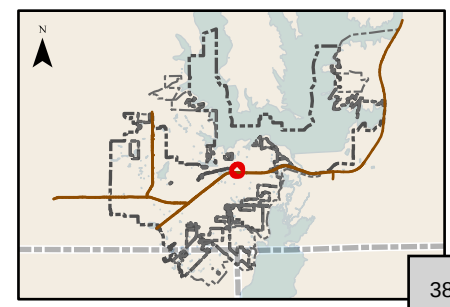
ZONING CASE:
ZC 2025-13 Urban Garages 1820 N STATE HWY 78

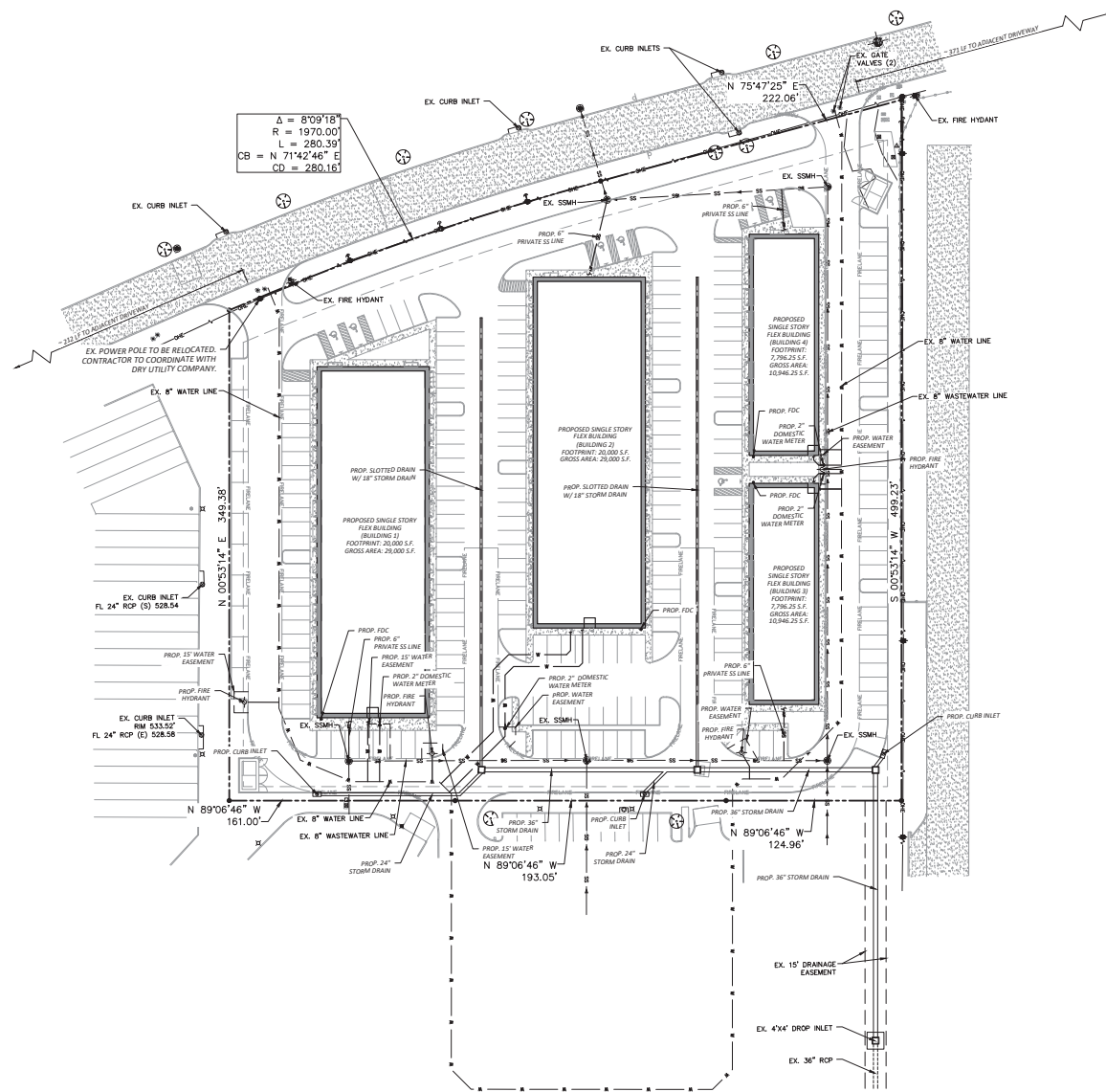
 SUBJECT property



Date: 9/29/2025

COMPILED BY: G STAFFORD





OWNER/DEVELOPER

URBAN GARAGES MCKINNEY, LLC
6136 FRISCO SQUARE BLVD, SUITE 400
FRISCO, TX 75034
TEL (469) 252-1123
CONTACT: CARL FLEMING

ARCHITECT

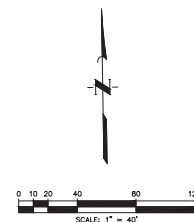
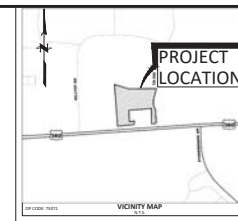
ATRIECON SDG, LLC
P.O. BOX 700856
SAN ANTONIO, TEXAS 78270
TEL (210) 420-0635
CONTACT: LAURA DUNCAN

