

Wylie Planning and Zoning Commission Regular Meeting

March 07, 2023 – 6:00 PM

City 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 the approval of the February 21, 2023 Minutes.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 6 creating 153 single family residential lots and two open space lots on 36.113 acres, generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.

REGULAR AGENDA

- 1. Consider, and act upon, a recommendation to City Council regarding a change in zoning from Agricultural (AG/30) & Commercial Corridor (CC) to Light Industrial - Special Use Permit (LI-SUP) on 14.03 acres generally located on the southwest corner of Old Alanis and W Alanis Drive. ZC 2023-01
- 2. Hold a Public hearing to consider, and act upon a recommendation to the City Council regarding an amendment to Planned Development 2014-28 and a zoning change from Commercial Corridor to Planned Development - Light Industrial (PD-LI) to allow for an expansion of the area where light industrial uses are allowed. Property generally located east of the intersection of Business Way and Commerce Drive. ZC 2023-03
- 3. Hold a Public hearing to consider, and act upon a recommendation to the City Council regarding an amendment to the Browngate Pointe Planned Development 2020-43 to allow for a modification of the construction schedule terms of the townhome/commercial development. Property generally located on the northeast corner of Brown Street and Sanden Blvd.. ZC 2023-06

WORK SESSION

- WS1. Hold a work session to discuss potential amendments to the Zoning Ordinance regarding uses for smoke shops, smoking establishments, breweries, wineries, distilleries and other related alcohol requirements.

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 March 03, 2023 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: Lillian Baker

Subject

Consider, and act upon, minutes from the February 21, 2023 Regular Meeting.

Recommendation

Motion to approve Item A as presented.

Discussion

The minutes are attached for your consideration

Wylie Planning and Zoning Commission Regular Meeting Minutes

February 21, 2023 – 6:00 PM

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



CALL TO ORDER

Chair Bryan Rogers called the meeting to order at 6:00PM. Commissioners present: Chair Bryan Rogers, Vice Chair Joshua Butler, Commissioner Jacques Loraine III, Commissioner Harold Gouge, and Commissioner James Byrne. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Secretary Lillian Baker. Commissioners Absent: Commissioner Keith Scruggs and Commissioner Jennifer Grieser

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Gouge gave the Invocation and Commissioner Loraine let the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address the 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, the 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, the approval of the February 7, 2023 Minutes.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat for Emerald Vista Phase 2, establishing 76 single family residential lots and three open space lots on 24.3 acres, generally located at the northeast corner of S Ballard Avenue and Pleasant Valley Road.

BOARD ACTION

A motion was made by Commissioner Gouge and seconded by Vice Chair Butler, to approve the Consent Agenda as presented. A vote was taken and the motion passed 4-0.

WORK SESSION

- WS1. Hold a work session to discuss potential amendments to the Zoning Ordinance regarding uses for smoke shops, smoking establishments, breweries, wineries, distilleries and other related alcohol requirements.

STAFF COMMENTS

Director Haskins suggested that the Work Session be tabled until more Commission members were in attendance.

BOARD ACTION

A motion was made by Commissioner Loraine to table the Work Session and seconded by Commissioner Gouge. A vote was taken and the motion was passed 4-0.

ADJOURNMENT

A motion was made by Commissioner Gouge and seconded by Vice Chair Butler to adjourn the meeting at 6:05PM. A vote was taken and carried 4-0.

Bryan Rogers, Chair

ATTEST:

Lillian Baker, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 6 creating 153 single family residential lots and two open space lots on 36.113 acres, generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wylie DPV, LP

APPLICANT: J. Volk Consulting

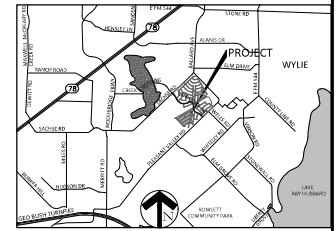
The applicant has submitted a Preliminary Plat for Dominion of Pleasant Valley Phase 6. Zoning for the single family development was approved by the City Council in October 2020 as Planned Development Ordinance 2020-54.

The plat consists of 153 residential lots, and two open space lots. The Planned Development allows for a maximum of 1,104 single family residential lots. Within Phase 1-6 of the Dominion of Pleasant Valley Development there are 873 residential lots leaving 231 residential lots that can be developed in future phases.

The plat dedicates the necessary rights-of-way and utility easements. Open space lots are to be dedicated to the City of Wylie and maintained by the H.O.A.

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

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



VICINITY MAP
N.T.S.

- Notes:
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - Open space lots shall be dedicated to the City of Wylie and maintained by the H.O.A. per Ordinance 2020-54 (See Exhibit B, General Standards No. 4).
 - No appurtenance between the height of 2' and 9' may be placed in visibility triangles.
 - Per FEMA FIRM Panel 48133C025K dated July 7, 2014, the Final Plat limits lie in the "Zone X" area of minimal flood hazard.
 - Per the City of Wylie Ordinance No. 2020-54 the zoning of this property was amended to allow a 5 year yard encroachment.
 - A Certificate of Occupancy will not be issued for the property until all the official city improvements, screening wall, and detention pond are constructed and accepted by the City.
 - The City shall not be responsible for the maintenance of any easement area, although it retains the right to enter upon easements for public purposes.
 - Maintenance responsibility of private drainage easements and appurtenances is the property owner on which the easement is located.

PROPOSED UNITS THIS PLAT		
SINGLE FAMILY "TYPE A" LOTS (70)	26	
SINGLE FAMILY "TYPE B" LOTS (60)	54	
SINGLE FAMILY "TYPE C" LOTS (50)	73	
TOTAL PHASE 6	153	

LEGEND	
•	Point of Curvature or Tangency on Center Line
•	1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
•	1/2" IRP
AC	Acre
BL	Building Line
C1	Curve No.
<CV>	Control Monument
DE	Drainage Easement
Eemt	Easement
L1	Line No.
R.O.W.	Right-of-Way
SF	Square Feet
UE & SWE	Utility Easement & Sidewalk Easement
V.E.	Visibility Easement
W.M.E.	Wall Maintenance Easement
D.R.C.C.T. =	Deed Records of Dallas County, Texas
D.R.C.C.T. =	Deed Records of Collin County, Texas
M.R.C.C.T. =	Map Records of Collin County, Texas

CITY BENCHMARKS:

CITY MONUMENT #2: Located north of State Highway No. 78 and west of South Ballard Street approximately 10.0' west and 10.4' south of the southeast corner of the building located at 104 South Ballard Street.

N: 7057346.78 E: 2569521.04
ELEV: 550.34 (PLAN) 550.37 (FIELD)

CITY MONUMENT #6: Located in the northeast corner of Quail Meadow Park south of alley and west of White Iris Way. 54.5 feet south of the south line of alley concrete paving. 7.3 feet perpendicular to b.c. parking area.

N: 7065787.60 E: 2560973.93
ELEV: 562.91 (PLAN) 562.86 (FIELD)

CITY MONUMENT #8: Located north of the northeast intersection of Troy Road and County Road 732 (Bever Creek). The monument is located approximately 8.5' west of the southeast corner of a chain link fence and 5.3' south of the south chain link fence.

N: 7050345.80 E: 2578669.15
ELEV: 454.28 (PLAN) 454.17 (FIELD)

PRELIMINARY PLAT

DOMINION OF
PLEASANT VALLEY
PHASE 6

36.113 ACRES
LOT 17X, BLOCK 1; LOTS 8-16, 17X, 18-44, BLOCK 4;
LOTS 15-27, BLOCK 5; LOTS 1-24, BLOCK 6; LOTS 1-37,
BLOCK 7; LOTS 1-20 BLOCK 8; LOTS 1-23 BLOCK 9
153 SINGLE FAMILY LOTS
2 OPEN SPACES/COMMON AREAS
OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE
DALLAS COUNTY, TEXAS

20 February 2023

SHEET 1 OF 3



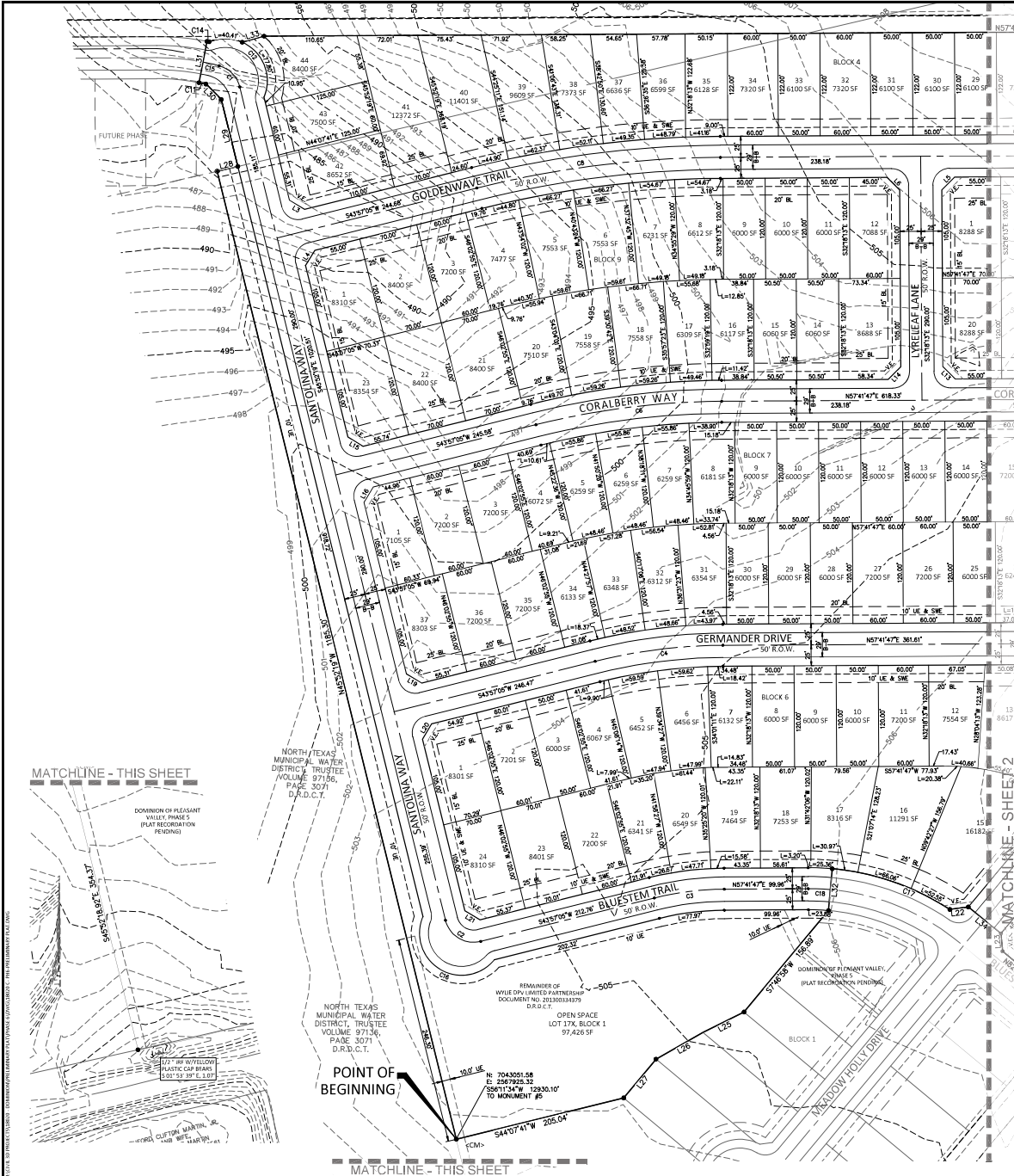
19123 Engineering, Inc. 1912, Lant Survey from No. 1019625
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Owner/Applicant:
Wylie DPV Limited Partnership
c/o Team Phillips, Inc.
1914 Skillman Street, Suite 110-310
Dallas, Texas 75206
Phone: 214-535-1758
Contact: Nancy E. Phillips
Email: nancy@teamphillipsinc.com

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
Email: claudio.segovia@johnsonvolk.com



Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	36.80	34.50	61°06'49"	35.08
C2	54.30	34.50	90°10'36"	48.87
C3	83.96	350.00	1°34'42"	63.76
C4	153.53	640.00	1°34'42"	153.17
C5	187.22	280.00	38°18'37"	183.75
C6	223.10	930.00	1°34'42"	222.57
C7	160.88	280.00	32°55'11"	158.67
C8	292.67	1220.00	1°34'42"	291.97
C9	160.58	280.00	32°51'35"	158.39
C10	125.37	1000.00	7°10'58"	125.28
C11	8.60	255.00	1°55'58"	8.60
C12	77.80	50.00	89°09'26"	70.19
C13	184.35	50.00	21°14'57"	96.30
C14	2.70	305.00	0°30'26"	2.70
C15	19.72	280.00	4°02'08"	19.72
C16	143.04	50.00	16°35'49"	99.02
C17	149.57	305.00	28°05'49"	148.07
C18	26.22	280.00	5°21'58"	26.21
C19	124.47	280.00	25°28'09"	123.44



THIS PLAT IS A PRELIMINARY PLAT AND IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN FOR INFORMATIONAL PURPOSES. THE PLAT IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN FOR INFORMATIONAL PURPOSES.

