

# Wylie Planning & Zoning Regular Commission Meeting

April 18, 2023 – 6:00 PM

2nd Floor Conference Room #230 - 300 Country Club Road, Building #100, Wylie, Texas  
75098



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## CALL TO ORDER

## INVOCATION & PLEDGE OF ALLEGIANCE

## COMMENTS ON NON-AGENDA ITEMS

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

## CONSENT AGENDA

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

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

## REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 3R, Block A of Woodlake Village, for a drive-thru restaurant on 1.034 acres. Property generally located at 1804 N State Highway 78.

## WORK SESSION

WS1. Hold a Work Session to discuss a potential change of zoning from Agricultural to Planned Development (PD-Mixed Use) on approximately 24 acres, generally located on the west side of Country Club Road approximately 1200' north of Brown Street.

## ADJOURNMENT

## CERTIFICATION

I certify that this Notice of Meeting was posted on April 14, 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.

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Stephanie Storm, City Secretary

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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 March 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

March 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, Commissioner Jennifer Grieser, Director of Community Services Jasen Haskins, Commissioner Rod Gouge, Commissioner James Byrne, Commissioner Keith Scruggs, Senior Planner Kevin Molina, Engineering Development Manager Than Nguyen, and Secretary Lillian Baker

## INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Butler gave the invocation and Commissioner Byrne led 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.*

No citizens approached the Commissioners.

## 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, minutes from the March 7, 2023 Regular Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 7 creating 113 single family residential lots and five open space lots on 71.635 acres, generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.

## BOARD ACTION

A motion was made by Commissioner Gouge and seconded by Commissioner Grieser, to approve the Consent Agenda as presented. A vote was taken and the motion passed 7-0.

## REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 2A, Block 2 of Oak Retail, for a distillery and event center development on 2.02 acres. Property generally located at 702 N State Highway 78.

## STAFF COMMENTS REGULAR AGENDA ITEM 1

Sr. Planner Molina presented and covered the submitted site plan for the Herman Marshall Distillery. Commissioner Byrne requested further clarification on the initial features, that were presented during the Zoning Commission meeting. Commissioner Gouge also sought further clarification on the location, to which Sr. Planner Molina confirmed the location. Chair Rogers asked if there were any issues with the planning and Sr. Planner Molina stated no issues. The applicant was present, but opted not to approach the commission.

## **BOARD ACTION REGULAR AGENDA ITEM 1**

A motion was made to make a recommendation to approve as submitted by Commissioner Loraine and seconded by Commissioner Gouge. A vote was taken and the motion was passed 7-0.

2. Consider, and act upon, a recommendation to City Council regarding a change in zoning from Commercial Corridor (CC) to Planned Development - Commercial Corridor (PD-CC) on 10.485 acres generally located on the southeast corner of State Highway 78 and Kreymer Lane.

## **STAFF COMMENTS REGULAR AGENDA ITEM 2**

Sr. Planner Molina stated the applicant had submitted a request for a planned development for the land and the purpose would be for a commercial development and also allow for uses that require a Special Use Permit for a motor fueling station, restaurant with drive-thru and convenience store. The PD also prohibits certain uses. The plan development does allow for off-site signage for the commercial development. These lots located to the south can have signage on the front for visibility. Landscaping plans were also covered. The rear lots require 30' street frontage in lieu they have 24' access drives on Kreymer and it was reviewed by City Staff, including the Fire Department and it was determined that it met code with these adjustments. Commissioner Byrne asked if it complies with the future plan and if the pond was adequate, which he stated seemed small for the plan. Chair Rogers raised concern of the dumpsters on the corners on impeding visibility. Staff stated that that would be an item reviewed prior to finalization of the plat. Applicant Matt Moore with Claymore Engineering spoke on behalf of the land owner and developer. He stated that they had run drainage calculations and said the pond provided accurate storage and would continue to work with staff to verify the drainage is adequate. Applicant Moore stated that they would reevaluate and determine the best location for dumpsters.