CIVIL ENGINEER

QUIDDITY ENGINEERING, LLC
2805 DALLAS PARKWAY, SUITE 600
PLANO, TEXAS 75093
TEL (972) 265-7174
CONTACT: ALEK W. STRIMPLE, PE

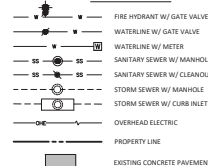
LANDSCAPE ARCHITECT

QUIDDITY ENGINEERING, LLC
2805 DALLAS PKWY, SUITE 600
PLANO, TEXAS 75093
TEL (972) 488-3880
CONTACT: JORDAN KAYLOW, PLA



LEGEND

EXISTING LEGEND



PROPOSED LEGEND



NOTES

1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
2. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
3. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
4. ALL PARKING ISLAND RADIUS ARE 3' UNLESS OTHERWISE NOTED.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION
OF ALL EXISTING UTILITIES PRIOR TO
COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005

[illegible]



QUIDDITY

Please fax to: 800-448-4444 or 800-448-4444 ext. 2324 or 1-800-862-8232
 2005 Quiddity for Adults, 404-608-4444, 1-800-448-4444 • © 2005 Quiddity

DATE: _____

JOB NO.: _____

SEPTEMBER 2025

2902-24-2005-01

DESIGNED BY: _____

CHECKED BY: _____

BROWN BY: _____

AWA

AMS

TAGCT

INTERIM REVIEW
Not intended for construction
bidding or permit purposes.

Engineer: ALEK W. STRIMPLE, P.E.
P.E. Serial No.: 142586
Date: SEPTEMBER 2005

URBAN GARAGES WYLIE
1820N STATE HWY 78, WYLIE, TX 75098

PRELIMINARY UTILITY AND DRAINAGE PLAN
URBAN GARAGES ADDITION, LOT 6, BLOCK A
09/08/2025

SHEET NO. **1**
OF 1

EXHIBIT "C"
CONDITIONS FOR PLANNED DEVELOPMENT
WYLIE BUSINESS PARK AND SHOPS BY SLATE
2025-13

I. PURPOSE:

This Planned Development District shall be established to provide Commercial and Light Industrial uses, including restaurant, Retail, and Office/Warehouse to support the economic growth within the region.

II. GENERAL CONDITIONS:

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. This Planned Development District shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4, Section 4.1, of the Comprehensive Zoning Ordinance (adopted as of April 2021) except as specifically provided herein.

III. SPECIAL CONDITIONS:

1. All allowed uses in the Commercial Corridor District (CC), as set forth in Article 5 of the Comprehensive Zoning Ordinance (adopted as of April 2021), in addition to those listed in this paragraph shall be allowed by-right uses.
 - a. Restaurant with Drive-in or Drive Thru Service
 - b. Restaurant without Drive-in or Drive Thru Service
 - c. Warehouse Distribution Center (Lot 6 Only)
2. All other uses included in the Commercial Corridor Zoning District, as of the April 2021 Zoning Ordinance, shall be allowed under the requirements of that use.
3. The subject property shall be developed in conformance with all regulations of the Commercial Corridor Zoning District set forth in, Section 4.3, and Section 5.2 of the Zoning Ordinance (adopted as of April 2021) in every respect with exception to the uses indicated in Section III.1, above, and the following:
 - a. Lot 6 (Light Industrial) shall be developed as Office/Warehouse development, as generally depicted on the Zoning Exhibit (Exhibit B).
 - b. Lot 6 shall be parked at a parking ratio of one parking space for every 400 square feet of

building area.

- c. Parking for Lots 3, 4, 5 (commercial) shall be parked at one parking per 200 square feet of building floor area located on those lots. Additionally, shared parking shall be allowed between all lots.
 - d. Maximum building height on Lot 6 shall be 60 feet.
 - e. Two rows of parking (one double loaded drive aisle) shall be allowed in front of buildings.
 - f. Landscaping of Lot 6 shall be 10% of the site as normally required in Light Industrial districts.
4. Design criteria shall be in conformance with Commercial Corridor Architectural Design Requirements of the Zoning Ordinance (adopted as of April 2021), except as follows:
- a. The use of Tilt Wall Construction shall be allowed for Lot 6.
 - b. Walls may not exceed a height to width ratio of 1 to 2 without variation in massing of façade. At least 25% of façade should be offset by 2'.
 - c. Commercial Buildings on Lots 3, 4, and 5 shall not be required to construct with stone.
5. Prior to development, approved plats and site plans shall be required.
6. No overnight parking of commercial tractor trucks shall be allowed.