	<u>LEGEND</u>
•	Point of Curvature or Tangency on
•	Center Line
•	1/2" iron rod set with a yellow plastic stamped "JVC" (unless otherwise noted)
•	1/2" IRF
AC	Acre
BL	Building Line
CL	Curve No.
<Clt>	Control Monument
DE	Drainage Easement
Easmt	Easement
LI	Line No.
R.O.W.	Right-of-Way
SP	Square Feet
UE & SWUE	Utility Easement & Sidewalk Easement
V.E.	Viability Easement
W.M.E.	Water Maintenance Easement
D.R.D.C.T.	Deed Records of Dallas County, Texas
D.R.C.T.	Deed Records of Collin County, Texas
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30.113 ACRES
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LOTS 15-27, BLOCK 5; LOTS 1-24, BLOCK 6; LOTS 1-37,
BLOCK 7; LOTS 1-20 BLOCK 8; LOTS 1-23 BLOCK 9
153 SINGLE FAMILY LOTS
2 OPEN SPACES/Common AREAS
OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)

20 February 2023
SHEET 2 OF 3



JOHNSON VOLK
CONSULTING

TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 9109483
2004 Central Expressway East | Suite 1200 | Dallas, TX 75204 | 972.301.1100

PROPOSED UNITS THIS PLAT	
SINGLE FAMILY "TYPE A" LOTS (70')	26
SINGLE FAMILY "TYPE B" LOTS (60')	54
SINGLE FAMILY "TYPE C" LOTS (50')	73
TOTAL PHASE 6	153

- Notes:
1. Seizing a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
2. The applicant shall deed to the City of Wythe and maintained by the H.O.A. the following:
3. No appearance between the height of 2' and 9' may be placed in utility triangles.
4. The applicant shall be responsible for the maintenance of the following:
5. The "Zone X" area of minimal flood hazard.
6. Per the City of Wythe Ordinance No. 2020-54 the zoning of this property was amended to allow a 5' rear yard encroachment.
7. The City of Wythe shall not be issued for the property until all the off-site civil improvements, screening wall, and detention pond are constructed and accepted by the City.
8. The City shall not be responsible for the maintenance of any easement areas, although it retains the right to enter upon easements for public purposes.
9. Municipal Responsibility of private drainage easements and appurtenances is the responsibility of the owner.

Owner/Applicant:
Wylie DPV Limited Partnership
c/o Team Phillips, Inc.
1914 Skillman Street, Suite 110-310
Dallas, Texas 75206
Phone: 214-535-1758
Contact: Nancy E. Phillips
Email: nancy@teamphillipsinc.com

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
Email: claudio.segovia@johnsonvolk.com

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
Email: claudio.segovia@johnsonvolk.com



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a recommendation to City Council regarding a change in zoning from Agricultural (AG/30) & Commercial Corridor (CC) to Light Industrial - Special Use Permit (LI-SUP) on 14.03 acres generally located on the southwest corner of Old Alanis and W Alanis Drive. **ZC 2023-01**

Recommendation

Motion to recommend approval, approval with amendments, denial.

Discussion

OWNER: Wylie EDC & Hamey Renfrow VIII

APPLICANT: Arco Murray

The applicant is requesting to rezone 14.03 acres located on the south side of West Alanis Drive. The property is currently zoned Agricultural and Commercial Corridor. The applicant is requesting to change the zoning to Light Industrial with a Special Use Permit to allow for a Warehouse / Distribution Center that measures 105,600 square feet. If zoning is approved a site plan and amended plat shall be required.

The Special Use Permit conditions allow for the facade offset requirements to be achieved via canopies above dock doors on the north side of the building and above entrances along the west side of the building. Landscaped screening shall also be provided on the north side of the loading area.

In an effort to provide screening from the adjacent manufactured homes a board on board wooden fence shall be provided along the eastern property line. There are existing overhead electric lines that run north to south adjacent to the proposed fence. The developer made attempts to also include ornamental trees along the eastern boundary; However it was not feasible due to a lack of width for the trees to survive. The shifting of the development further west to increase the landscaped width would have required a Letter of Map Revision with FEMA and updated flood study. This in part is due to the 30' width driveway requirements and requirement for the building to be setback 15' from the fire lanes.

The development shall be in compliance with all applicable regulations of the Zoning Ordinance including the noise regulations which state that noise shall not exceed 56 dBA at the property line during daytime hours or 49 dBA between 10 PM and 6 AM.

The uses listed below shall be allowed by-right:

- Warehouse / Distribution
- General Office
- Office Showroom/ Warehouse
- Light Assembly & Fabrication
- Industrial (Inside)

The Future Land Use Plan has the subject property listed as being in the Regional Commercial sector and allows for light industrial uses depending on the compatibility with the surrounding areas. The property is bordered by vacant land to the north, floodplain to the west, a golf course to the south and a manufactured home park to the east.

Notifications were mailed to six surrounding property owners with one response returned in favor and none in opposition of the request.

Locator Map



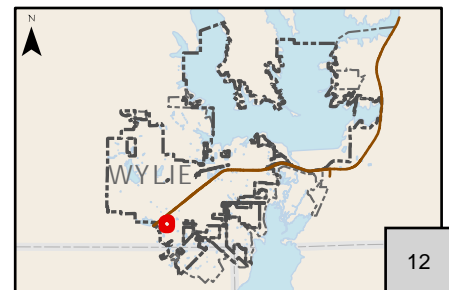
ZONING CASE:
ZC 2023-01; Stealth BTS

 SUBJECT property

0 0.1 0.2 0.3 0.4 0.5 Miles



Date: 2/6/2023



STEALTH BTS

EXHIBIT “B”

CONDITIONS FOR SPECIAL USE PERMIT

I. PURPOSE:

The purpose of this special use permit is to allow for the Warehouse / Distribution Center use within the Light Industrial District.

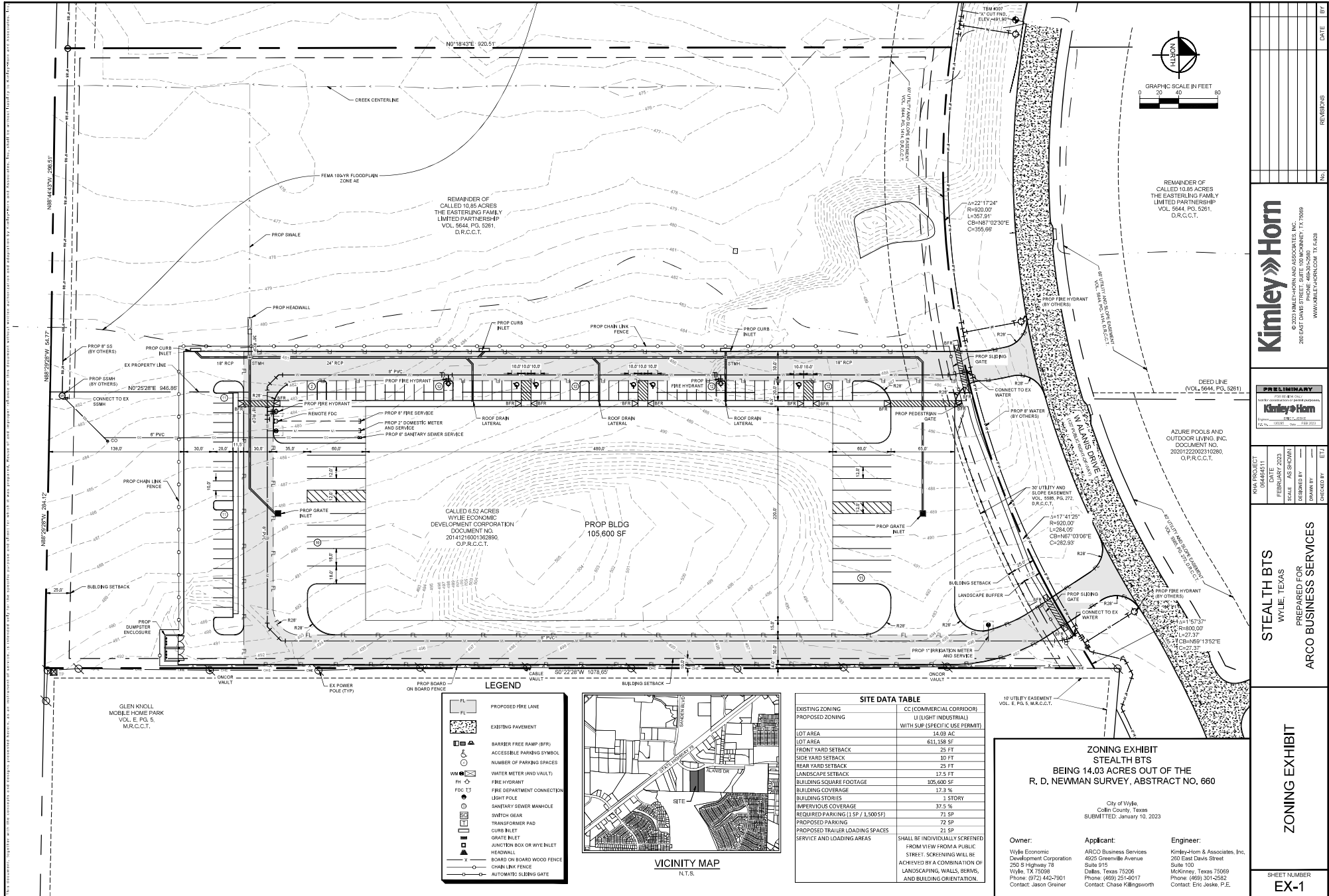
II. GENERAL CONDITIONS:

1. This exhibit shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021 and amended April 2022), except as specifically provided herein.
2. The design and development of the Warehouse / Distribution Center shall be in accordance with Section III below and the Zoning Exhibit (Exhibit “C”).

III. SPECIAL CONDITIONS:

1. The following listed use as defined in Article 5 of the Zoning Ordinance (adopted as of April 2021) and as depicted in the Zoning Exhibit (Exhibit “C”) shall be allowed by-right:
 - a. Warehouse / Distribution
 - b. General Office
 - c. Office Showroom / Warehouse
 - d. Light Assembly & Fabrication
 - e. Industrial (Inside)
2. The subject property shall be developed in conformance with all regulations of the Light Industrial 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
3. Design criteria shall be in conformance with Light Industrial Architectural Design Requirements of the Zoning Ordinance (adopted as of April 2021), except as follows:

- a. Façade offsets to be achieved via canopies above dock doors on the north side of the building and above entrances along the west side of the building.
- b. Landscaped screening shall be provided on the north side of the loading area along West Alanis Drive.



PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINES IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
4. FINAL FIRM GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOSPOIL REQUIRED TO CREATE A SMOOTH CONCRETE PRIOR TO PLANTING.
5. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND AIDS GIVEN IN THE PLANT LIST AND SHALL BE FURNISHED IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
7. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
8. ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
9. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
10. PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTICS OF THE PLANT (EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPACQUE HEDGE IF REQUIRED).
11. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
12. ALL LIVE STABILIZED SOIL, A NON-AMBIENT SELECT FILL, FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 2' & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
13. TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE ALLEYS, AND FIRE LANES SHALL HAVE A 14' MINIMUM CLEAR TRUNK HEIGHT.
14. CONTRACTOR TO PROVIDE 18 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.