## **BOARD ACTION REGULAR AGENDA ITEM 2**

A public hearing was opened and two citizens addressed their concerns with the Board. Citizen Sharon Dowdy stated she resides behind the buildings. She stated she was not against the plan but had some concerns she wanted addressed. Drainage is of great concern and stated that flooding is an existing issue and questioned the developers attention to the drainage issue. Citizen Dowdy also addressed concern over the screening and who would be responsible for replacing living screens that die. Citizen Dowdy also addressed traffic concerns and that Kreymer turning on Highway 78 is already an existing problem. Citizen Dowdy is concerned by the increased traffic it will bring. Citizen Dowdy also reiterated the dumpsters and turn lanes that do not currently exist and if those would be completed. Citizen Dowdy asked how binding were the plats and if the medical buildings were binding and questioned the number of medical buildings. In addition, Citizen Dowdy raised concerns over the number of fast food restaurants opening. Citizen Dowdy thanked the commission and yielded the remainder of her time. Citizen John Smyder also resides behind the development and shares the same concerns as Citizen Dowdy. Drainage was of a concern and that proper screening was not being implemented for the project. Citizen Smyder questioned the capacity of the pond as the applicant and previously described. Citizen Smyder also raised concerns over existing foot traffic and the added foot traffic the restaurants will bring. Citizen Smyder also stated he was discouraged by the amount of trash that is increasing on his property from the existing developments and future development. Citizen Smyder thanked the council for their time and yielded the remainder of his time. Chair Rogers closed the Public Hearing.

The Commission brought to attention the water easement. Applicant Moore showed the location of the larger water line easement and stated that it was designed to collect all the developed flow and an outfall will include a smaller pipe to reduce the flow before it outfalls into the system and Kreymer Lane. Applicant stated all the water is

captured before it leaves the property with a slow release. Applicant also stated that the pond will be green space. Commissioner Byrne requested that the fence be discussed. The applicant stated that utilities were limiting them to a softer screen and the living screen would be a combination of hedges and trees. Applicant stated that the traffic concerns would be addressed and will be working with TXDOT to implement those plans. Applicant stated that the property would be a Property Owner Association (POA) and not a Homeowner's Association (HOA). Commissioner Loraine expressed concern over flooding and drainage and whether the City had taken into consideration the impact of the development to the existing neighborhood. Further discussion was made by the Commission to provide examples on the improvements that can be made by developers to the community with the type of drainage that the applicant had previously addressed. The Commission also discussed and clarified that all builds would have to go through the Commission. It was also discussed that the pond and turn lanes would be constructed and functional before the development takes place. No additional persons approached the Commission. Chair Rogers closed the public hearing.

A motion was made by Commissioner Gouge and seconded by Vice Chair Butler. A vote was taken and passed 7-0.

A vote was taken and passed 7-0.

3. Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for a restaurant with drive- thru on 0.7866 acres, property located at 3008 W FM 544 (ZC 2023-04)

### **STAFF COMMENTS REGULAR AGENDA ITEM 3**

Sr. Planner Molina covered specifics of the Special Use Permit for the drive-thru as well as the site plan.. Due to limited space. The Commission requested verification of the address which would Sr. Planner Molina stated it would be investigated and confirmed for the correct address. Engineering Development Manager Than Nguyen addressed the fire access question from the Commission and stated that the Fire Department was consulted during a pre-development meeting and though the space is limited, there are two points of access for the facility.

Applicant Josh Gardner answered questions on the start of Bojangles in North Texas and why Wylie was selected, to which applicant stated that they felt the nuisance would be well accepted in the area. Applicant stated that the escape lane was discussed with staff. Applicant stated the development would include a turn around space and two additional parking spaces dedicated to relieve congestion from the drive-thru. Applicant stated that limited availability of free standing pad sites on FM544 brought them to the selected location.

### **BOARD ACTION REGULAR AGENDA ITEM 3**

A public hearing was opened and no one approached the commission. Chair Rogers closed the public hearing.

A motion was made by Commissioner Byrne and seconded by Commissioner Scruggs. A vote was taken and passed 7-0.

4. Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from Manufactured Home (MH) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for a motor vehicle fueling station with convenience store and car wash on 1.793 acres, property located at 1001 S Highway 78 (ZC 2023-05)

### **STAFF COMMENTS REGULAR AGENDA ITEM 4**

Sr. Planner Molina discussed proposed buildings and car wash structures. Site plans and plats will be presented at a later date. The development is consistent with the land use plan. Commissioner Byrne raised concern of existing tenants on the property. Sr. Planner Molina stated that the property owner has plans to re-development, but is unaware if notices have been provided to the tenants. Commission discussed freezing situations and minimal runoff

of water from car washes. The applicants were present and approached the Commission. Devon Ferris and Kenan Mackey and stated that arrangements were made with existing tenants by the seller of the property. Mr. Ferris stated that the majority of the water is captured on property and should not be of concern. Mr. Ferris also stated that the convenience store would not be open 24/7, but it was his understanding that the gas pumps would be 24/7. Mr. Mackey addressed the Commission's concerns on screening and Staff reiterated that the site plan would address screening. The Commission discussed that a loading zone with roller doors have to be screened from the street. Mr. Ferris stated a live screen would be included in the exit area of the car wash that would be in compliance. Commission addressed noise ordinances that would exist due to current zoning, which the development is next to a residential area.

#### **BOARD ACTION REGULAR AGENDA ITEM 4**

A public hearing was opened and no one approached the commission.. Chair Rogers closed the public hearing.

A motion was made by Commissioner Gouge with an amendment to signage and landscaping that will be added. The motion was seconded by Commissioner Grieser.

A vote was taken and passed 7-0.

#### **ADJOURNMENT**

A motion to adjourn was made by Commissioner Gouge and seconded by Commissioner Grieser. A vote was taken and passed 7-0. The meeting was adjourned at 7:02PM

*Bryan Rogers, Chair*

ATTEST

*Lillian Baker, Secretary*



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning

Item Number: 1

Prepared By: Kevin Molina

### Subject

Consider, and act upon, a Site Plan for Lot 3R, Block A of Woodlake Village, for a drive-thru restaurant on 1.034 acres. Property generally located at 1804 N State Highway 78.

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: Wylie Shops by Slate & Business Park**

**APPLICANT: Cross Engineering**

The applicant is proposing to develop a 2,020 sq.ft. Starbucks drive-through restaurant on Lot 3R, Block A of Woodlake Village. Property located at 1804 N State Highway 78 within the Slate Commercial Planned Development (PD 2022-38). The proposed use is allowed by right per the Planned Developments design standards.

The development provides 28 parking spaces with two being ADA accessible. The site shall provide a sidewalk along State Highway 78 with a crosswalk for pedestrian access to the main structure. The site provides 24% of landscaping with landscaping along the frontage and sides of the property. A dumpster enclosure is provided at the rear of the property. The exterior facade of the structure contains brick veneer, EIFS, wood cladding, and metal canopies.