TREE PROTECTION NOTES:

1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT AT 972-283-5300 PRIOR TO REMOVAL OR TRANSPORTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A 4' TALL BRIGHTLY COLORED PLASTIC FENCE OR ALUMINUM FENCE PLACED AT THE BASE LINE OF THE TREES.
3. PRIOR TO THE PROPOSED CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE SUPERVISED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
4. NO EQUIPMENT SHALL BE CLOUSED, OR HAZARDOUS LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO BURNING, WELDING, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICLES AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR OPERATE WITHIN THE LIMITS OF THE DUMP LINE.
7. GRASS 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 FENCING SHALL BE ALLOWED WITHIN THE DUMP 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 AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, AN ASSOCIATION INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR HAZARDOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

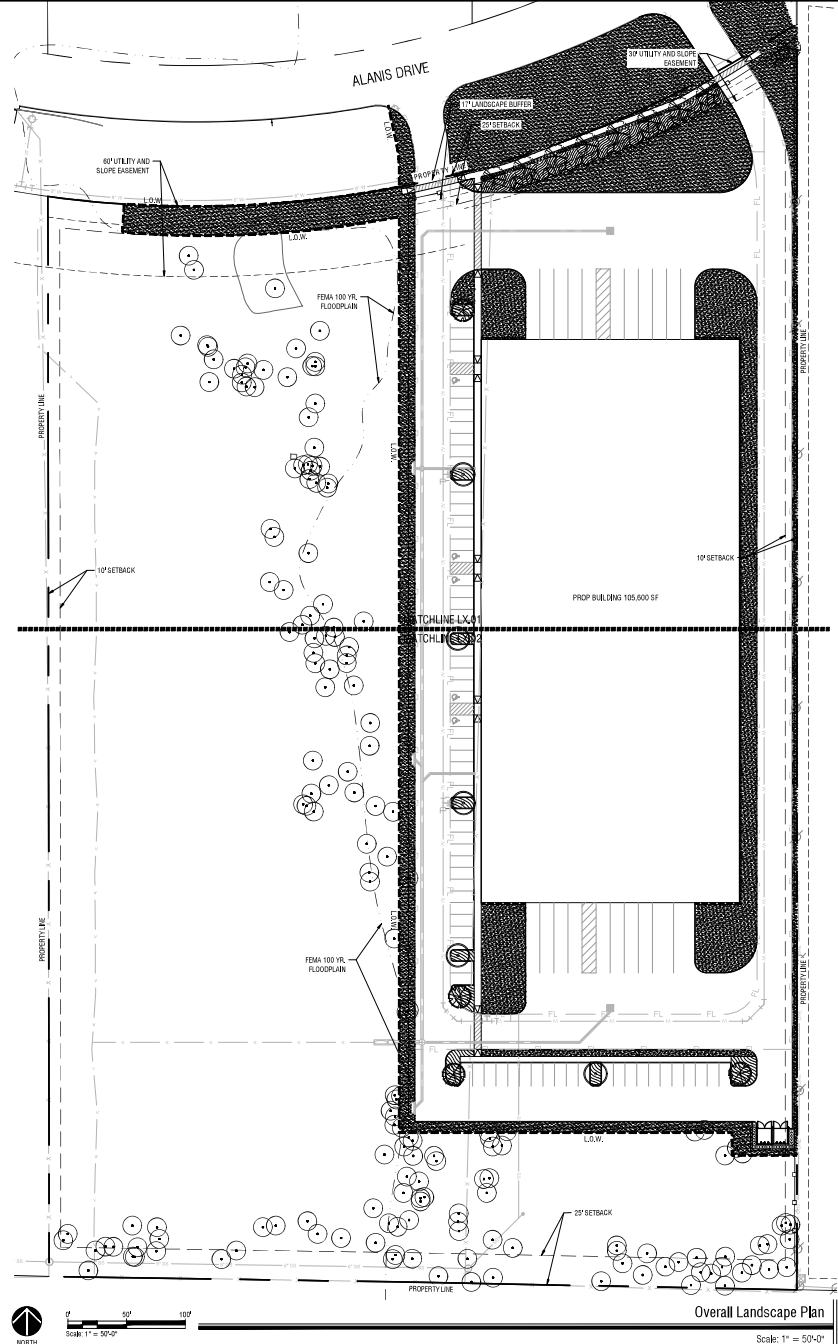
PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	COLS.	HT.	SPACING	REMARKS
	Ball Topiary / Tachibana / Tachibana	3" x 6" x 10"	14' x 10' x 14'		BALL TOPIARY GROWN, MATCHES FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 1" CLEAR AT BRANCHES
	Live Oak / Quercus agrifolia	3" x 6" x 10"	14' x 10' x 14'		BALL TOPIARY GROWN, MATCHES FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 1" CLEAR AT BRANCHES
	Tree Topiary / Quercus agrifolia	3" x 6" x 10"	14' x 10' x 14'		BALL TOPIARY GROWN, MATCHES FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 1" CLEAR AT BRANCHES
SHRUBS	COMMON / BOTANICAL NAME	COLS.	HT.	SPACING	REMARKS
	Creast Willow / Salix purpurea	4" x 6"	8' x 10' x 10'		CONTINUED, NURSERY GROWN, MATCHES FULL, WELL-BRANCHED, MULTIPLE TRUNK (TRUNK)
	Tree Topiary / Quercus agrifolia	4" x 6"	8' x 10' x 10'		CONTINUED, NURSERY GROWN, MATCHES FULL, WELL-BRANCHED
	Creast Willow / Salix purpurea	5" x 6"	30' x 12' x 30'		CONTINUED, NURSERY GROWN, MATCHES FULL, WELL-ROOTED
	Creast Willow / Salix purpurea	5" x 6"	30' x 12' x 30'		CONTINUED, NURSERY GROWN, MATCHES FULL, WELL-ROOTED
	Creast Willow / Salix purpurea	5" x 6"	30' x 12' x 30'		CONTINUED, NURSERY GROWN, MATCHES FULL, WELL-ROOTED
	Creast Willow / Salix purpurea	5" x 6"	30' x 12' x 30'		CONTINUED, NURSERY GROWN, MATCHES FULL, WELL-ROOTED
GRASS / COVER	COMMON / BOTANICAL NAME	COLS.	HT.	SPACING	REMARKS
	Bermuda Grass / Cynodon dactylon	4" x 6"	8' x 10' x 10'		REFER TO SPECIFICATIONS
	Poa annua / Poa annua	4" x 6"	8' x 10' x 10'		CONTINUED, NURSERY GROWN, MATCHES FULL, WELL-ROOTED

CODE LANDSCAPE CALCULATIONS TABLE:

Wylie Industrial - Wylie Code Calculations Chart			
Site Data			
Total Site Area	AC	SF	
Surface Parking Spaces	14.00	611,132	
		72	
Landscaping Required in Yard			
20% of site to be landscaped	Required (SF)	Provided (SF)	
Landscaping in front yard	177,250	367,291	
Landscaping required in side and rear yards adjacent to residential	Yes	Yes	
	No	No	
Landscape of Parking Lots			
1 Tree / 12 Parking Spaces	Required	Provided	
50 SF Landscape / Parking Space	5	9	
No parking spaces larger than 40' x 60' (unlandscaped area on site)	3,000	3,929	
Landscaping area every 12 spaces	Yes	Yes	
	Yes	Yes	
Street Frontage Landscaping			
Alonis Drive	Required	Provided	
At least 50% of required front yard developed as 10' landscaped buffer	Yes	Yes	
1 Tree (2' x 4' x 30' - 40' LF)	9	9	
4' Minimum concrete sidewalk on pedestrian when adjacent to throughway	Yes	Yes	
Visual Screening			
Front Yard Landscaping (Service Areas)	Required	Provided	
1' Flowering Tree 20 LF	15	15	
3' wide screening strip, plants 3' in height when planted	Yes	Yes	
Side Yard	Yes	Yes	
Board on Board Fence	Yes	Yes	

Figure 4.5 Desirable Landscape Design Requirements	Required (SF)	Provided (SF)
(Desirable) Landscaping 10% more in excess of 50 sq ft spaces	3,960	5,513
(Desirable) Increase in minimum width of Landscape Buffer by 20%	No	No
(Desirable) Landscaped pedestrian connection to main entrance	No	Yes
(Desirable) Landscaping exceeds the minimum by 10%	153,340	367,291



Kimley»Horn
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280 EAST DAVIS STREET, SUITE 100, MCINNEY, TX 75069
PH: 972.283.5300 FAX: 972.283.5301
WWW.KIMLEY-HORN.COM TX-0420

PRELIMINARY
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OVERALL LANDSCAPE PLAN

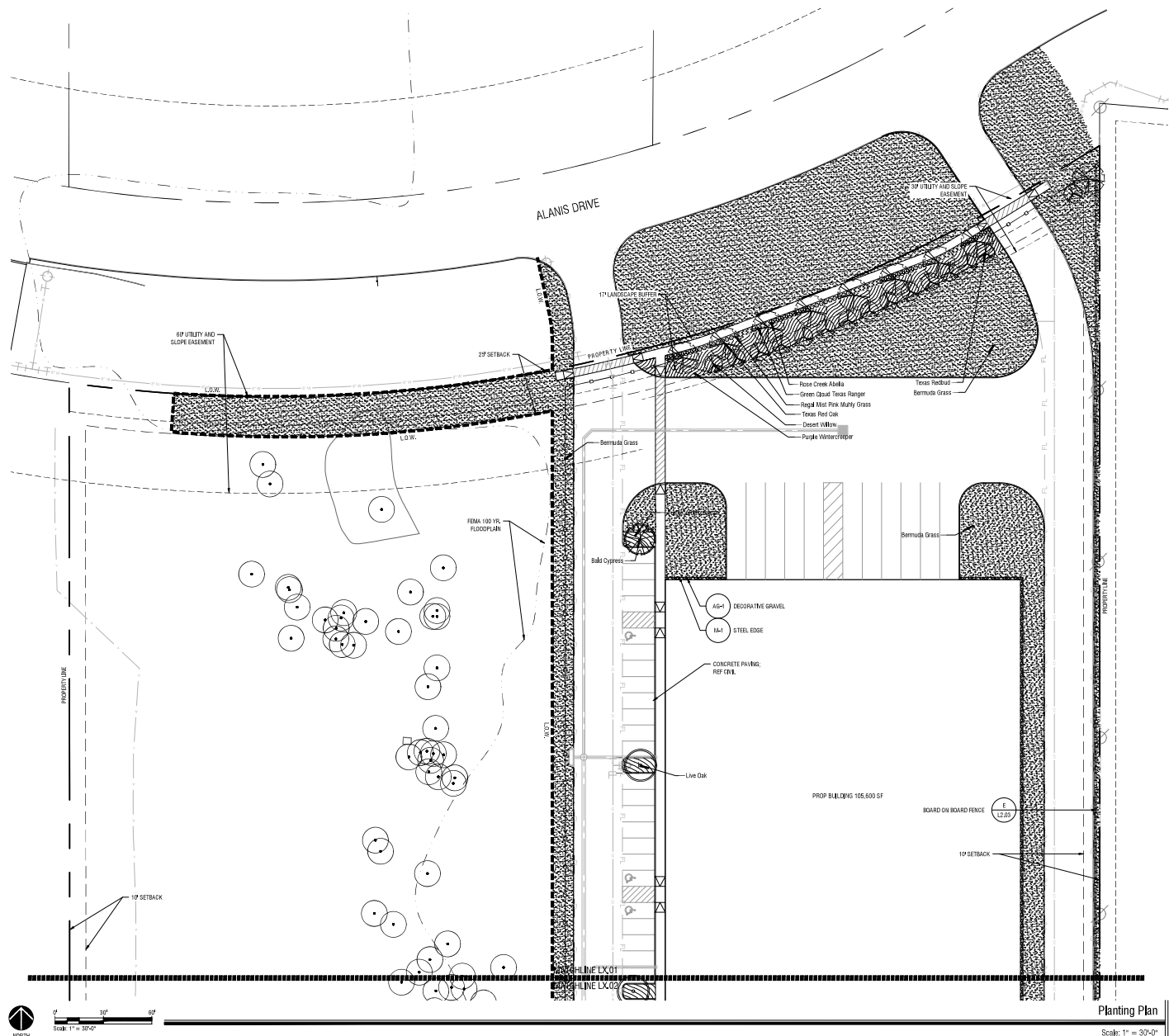
SHEET NUMBER
L0.01

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RING IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IF IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITIONS FOUND ON THE SITE WHEN PROMPTING INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE UNDAUNTED BY A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL HIGH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CORRECTIONS, TYPICAL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
10. ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
12. PLANT MATERIAL SHALL BE PLANTED AS NECESSARY TO CONTROL EROSION BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VEHICULAR AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS GROUND COVER IF REQUIRED.
13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
14. ALL LAWN ESTABLISHED SOIL & ORGANIC SELECT FILL FOR BACKFILL SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
15. TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE A 7' MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE WAYS, AND FIRE LANES SHALL HAVE A 14' MINIMUM CLEAR TRUNK HEIGHT.
16. CONTRACTOR TO PROVIDE 14 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.

MATERIALS LEGEND:

- AD-1 DECORATIVE GRAVEL (BUILDING)**
- TYPE: TEAS BLACK
 SIZE: 1" - 2" 1/4 MAX DEPTH (REF. DETAILS)
 INSTALL: REF. DETAILS AND SPECIFICATIONS
 SUPPLIER: JENSEN
 CONTRACT: 1.284.575.1554
 APPROVAL: SAMPLE MOCKUP
- M-1 STEEL EDGE (AT GRAVEL)**
- MATERIAL: 3/16" x 4" STEEL PLATE
 COLOR: POWDERCOATED (COLOR BLACK)
 SIZE: LENGTHS PER PLAN
 INSTALL: REF. DETAILS. ALL JOINTS TO BE FLUSH AND LEVEL.
 APPROVAL: CUT SHEET, SAMPLE
- M-2 STEEL EDGE (AT PLANTING)**
- MATERIAL: 1/8" x 4" STEEL PLATE
 COLOR: POWDERCOATED (COLOR BLACK)
 SIZE: LENGTHS PER PLAN
 INSTALL: REF. DETAILS. ALL JOINTS TO BE FLUSH AND LEVEL.
 APPROVAL: CUT SHEET, SAMPLE



Planting Plan
 Scale: 1" = 30'-0"

NO.	REVISIONS	DATE	BY

Kimley»Horn
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 280 EAST DAVIS STREET, SUITE 100, MCINNEY, TX 75069
 PHONE: 972-443-7000 FAX: 972-443-7001
 WWW.KIMLEY-HORN.COM TX 02-2008



KHA PROJECT	03/07/2023	DATE	2/23/2023	SCALE	AS SHOWN	DATE	2/23/2023	DRAWN BY	NAP	CHECKED BY	CLE
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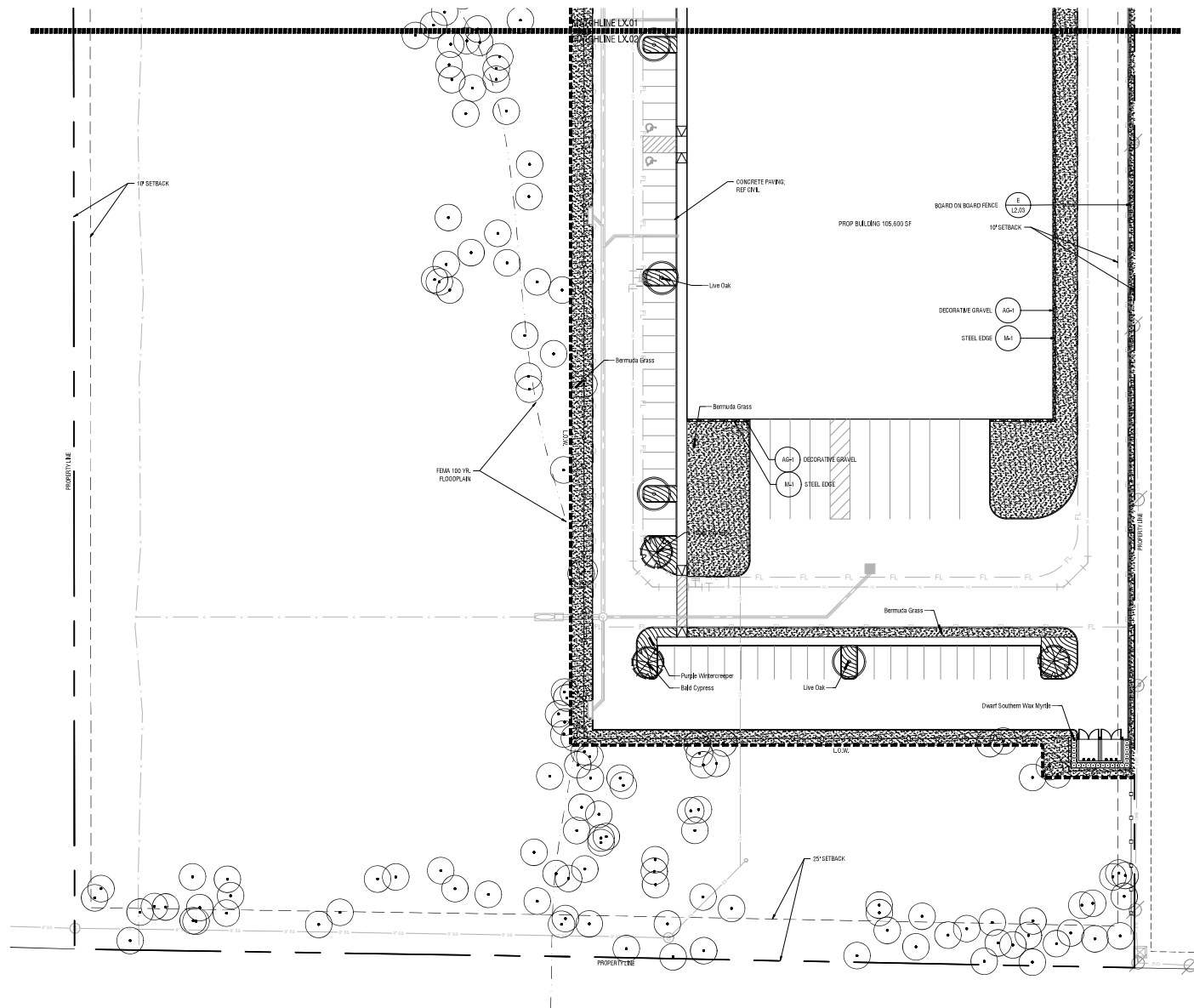
STEALTH BTS
 WYLE, TEXAS
 PREPARED FOR
 ARCO BUSINESS SERVICES

PLANTING PLAN

SHEET NUMBER
 L2.01

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINES IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITIONS FOUND ON THE SITE WHICH PROHIBIT INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE UNIFORMED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FRESH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
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11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
12. PLANT MATERIAL SHALL BE PROVIDED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTICS OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VEHICULAR AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPPOSITE HEIGHT IF REQUIRED.
13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
14. ALL LIVE STAMBS AND/OR A PROHIBITIVE SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 2" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
15. TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE ABLES, AND FIRE LANES SHALL HAVE A 14' MINIMUM CLEAR TRUNK HEIGHT.
16. CONTRACTOR TO PROVIDE 18 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.



0' 30' 60'
Scale: 1" = 30'-0"

Planting Plan
Scale: 1" = 30'-0"

A

Kimley»Horn
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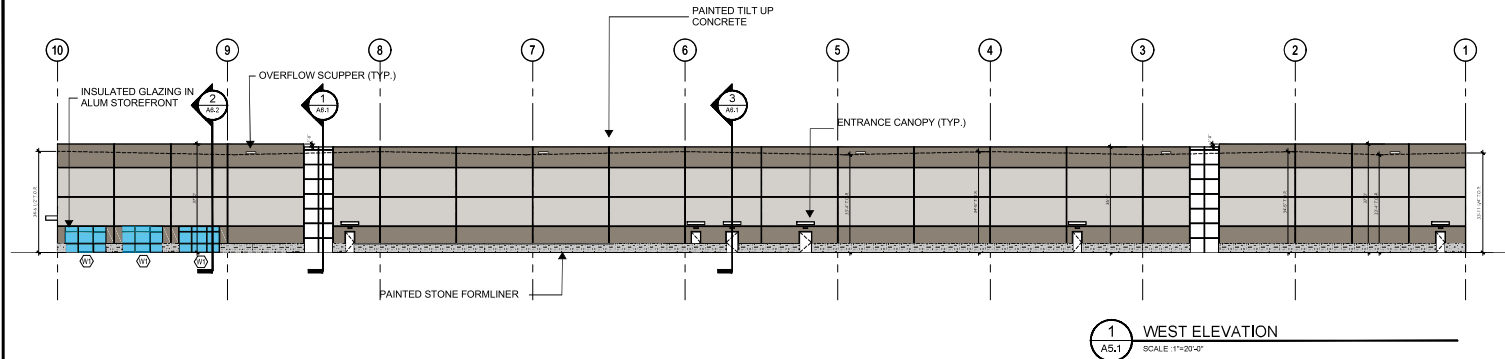


KHA PROJECT
03/07/2023
DATE
FEBRUARY 2023
SCALE: AS SHOWN
DESIGNED BY: HAP
DRAWN BY: HAP
CHECKED BY: CJS

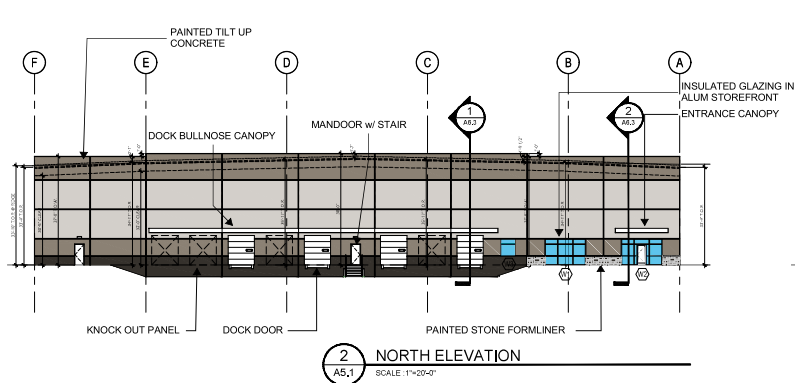
STEALTH BTS
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PLANTING PLAN

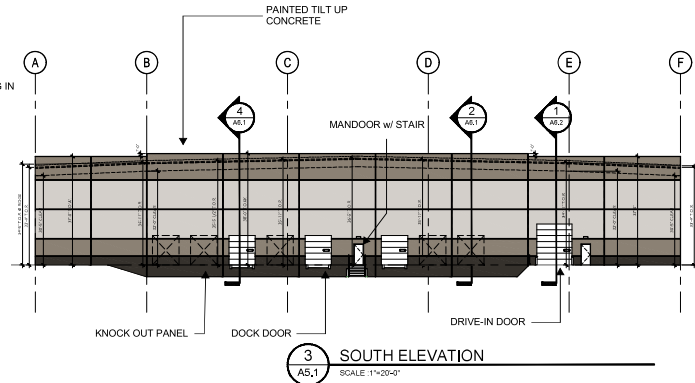
SHEET NUMBER
L2.02



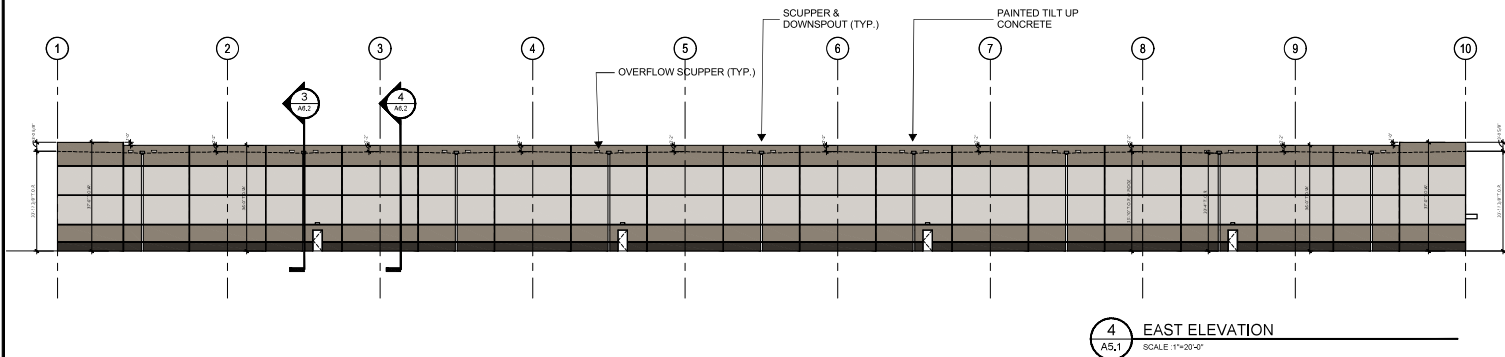
1 WEST ELEVATION
A5.1 SCALE: 1"=20'-0"