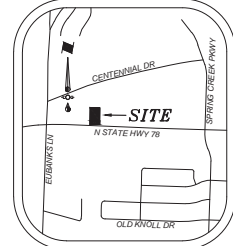
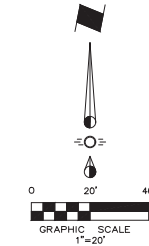
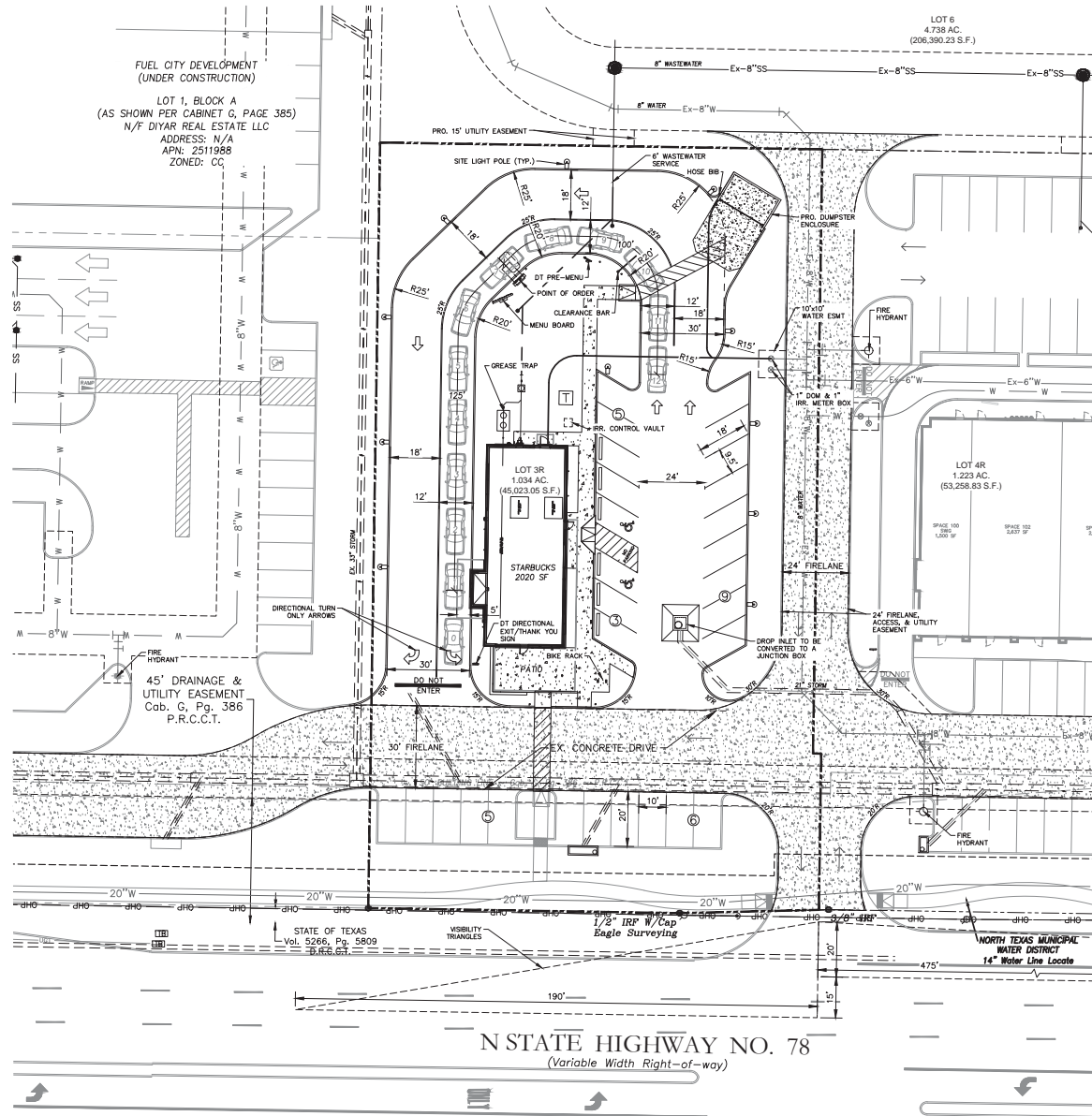
Access to the site is provided by a 30' Firelane that connects to State Highway and to the adjacent lots to the east, west and north. The drive-through configuration is in compliance with vehicle stacking requirements and provides two lane drive-through aisles for peak hours.

The development is in compliance with the design standards of the approved Planned Development (PD 2022-38) and of the Zoning Ordinance.

The Final Plat for the development was approved in October of 2022.

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.





- LEGEND**
- Existing Firelane
  - Proposed Sidewalk
  - BFR Barrier Free Ramp

SITE DATA TABLE	
LOT SIZE	LOT 3R
	1.034 ACRES
	45,023.05 SF
ZONING	PD 2022-08
LANDSCAPE AREA	15,069 SF
	33.47%
BUILDING HEIGHT	20'
USE / BUILDING AREA	
COMMERCIAL	2,020 SF - 100%
BUILDING COVERAGE	4.49%
REQUIRED PARKING	
COMMERCIAL (1 PER 200 S.F.)	11 SPACES
PARKING PROVIDED	
LOT 3 PARKING PROVIDED	28 SPACES
HANDICAP REQUIRED	2 SPACES
HANDICAP PROVIDED	2 SPACES

\* PARKING PROVIDED TOTAL INCLUDES HC PARKING

#### CITY BENCHMARK USED FOR CONTROL

CM 1 = Standard City of Wylie monument located on the north side of State Highway No. 78 near the east entrance drive for the City of Wylie Municipal Complex at 2000 State Highway No. 78 North. Being 79.7' west of the edge of the east concrete entrance drive, 23.2' south of a 10' wide concrete drive and 76.1 feet north of the edge of asphalt of State Highway No. 78 North. Elev. = 530.294

#### SITE BENCHMARKS

BM-1 = "X" in northwest corner of concrete curb inlet on the north side of Centennial Drive and 55'± north of northwest corner of the subject property. Elev. = 532.90

BM-2 = 1" Aluminum Disk on the northwest corner of concrete curb inlet on the north side of State Highway No. 78 and 98'± west of the southeast corner of the subject property. Elev. = 532.67

Issue Dates:	Revision & Date:
1	1
2	2
3	3
4	4
5	5
6	6

**CROSS ENGINEERING CONSULTANTS**  
1720 W. Virginia Street  
McKinney, Texas 75069  
Phone (972) 562-4409  
Fax (972) 562-4471  
Contact: Jon David Cross, P.E.  
JDC@CROSSENGINEERING.COM

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JON DAVID CROSS, P.E. NO. 82618 ON 4/3/23. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN		Sheet No.
WYLIE STARBUCKS BY SLATE		SP
WYLIE SHOPS BY SLATE & BUSINESS PARK, LLC, WYLIE, TEXAS		Project No. 23012

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

**SURVEYOR:**  
Ringley & Associates  
701 S. Tennessee St.  
McKinney, TX 75069  
Phone (972) 542-1266  
Fax (972) 542-6882  
Contact: Lawrence Ringley

**APPLICANT/DEVELOPER:**  
WYLIE NEIGHBORHOOD SHOPS BY SLATE, LLC.  
5729 LEBARON RD. #144589  
FRISCO, TX 75034  
Phone (469) 438-1905  
Contact: SAHIL KUMAR  
SAHIL@SLATECOMMERCIAL.COM

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

WYLIE STARBUCKS BY SLATE

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
11	⊗	DWARF BURFORD HOLLY	Ilex cornuta 'Burfordii nana'	3 gallon, 20"-24" H, 18"-20" spread, full, bushy specimen
25	⊗	SIBBINE LIGUSTRUM	Ligustrum sinense 'Sibbini'	3 gallon, 18"-20" H, 18"-20" spread, full, bushy specimen
22	⊗	BORDEAUX DWARF YAUPOIN HOLLY	Ilex cornuta 'Bordeaux'	3 gallon, 17"-21" H, 10"-12" spread, full, bushy specimen
24	⊗	BRAKE LIGHTS RED YUCCA	Hesperaloe parviflora 'Purpurea'	3 gallon, 10"-12" H, 10"-12" spread, full, bushy specimen
11	⊗	PINTER GREEN BOXWOOD	Buxa sempa 'Pinter Green'	3 gallon, 12"-14" H, 10"-12" spread, full, bushy specimen
TURF GRASS / MISCELLANEOUS				
225 S.F.	⊞	TEXAS NATIVE REVER GRASS		2" to 4" size, Gravel to be 4" deep with filter fabric
15,551 S.F.	⊞	S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid seed
220 L.F.	—	RYERSON COMMERCIAL STEEL EDGE		