2 NORTH ELEVATION
A5.1 SCALE: 1"=20'-0"



3 SOUTH ELEVATION
A5.1 SCALE: 1"=20'-0"



4 EAST ELEVATION
A5.1 SCALE: 1"=20'-0"

ELEVATION KEY NOTES

- 1 TILT-UP CONCRETE PANELS W/ REVEALS (PAINTED). REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
- 2 TILT-UP CONCRETE FLAT PANELS W/ REVEALS (PAINTED) AND FORM LINE. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
- 3 SCHEDULED OVERHEAD DOOR. SEE FLOOR PLANS AND DOOR SCHEDULE FOR ADDITIONAL INFO.
- 4 SCHEDULED DOOR AND FRAME. SEE FLOOR PLANS AND DOOR SCHEDULE FOR ADDITIONAL INFO.
- 5 DOCK STAIR W/ HANDRAILS AND GUARDRAILS (ALL EXPOSED STEEL TO BE GALVANIZED)
- 6 PRE-FINISHED, GALVANIZED METAL GUTTER AND DOWNSPOUTS. SEE ROOF PLAN FOR ADDITIONAL INFO.
- 7 3/4\"/>

CONSULTING ENGINEERS
ARCHITECT
DESIGN BUILDER
PROJECT

ARCHITECT
GMA
STEALTH
SHINING
WILEY, TX

DESIGN BUILDER
ARCO
MURRAY
STEALTH
SHINING
WILEY, TX

CONSULTING ENGINEERS
ARCHITECT
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PROJECT

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STEALTH
SHINING
WILEY, TX

DESIGN BUILDER
ARCO
MURRAY
STEALTH
SHINING
WILEY, TX

CONSULTING ENGINEERS
ARCHITECT
DESIGN BUILDER
PROJECT

ARCHITECT
GMA
STEALTH
SHINING
WILEY, TX

DESIGN BUILDER
ARCO
MURRAY
STEALTH
SHINING
WILEY, TX

JOB NO.: GA1851/6208
PA: DAB
DATE: 02.27.2023

REVISIONS

SHEET NUMBER
A5.1
EXTERIOR ELEVATIONS

Metes and Bounds Description:

Being a tract of land, situated in the R. D. Newman Survey, Abstract No. 660, in the City of Wylie, Collin County, Texas, and being a part of that called 10.85 acre tract of land, described in deed to the Eastern Family Limited Partnership, as recorded in Volume 3444, Page 2281, of the Deed Records, Collin County, Texas (D.R.C.C.T.) and being all of that called 6.52 acre tract, described in deed to Wyle Economic Development Corporation, as recorded under Document No. 201412-000-302690, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described, as follows:

BEGINNING at a 5/8" iron rod found for the northeasterly corner of said 6.52 acre tract, same being in the westerly line of **OLEN KNOLL MOBILE HOME PARK**, an addition to the City of Wylie, as recorded in Volume L, Page 5, of the Map Records, Collin County, Texas (M.R.C.C.T.), same being in the southeasterly monumented line of Aloha Drive;

THENCE South 00°27'28" West, along the common line between said 6.52 acre tract and **OLEN KNOLL MOBILE HOME PARK**, a distance of 1078.00' to a point for corner, being the southeasterly corner of said 6.52 acre tract, same being the southeasterly corner of said **OLEN KNOLL MOBILE HOME PARK**, said corner also being in the northerly line of Lot 1, Block B, of **WOODBINE GOLF CLUB**, an addition to the City of Wylie, as recorded in Volume L, Page 246, M.R.C.C.T., from which a 3/8" iron rod found bears, North 00°22'28" East, a distance of 1.90';

THENCE North 88°29'28" West, along the common line between said 6.52 acre tract and said Lot 1, a distance of 284.12' to a point for corner, being the southeasterly corner of said 6.52 acre tract, same being the southeasterly corner of said 10.85 acre tract, from which a 1/2" iron rod found bears, South 00°22'30" East, a distance of 1.11', and from also which a 5/8" iron rod found bears, North 00°25'28" East, a distance of 2.10';

THENCE along the common line between said 10.85 acre tract and said Lot 1, the following (2) two courses and distances:

1. North 08°29'28" West, a distance of 54.77' to a 1/2" iron rod found for an angle point;

2. North 08°14'43" West, a distance of 285.51' to a 1" iron also found for the southeasterly corner of said 10.85 acre tract, same being the southeasterly corner of a called 10.85 acre tract, described in deed to Larry Van Nelson and wife, Polly H. Nelson, as recorded under County Clerk's File No. 96-003020, D.R.C.C.T.;

THENCE North 00°18'43" East, along the common line between said 10.85 acre (Eastern Tract) and said 10.85 acre (Western Tract), a distance of 820.00' to a point for corner in the southerly monumented line of Aloha Drive, same being in a curve to the left, having a radius of 820.00', a central angle of 39°58'49", and a chord which bears, North 78°11'04" East, a chord distance of 629.02';

Thence along said curve to the left, in a northeasterly direction, passing a 3/8" iron rod found along said arc at a distance of 307.91', and continuing in a straight line, in a northeasterly direction, to a point for corner, being the beginning of a curve to the right, having a radius of 820.00', a central angle of 0°13'37", and a chord which bears, North 58°3'50" East, a chord distance of 27.37';

Thence along said curve to the right, in a northeasterly direction, an arc length of 27.37' to the **POINT OF BEGINNING** and containing 611.58 square feet or 14.030 acres of land, more or less.

SYMBOLS LEGEND

—x—x—	Wire Fence	—W—W—	Water Valve
—W—W—	Wood Fence	—M—M—	Water Meter
—C—C—	Chain Link Fence	—F—F—	Fire Hydrant
—C—C—	Concrete	—IC—IC—	Irrigation Control Valve
—A—A—	Asphalt	—SS—SS—	Sanitary Sewer Cleanout
—L—L—	Light Standard	—SM—SM—	Sanitary Sewer Manhole
—B—B—	Bay/Way/Anchor	—DB—DB—	Storm Drain Manhole
—U—U—	Utility Pole	—G—G—	Gas Meter
—O—O—	Overhead Wire	—D—D—	Gas Valve

General Notes:

1. According to the Flood Insurance Rate Map of the City of Wylie, Collin County, Texas, Map No. 4808500354, Map revised June 02, 2009, and the Letter of Map Revision 08-06-2363P, effective November 25, 2009, the herein described property is located in Zone "X" (unshaded), described by said map to be, "Areas determined to be outside the 0.2% annual chance floodplain" and in Shaded Zone "AL", described by said map to be, "Special Flood Hazard Areas (SFHA) subject to inundation by the 1% annual chance flood, base flood elevations determined" and in Shaded Zone "X", described by said map to be, "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot; or with protruding objects less than 1 square mile; and areas protected by levees from 1% annual chance flood". This flood statement does not imply that the property and/or the structure therein will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall create liability on the part of the surveyor in any way.

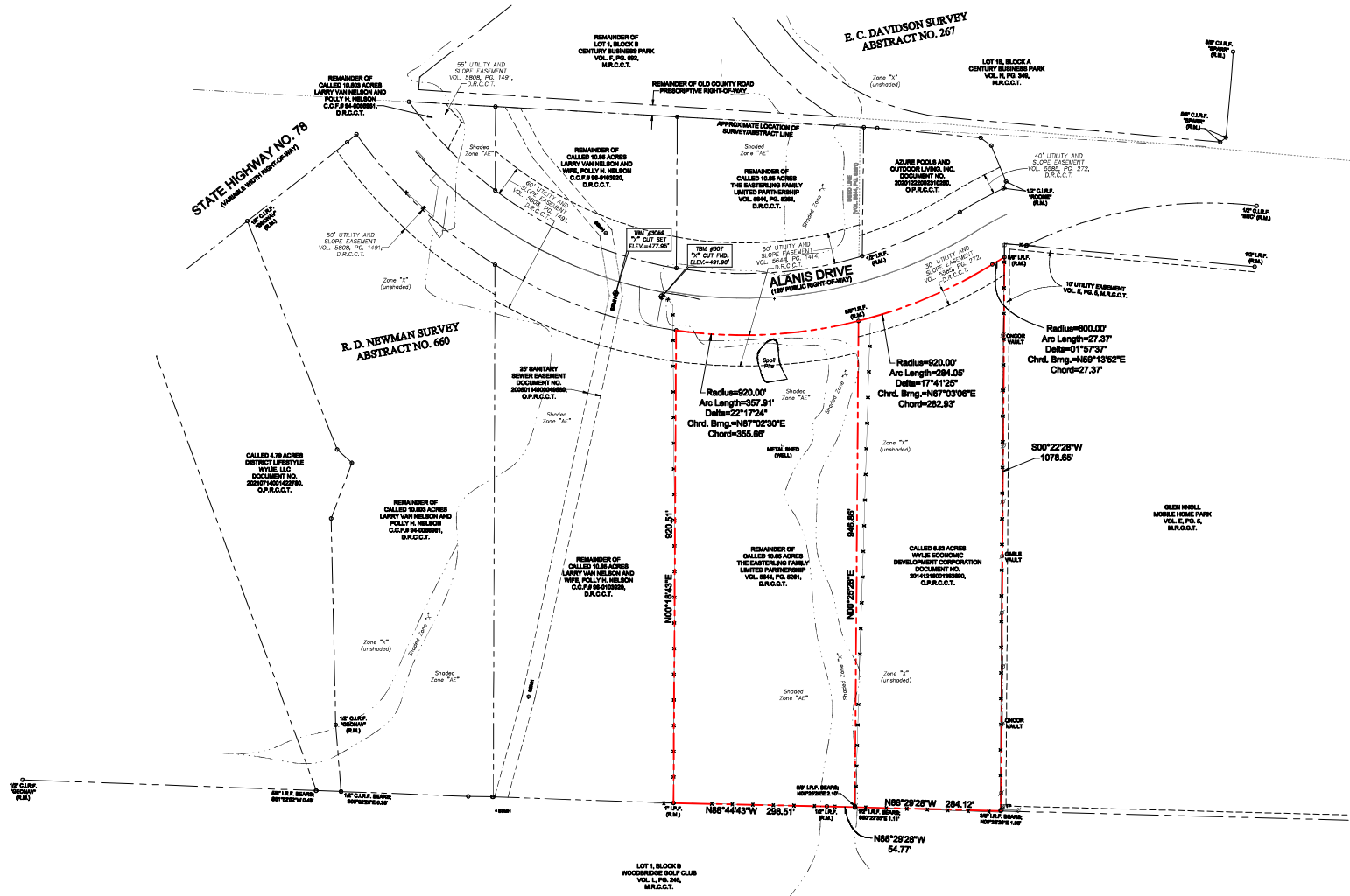
2. The surveyor has relied on the herein described subject deeds with regard to any easements, restrictions, or rights-of-way affecting the above described property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.

3. Bearings, elevations and coordinates (surface) are based on the City of Wylie GPS Monument No(s), 4 and 5. Surface to Goid conversion factor is 0.99983021, at base point 0.0.

Surveyor's Certification:

I, Michael B. Arthur, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plot herein represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There were no visible conflicts found during the time of this survey, except as shown.