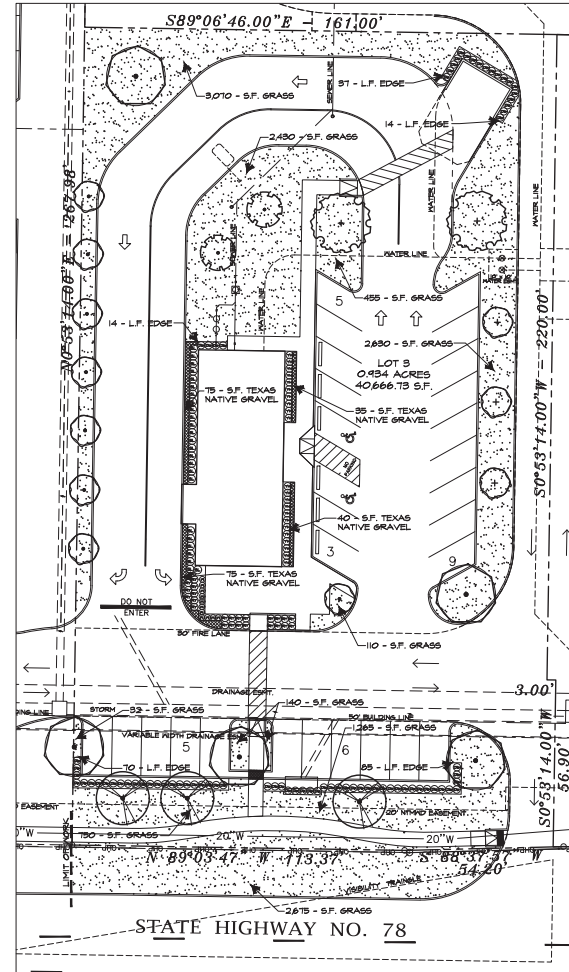
ORNAMENTAL TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
8	⊙	CHEYENNE GRAPE HYDRANGEA	Lagerstroemia indica 'Cheyenne'	7 H, 8' spread min, 50 gallon, 3 Trunk Min, full, bushy tree formed specimen
8	⊙	TUSCARORA GRAPE HYDRANGEA	Lagerstroemia indica 'Tuscarora'	8 H, 8' spread min, 50 gallon, 3 Trunk Min, full, bushy tree formed specimen
2	⊙	SHOAL CREEK VITEX	Vitex agnus-castus 'Shoal Creek'	8 H, 8' spread min, 50 gallon, 3 Trunk Min, full, bushy tree formed specimen

LARGE TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
5	⊙	CEDAR ELM	Ulmus crassifolia	8" caliper, 17'-21" H, 4-6" spread, B&B, straight trunk
2	⊙	CHINCAPIN OAK	Quercus muhlenbergii	8" caliper, 17'-21" H, 4-6" spread, B&B, straight trunk
5	⊙	PISTACHE	Pistacia chinensis	8" caliper, 17'-21" H, 4-6" spread, B&B, straight trunk

WYLIE LANDSCAPE TABULATIONS	
SITE AREA LANDSCAPING	
20% OF THE SITE SHALL BE IN PERMANENT LANDSCAPING	20% OF THE SITE SHALL BE IN PERMANENT LANDSCAPING
TOTAL SITE AREA UNDER DEVELOPMENT	45,025.08 S.F.
20% SITE LANDSCAPE AREA REQUIRED	9,005.02 S.F.
TOTAL SITE LANDSCAPE AREA PROVIDED	10,980 S.F.
PARKING LOT LANDSCAPING	
50 S.F. OF LANDSCAPE AREA FOR EACH PARKING SPACE	50 S.F. OF LANDSCAPE AREA FOR EACH PARKING SPACE
LOT 4 PARKING SPACES PROVIDED	28 SPACES
PARKING LANDSCAPE AREA REQUIRED (28 x 42)	1,176 S.F.
PARKING LANDSCAPE AREA PROVIDED	1,200 S.F.
STREET FRONTAGE LANDSCAPING	
AT LEAST 50% OF THE REQUIRED REQUIRED YARD, EXCLUDING ANY ACCESS DRIVES, MUST BE DEVELOPED AS A 10' MIN. WIDE LANDSCAPE BUFFER. TREES SHALL BE PLANTED ON 50' OR 40' CENTERS DEPENDING ON SPECIES. REQUIRED TREES SHALL BE 8" CALIPER.	AT LEAST 50% OF THE REQUIRED REQUIRED YARD, EXCLUDING ANY ACCESS DRIVES, MUST BE DEVELOPED AS A 10' MIN. WIDE LANDSCAPE BUFFER. TREES SHALL BE PLANTED ON 50' OR 40' CENTERS DEPENDING ON SPECIES. REQUIRED TREES SHALL BE 8" CALIPER.
STATE HIGHWAY 78	16151 L.F.
LOT 3 FRONTAGE L.F.	6 TREES
REQUIRED FRONTAGE TREES (166 / 50 = 3.32)	6 TREES
FRONTAGE TREES PROVIDED	6 TREES
3 CANOPY TREES PUSHED INTO PARKING DUE TO THE NTHWD.	