DATE: 03/06/2022 SCALE: 1" = 100' DRAWN BY: C.S.H. CHK'D BY: M.B.A. JOB NO.: 2022-0084



ABBREVIATIONS

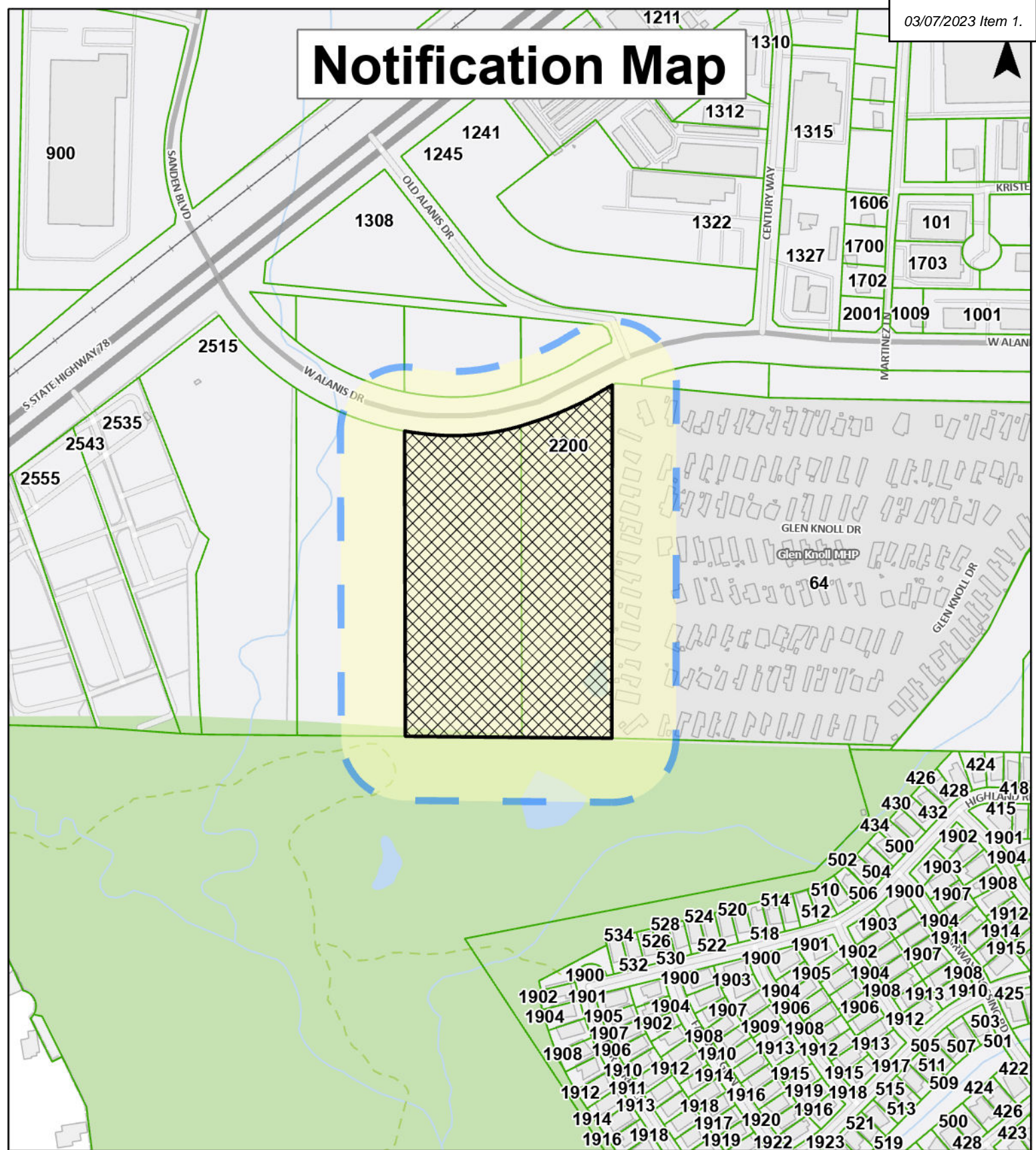
I.R.F. = Iron Rod Found
R.M. = Reference Monument
C.I.R.F. = Capped Iron Rod Found
C.I.R.S. = 1/2" Iron rod with yellow plastic cap stamped "N.T.S. 5888" set
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

**BOUNDARY EXHIBIT
R. D. NEWMAN SURVEY
ABSTRACT NO. 660
CITY OF WYLIE,
COLLIN COUNTY, TEXAS**

**North Texas
Surveying, L.L.C.**

Registered Professional Land Surveyors
1010 West University
Bollinger, TX 75008
Ph. (409) 484-2074 Fax: (409) 484-1997
www.northtexasurveying.com
Firm Registration No. 10076200

Notification Map



ZONING CASE:
ZC 2023-01; Stealth BTS

 SUBJECT property  200 foot Notification Buffer

0 200 400 600 800 1,000 Feet



Date: 2/6/2023



PUBLIC COMMENT FORM*(Please type or use black ink)*

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

☒ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2023-01.
☐ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2023-01.

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

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

Tuesday, March 07, 2023 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
 City Council meeting:

Tuesday, March 28, 2023 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: PHIL TIBBALS (HF TIBBALS ETAL)
 (please print)

Address: OWNERS OF CCAD PROPERTY ID #2592717

Signature: 

Date: 2-15-23

COMMENTS:



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Hold a Public hearing to consider, and act upon a recommendation to the City Council regarding an amendment to Planned Development 2014-28 and a zoning change from Commercial Corridor to Planned Development - Light Industrial (PD-LI) to allow for an expansion of the area where light industrial uses are allowed. Property generally located east of the intersection of Business Way and Commerce Drive. **ZC 2023-03**

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wylie Economic Development Corporation

APPLICANT: Kimley-Horn

The Wylie Economic Development Corporation is requesting to amend Planned Development 2014-28 and expand the area where light industrial uses are allowed from 2.655 acres to 6.805 acres. The property is generally located east of the intersection of Business Way and Commerce Drive on Lots 5-7, Block A of 544 Gateway Addition.

The purpose of the request is to allow for compatible light industrial uses on three lots out of seven lots of the development platted as 544 Gateway Addition. The remaining four lots, Lots 1-4 shall remain with the Commercial Corridor zoning designation.

The Zoning Exhibit (Exhibit C) generally shows the location of the existing PD 2014-28 and proposed area of expansion. The exhibit also provides a conceptual layout of a local lumberyard business that is requesting to relocate to Lot 6, Block A of 544 Gateway Addition. If zoning is approved a site plan and amended plat shall be required.

The Planned Development conditions allow for the area labeled as lumberyard on the Zoning Exhibit (Exhibit C) to be developed with a gravel surface. The conditions shall also permit for no screening to be required along the north border facing the railroad right-of-way.

The uses listed below shall be prohibited:

- Animal Boarding/Kennel without Outside Pens
- Hotel/Motel
- Financial Institution (with or without drive-thru, Alternative)
- Automobile Rental
- Equipment Rental
- Food Processing
- Motor Vehicle Fueling Station
- Truck Machinery & Heavy Equipment Sales, Service or Repair
- Water Treatment Plant, Reservoir or Water Storage
- Industrial (Outside)

- Mini-warehouse (Self-storage)
- Recycling Collection Center

The Future Land Use Plan has the subject property listed as being in the Regional Commercial sector and allows for light industrial uses depending on the compatibility with the surrounding areas. The property is bordered by railroads to the north and east. The properties to the west contain office/warehouse use and church use. The properties to the south contain an office/warehouse use and vacant commercial land owned by the applicant.

Notifications were mailed to 43 surrounding property owners with one responses returned in favor and none in opposition of the request.

Locator Map



ZONING CASE:
ZC 2023-03; 544 Gateway

 SUBJECT property

0 0.1 0.2 0.3 0.4 0.5 Miles

Date: 2/7/2023



544 Gateway

EXHIBIT "B"

Conditions For Planned Development

I. PURPOSE:

The purpose of this Planned Development is to amend Planned Development Ordinance 2014-28 by expanding the area where the listed light industrial uses are allowed.

II. GENERAL CONDITIONS:

1. This Planned Development shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021), except as specifically provided herein.
2. The design and development of the 544 Gateway development shall take place in general accordance with the Zoning Exhibit (Exhibit C).
3. All regulations of the Light Industrial District (LI) set forth in Article 4, Section 4.2 of the Zoning Ordinance (adopted as of April 2021) are hereby replaced with the following:

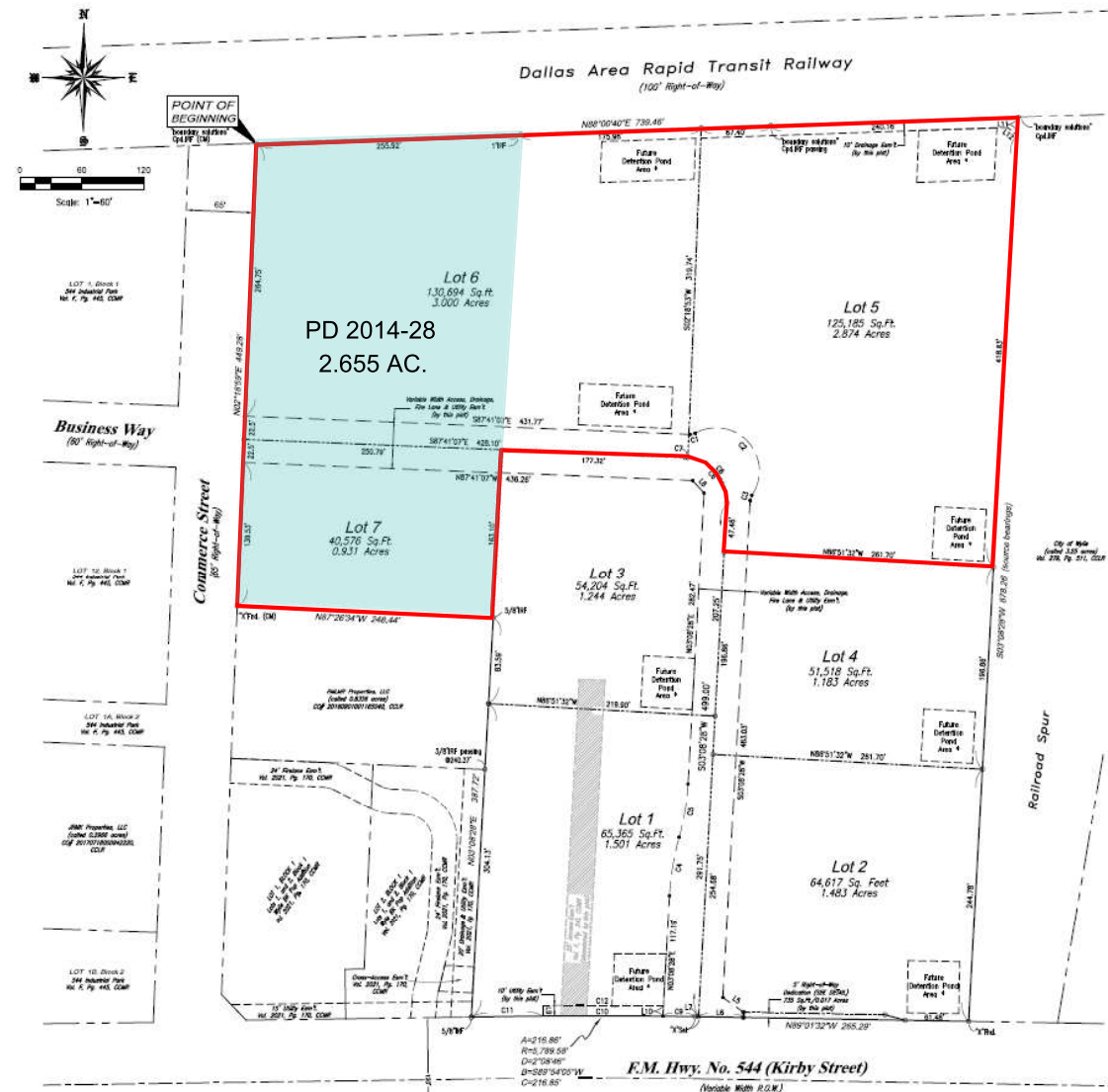
Figure 4-5 – Light Industrial District (LI)	
Height	
Height of Main Structure (feet)	50
Number of Stories	4
Residential Proximity	3 : 1 slope from residential lot line
Building Placement and Coverage	
Front Yard Setback (feet)	25
Side Yard Setback (feet)	10
Rear Yard Setback (feet)	25
Lot Coverage	50 %
Buffering and Screening	
Service and Loading Areas	May face a public street or adjacent residential uses

III. SPECIAL CONDITIONS:

1. The following uses as defined in the Zoning Ordinance shall be permitted as follows on the subject property:
 - a. Contractor's Maintenance Yard with accessory outside storage (Retail, Personnel Service & Commercial or Wholesale, Distribution & Storage) permitted by right.
2. The following uses as defined in the Zoning Ordinance shall be prohibited on the subject property:
 - a. Animal Boarding/Kennel without Outside Pens
 - b. Hotel/Motel
 - c. Financial Institution (with or without drive-thru, Alternative)
 - d. Automobile Rental
 - e. Equipment Rental
 - f. Food Processing
 - g. Motor Vehicle Fueling Station
 - h. Truck Machinery & Heavy Equipment Sales, Service or Repair
 - i. Water Treatment Plant, Reservoir or Water Storage
 - j. Industrial (Outside)
 - k. Mini-warehouse (Self-storage)
 - l. Recycling Collection Center
3. No screening required along the north border along the railroad right-of-way.
4. The area labeled as lumberyard on the Zoning Exhibit (Exhibit C) shall be allowed to be developed with a gravel surface.

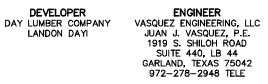
Zoning Exhibit

03/07/2023 Item 2.



Area of Existing PD 2014-28 (2.655 AC.)

Area of Proposed (6.805 AC.)



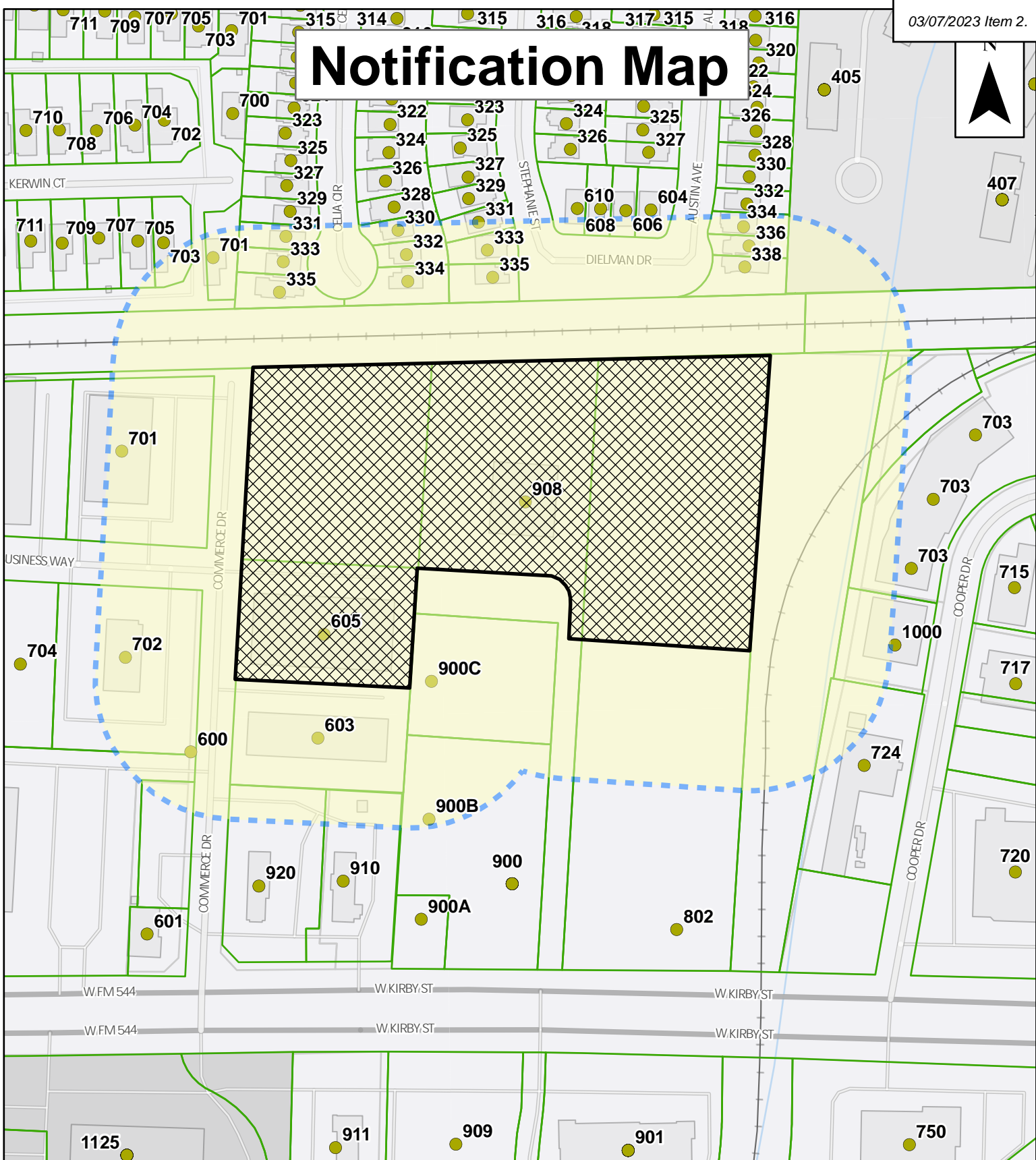
DEVELOPER:
DAY LUMBER COMPANY

1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT INTENDED FOR
CONSTRUCTION, PERMITTING
OR BIDDING PURPOSES
JUAN J. VASQUEZ, P.E.
TEXAS NO. 86052
DATED 01/25/2023
VASQUEZ ENGINEERING, L.L.C.
TX REG. #12206

Designed by:	JUV
Drawn by:	RAM
Checked by:	JUV
603-120425PI SITE PLAN	
Date:	01/30/2022

SHEET
SP1



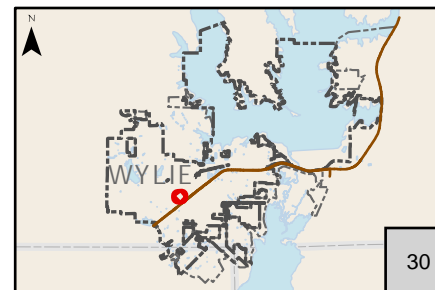
ZONING CASE: ZC 2023-03; 544 Gateway

 SUBJECT property  200 foot Notification Buffer

0 50 100 200 300 400 500 Feet



Date: 2/7/2023



PUBLIC COMMENT FORM*(Please type or use black ink)*

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



I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2023-03.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2023-03.

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

Date, Location & Time of

Planning & Zoning

Commission meeting:

Tuesday, March 07, 2023 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of

City Council meeting:

Tuesday, March 28, 2023 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Daniel S. Ross

(please print)

Address:

703 Cooper Dr.

Wylie, Tx. 75098

Signature:

Daniel S. Ross

Date:

2-27-23

COMMENTS:



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 3

Subject

Hold a Public hearing to consider, and act upon a recommendation to the City Council regarding an amendment to the Browngate Pointe Planned Development 2020-43 to allow for a modification of the construction schedule terms of the townhome/commercial development. Property generally located on the northeast corner of Brown Street and Sanden Blvd.. **ZC 2023-06**

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Browngate Land Investments

APPLICANT: Browngate Land Investments

The applicant for the Browngate Pointe Planned Development 2020-43, generally located on the northeast corner of Brown Street and Sanden Blvd, is requesting an amendment to the construction schedule terms of the planned development.

Zoning for the development was approved in July of 2020. The preliminary plat was approved in December of 2020 and the Final Plat was approved in February of 2023.

The purpose of the request is to change the overall construction schedule to allow for more townhomes to be built before the commercial development is completed. The original PD required that:

1. No residential townhome units shall receive a final inspection/Certificate of Occupancy prior to an approval final foundation inspection by the City of Wylie of the commercial development .
2. No more than 50% of the townhome units shall receive a final inspection/Certificate of Occupancy prior to an approved final framing inspection by the City of Wylie of the commercial development.
3. No more than 85% of the townhome units shall receive a final inspection/Certificate of Occupancy prior to an approved Shell building Certificate of Completion by the City of Wylie of the commercial development.

The requested amendments to the development standards are:

1. No more than 22 of the townhome units shall receive a final inspection/Certificate of Occupancy prior to an approved final foundation inspection by the City of Wylie of the commercial development.
2. No more than 33 of the townhome units shall receive a final inspection/Certificate of Occupancy prior to a final approved shell building Certificate of Occupancy by the City of Wylie of the commercial development.

These amendments would allow 56% of the townhomes to be built before substantial commercial development began as opposed to no allowed townhome development in the original PD. The framing inspection stage is removed and the shell building requirements remain essentially unchanged.

The flat work for the commercial development (Tract 1, Lot 1) is completed.

Additionally, the applicant is requesting the PD be amended to allow for the filing of the Final Plat of the subdivision prior to the reconstruction of the sidewalk on Sanden Blvd. Normally, all public improvements must be completed prior to the

release of the final plat for filing, however, the applicant is asking for an exception in order to delay the sidewalk improvement until some of the townhome lots are sold.

There is currently a sidewalk in place on Sanden that is aged and narrower than current standards.

The request is not altering any of the previously approved design elements of the subdivision . The development remains with 39 residential townhome lots, one commercial lot and nine open space lots.

Notifications were mailed to 14 surrounding property owners with no responses returned in favor or in opposition of the request..

Locator Map



ZONING CASE: ZC 2023-06
Brown Gate Pointe Townhomes
Planned Development Amendment

 SUBJECT property

0 0.1 0.2 0.3 Miles



Date: 2/13/2023



EXHIBIT B**Browngate Pointe****Planned Development Standards****(ZONING CASE 2023-06)****I. Purpose:**

The intent of this planned development district is to allow for a gated townhome neighborhood with commercial uses that provides affordable housing for the community of Wylie.

II. GENERAL CONDITIONS:

- a. This Planned Development shall not affect any regulations within the 2019 Zoning Ordinances except as provided herein.
- b. The residential and commercial tracts (identified as Tract 2 Lots 1-39 and Tract 1 Lot 1, respectively on the Zoning Exhibit) shall be required to be developed concurrently with the following guidelines:
 1. No more than 22 of the townhome units shall receive a final inspection prior to an approved final foundation inspection by the City of Wylie of the commercial development on Tract 1. Lot 1.
 2. No more than 33 of the townhome units shall receive a final inspection prior to a shell building Certificate of Occupancy by the City of Wylie of the commercial development on Tract 1, Lot 1.
- c. All regulations of the Townhome District (TH) set forth in Article 3, Section 3.3 of the Comprehensive Zoning Ordinance (adopted as of 2019) are hereby replaced with the following:

Figure B.1 – Townhome (TH)

Townhome Subdistrict	
Lot Size	
Minimum Lot Area (sq. ft.)	2,950
Minimum End Lot Area (sq.ft.)	3,450
Minimum Lot Width (ft.)	35

Minimum Lot Width of End Lot (ft.)	40
Minimum Lot Depth (ft.)	84.5
Minimum Lot Depth Double Front Lot (ft.)	N/A
Dwelling Regulations	
Minimum Square Footage	1400
Design Standards Level of Achievement	
Yard Requirements – Main Structures	
Minimum Front Yard Setback (ft.)	20
Minimum Side Yard Setback (ft.)	0 for interior, 0 and 5 for Exterior
Minimum Side Yard for Corner Lots (ft.)	15
Minimum Rear Yard Setback (ft.)	25
Minimum Rear Yard Double Front Lots (ft.)	N/A
Maximum Lot Coverage	60%
Height of Structures	
Main Structure (ft.)	40

II. SPECIAL CONDITIONS

1. Maximum number of Townhome residential lots not to exceed 40 lots
2. A tree survey shall not be required and no trees on the property are classified as protected within the tree preservation section 7.6 of the Zoning Ordinance.
3. H.O.A. shall be established to maintain exterior screening wall, private street(s) and other community features.
4. Average lot size shall be a minimum of 3,180 square feet. Lot sizes shall range from a minimum of 2,950 to a maximum of 4,000.
5. The streets, though private, shall conform to all aspects of the City of Wylie Design Standards in place at the time of construction.
6. Garages shall be a minimum of 400 square feet
7. Parkland will not be dedicated. Fees in lieu of dedication based on current parkland fees at the time of Planned Development adoption
8. As part of construction phase, the sidewalk along Sanden Blvd that does not meet city standard shall be rebuilt to match the current City standard

of 5' width meandering. The Final Plat shall be allowed to be filed prior to the sidewalk being rebuilt.

9. Landscape shall be provided around any detention area in order to screen said area from view of a public right of way. The living screen shall consist of bushes, shrubs, trees, or other mutually agreed upon flora, at a minimum of 18" at planting. The HOA shall be responsible for the maintenance of the screening.

III. RESIDENTIAL DESIGN STANDARDS

1. Architectural Standards:

a. Building Bulk and Articulation

In order to avoid large blank facades, variations in the elevation of the residential facades facing the public street shall be provided in both the vertical and the horizontal dimensions. At least 25% of the façade shall be offset of 1 foot either protruding from or recessed back from the remainder of the façade.

b. House Numbers

All Townhome residential units shall have a wall plaque with the resident address accenting/matching the exterior wall material beside the main entry of the dwelling unit.

c. Exterior Façade Material

All Townhome residential units shall have exterior building materials as required by Section 3.4 of the September 2019 City of Wylie Zoning Ordinance and the executed Development Agreement attached to this Ordinance.

d. Exterior Façade – Porches

Each Townhome residential unit shall have a combined total covered front or side entry of 50 square feet of floor area.

e. Exterior Structure – Height

Main Structures shall be a maximum of 40 feet in height.

2. Repetition of Residential Unit Designs

Each building within the Planned Development shall contain either 4 or 5 individually platted attached residential units. Each lot within a single structure shall have a different elevation, but each overall building will be similar.

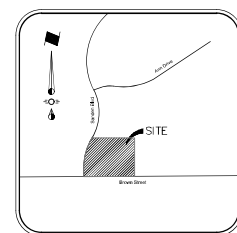
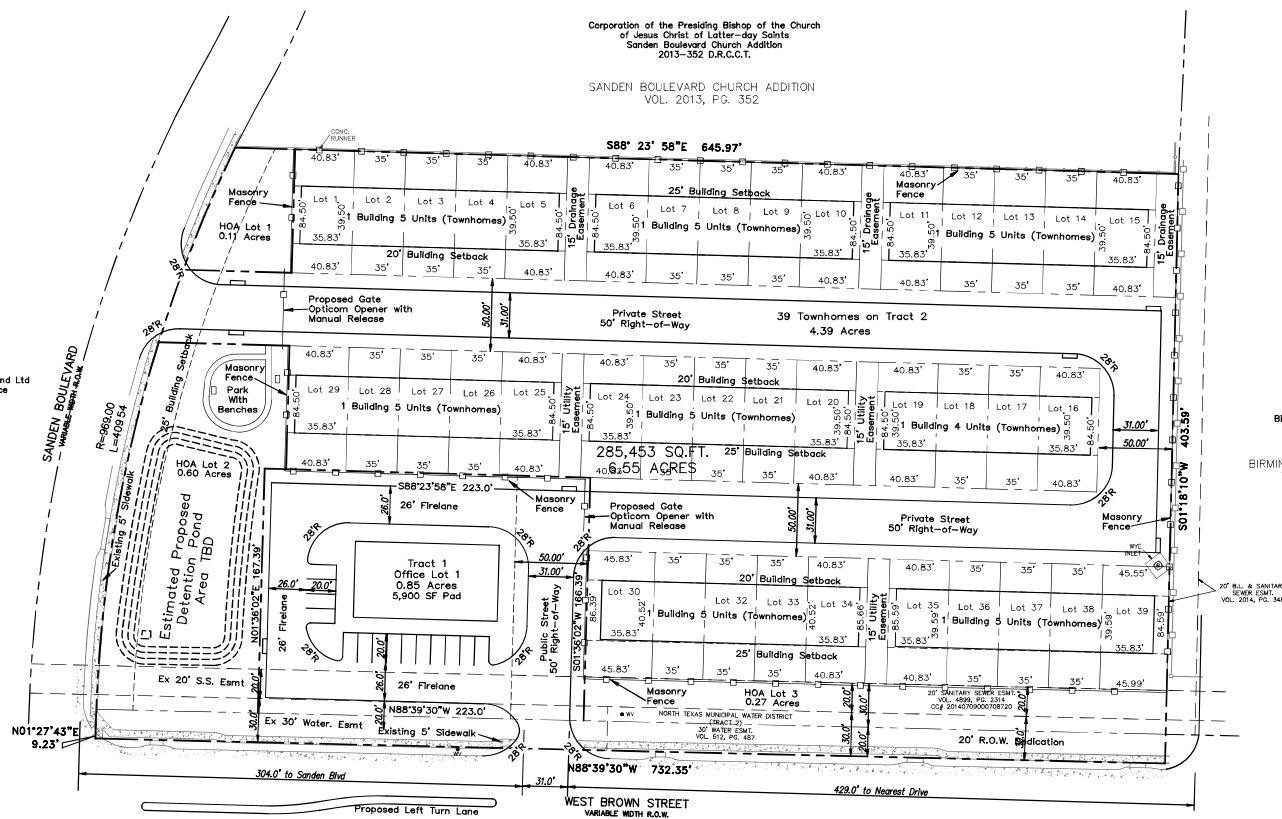
3. Neighborhood Features

- a. This neighborhood shall be enclosed with a combination of masonry and wrought iron fencing.
- b. A landscaped buffer of at least 18 feet in width with a berm of at least three feet in height at a 3:1 slope shall be installed along the Brown Street frontage of Tract 2 (townhome residential lots as shown on Zoning Exhibit).
- c. An automatic sliding gate on each of the two entrances to the proposed private streets to give a gated community secure environment to the Townhome residential units. City services including police and fire protection shall have access to entry for the gates.

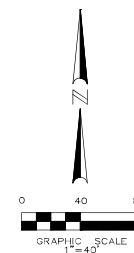
IV. COMMERCIAL DESIGN STANDARDS

- a. Lot 1 of Tract 1 on the zoning exhibit is planned for an approximately 5,900 square feet commercial / office use. The design requirements for this portion of the development shall conform to Article 4 of the 2019 Zoning Ordinance for regulations of development within the Neighborhood Services District.

Birmingham Land Ltd
8000 6000



Vicinity Map



PARC at Wylie
Wylie Apartments LP
Birmingham Farms Phase 10
2014-348 D.R.C.C.T.
LOT 1, BLOCK A
BIRMINGHAM FARMS, PHASE 10
VOL. 2014, PG. 348

SYNOPSIS

Existing Zoning: SF 10/24
Proposed Zoning: PD
Proposed Use: 39 Townhomes & 5,900 sq Office
Lots: 39 Residential Lots
3 HOA Lots
1 Office Lot

Overall Lot Area: 6.55 Acres Gross

Office Lot 1 = 0.85 Acres
Townhomes Lot 2 = 4.39 Acres
HOA Lot 1 = 0.11 Acres
HOA Lot 2 = 0.60 Acres
HOA Lot 3 = 0.27 Acres
ROW Dedication = 0.33 Acres
6.55 Acres

Developers Schedule:
Zoning Change Approval: May 26, 2020
PPA by City Counsel: Jul 14
Civil Approval by City: October 13
SoD: November 15:
FPA: May 15, 2021
Start Vertical Construction: May, 30 2021

ENGINEER:
JP Engineering
00 S Central Expressway
Suite 400
Allen, Texas 75013
David A. Jones, P.E.
Project Manager
Bill Perman
972-467-7505

DEVELOPER:
TAAS Investments, LLC
8700 Stonebrook Parkway, #1265
Frisco, Texas 75034
Tauheed Siddiqui

Townhomes at Browngate Pointe and Shops at Browngate Pointe

6.55 Acres Brown Street & Sanden Blvd
D Williams Survey, Abstract No. 1021
City of Wylie, Collin County, Texas

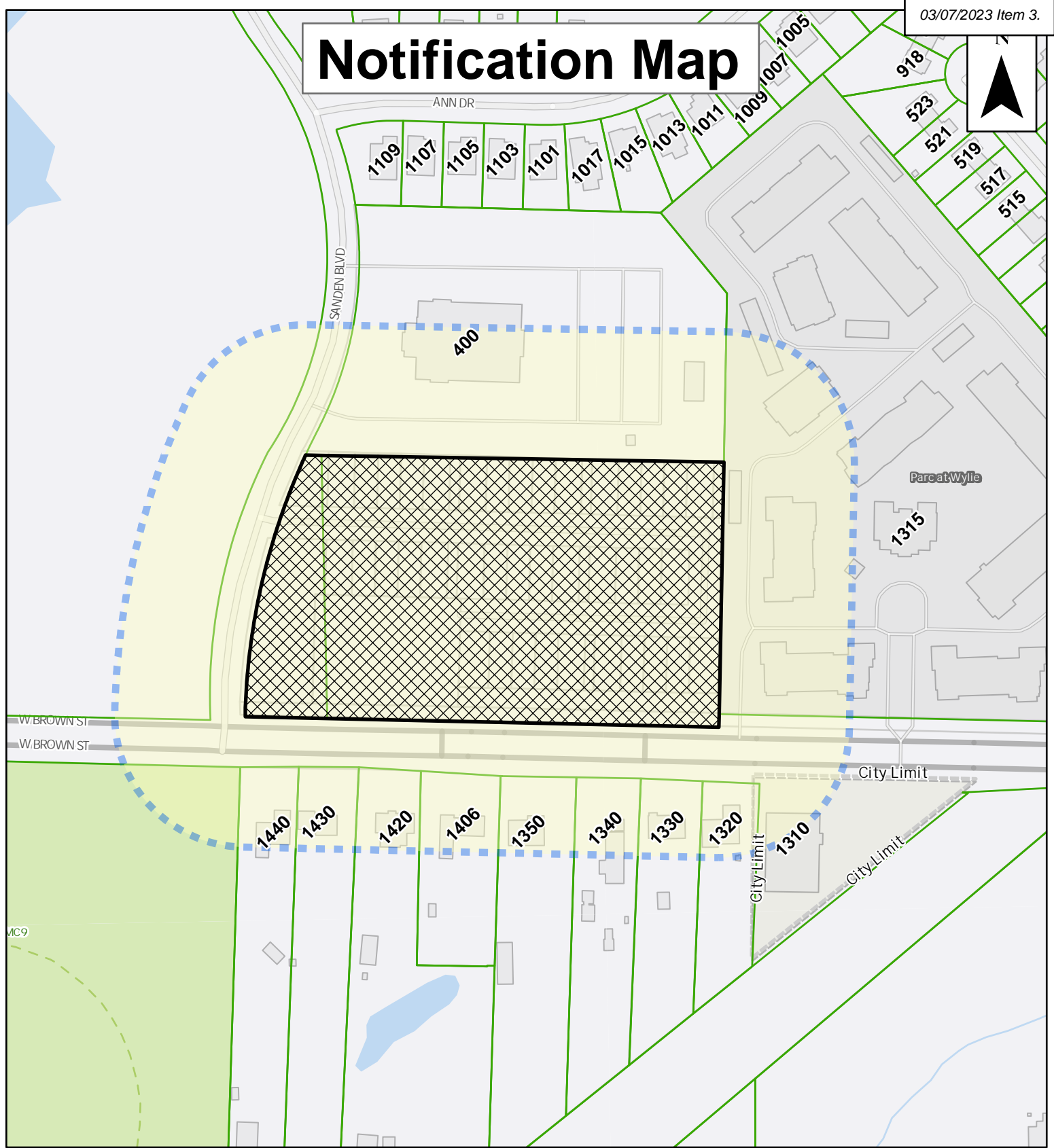
CONCEPTUAL LAYOUT

No.	Date	Revision

Scale: 1" = 40'
File Name: Concept Plan
Date: 04/15/2020
Project No.: 20004

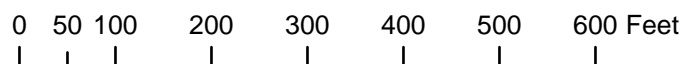
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Notification Map

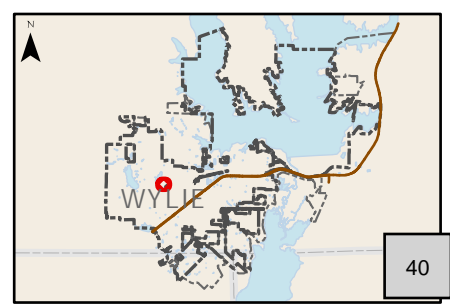


ZONING CASE: ZC 2023-06
Browngate Pointe Townhomes
Planned Development Amendment

 SUBJECT property  200 foot Notification Buffer



Date: 2/13/2023





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: WS - a

Subject

Hold a work session to discuss potential amendments to the Zoning Ordinance regarding uses for smoke shops, smoking establishments, breweries, wineries, distilleries and any other related alcohol requirements.

Recommendation

Direction

Discussion

REMOVE FROM TABLE

Smoke Shops and Smoking Establishments

Currently, the City of Wylie allows Smoke Shops under the General Merchandise Store use category and Smoking Establishments are permitted as a restaurant use with the requirement that food be sold.

The State Local Government Code permits Municipalities from establishing zoning regulations that promote the public health, safety, morals, or general welfare (Sec. 211.001). Staff believes that the City of Wylie is relatively unrestrictive in its allowances related to these uses.

Possible amendments to the Zoning Ordinance include:

- Creating a smoke shop use thereby separating the use from General Merchandise.
- Creating a smoking establishment use, separating it from the restaurant use.
- Proving for zoning categories where those new uses are allowed.
- Including additional provisions for the uses including, requiring the businesses in standalone structures, establishing distance requirements from schools, and requiring Special Use Permits.

Alcohol Uses

While Wylie does have distillery, brewery, and winery uses operating, there are no official uses within the Zoning Ordinance. Additionally, the alcohol regulations are spread out among the different uses within the Zoning Ordinance. Lastly, there is no set procedure for an operator of such an establishment to request exceptions as allowed by state law.

Possible Amendments include:

- Creating uses for distillery, brewery, and winery
- Allowing the uses either by-right, with an SUP, or a combination thereof
- If created, set requirements for the uses such as distance from other uses
- Create a new section of the Zoning Ordinance that deals with the standard requirements of alcohol related businesses.

- Create a formal procedure for the consideration of exceptions.