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

**NTHWD NOTE**  
A. NORTH TEXAS MUNICIPAL WATER DISTRICT (NTHWD) 20 INCH WATER PIPELINE IS LOCATED WITHIN LIMITS OF CONSTRUCTION.  
B. OPERATION OF HEAVY EARTHMOVING EQUIPMENT, CONSTRUCTION EQUIPMENT OR HEAVY CONSTRUCTION EQUIPMENT, SUCH AS CONCRETE TRUCKS SHALL BE RESTRICTED TO SPECIFIC CROSSING POINTS ACROSS NTHWD EASEMENTS AS APPROVED BY THE NTHWD. THE CROSSINGS SHALL BE DESIGNATED AND VERIFIED TO PROVIDE A MINIMUM OF FIVE FEET OF COVER.  
C. TO ASSURE THAT PLACING OF SIGNIFICANT LOADS OVER THE NTHWD PIPELINE DOES NOT DAMAGE THE EXISTING PIPELINE. NO MATERIALS SHALL BE STOCKPILED ON THE NTHWD EASEMENT WITHOUT AUTHORIZATION FROM THE NTHWD. IF THE CONTRACTOR DESIRES TO USE THE NTHWD'S EASEMENT FOR STOCKPILE OF MATERIALS, CONTACT NTHWD ENGINEERS AT (409) 442-5405 SO YOUR PLANS FOR USE OF THE NTHWD'S EASEMENT CAN BE REVIEWED.  
D. A MINIMUM OF 4.5 FEET SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF NTHWD PIPELINE IS REQUIRED. IN ADDITION IF SEPARATION BETWEEN BOTTOM OF PAVEMENT AND TOP OF PIPELINE IS LESS THAN 4.5 FEET, THEN A THICKENED PAVEMENT SECTION IS REQUIRED.  
E. CROSSINGS OF THE NTHWD EASEMENT WITH OTHER UTILITIES, SUCH AS TV CABLE, PHONE, GAS AND ELECTRIC, SHALL BE COORDINATED WITH THE NTHWD TO AVOID DAMAGE TO THE NTHWD FACILITIES.  
F. OUTDOOR LIGHTING, LANDSCAPING, SCREENING WALLS OR OTHER FACILITIES SHALL NOT BE INSTALLED IN THE NTHWD EASEMENTS WITHOUT WRITTEN APPROVAL OF THE NTHWD.  
G. UNLESS OTHERWISE SHOWN OR REQUIRED A MINIMUM OF TWO FOOT CLEARANCE SHALL BE PROVIDED FOR ALL UTILITIES CROSSING THE NTHWD PIPELINES. DIRECTIONAL BORE CROSSINGS REQUIRE A MINIMUM OF FOUR FEET CLEARANCE.  
H. THE CONTRACTOR SHALL CONTACT NTHWD LINE LOCATES AT (409) 442-5404 AT LEAST 48 HOURS PRIOR TO PERFORMING ANY WORK IN THE VICINITY OF THE NTHWD FACILITIES.



Wylie Starbucks By Slate



Landscape Plan

Sheet Number:  
1  
of 12 Sheets

LANDSCAPING  
PART 1 - GENERAL

1. **SCOPE.**
- Provide all labor, materials and equipment for complete installation of landscaping as indicated on the drawings and specified herein.
2. **RELATED WORK SPECIFIED ELSEWHERE:**
- A. Irrigation System
- B. Lawns
- C. Earthwork
- D. General Requirements
3. **QUALITY ASSURANCE:**
- A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.
- B. Plants are subject to inspection and approval by the Landscape Architect. Plants rejected for the work may be inspected and tagged at the growing site before being dug.
- C. Observation of growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site may be rejected.
- D. Employ only qualified personnel familiar with required work.
- E. Off-site topsoil and topsoil on-site Testing (paid by Landscape Contractor).
1. Provide source of off-site soil (if Required For Job by the Owners representative for the purpose of soil investigation).
2. Total volume representative soil samples from areas to be planted.
3. Test soil samples from both sources for pH, alkalinity, total soluble salts, porosity, nutrient content and organic matter.
- F. File Certificate of Inspection of plant material by State and Federal authorities with Landscape Architect, if required by State.
4. **REFERENCE STANDARDS:**
- A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - Plant materials.
- B. Harsh, Third, HTS - Cornell University - Plant nomenclature.
- C. ASTM - American Standard Testing Method - Sharp sand.
5. **PRODUCT DELIVERY, STORAGE AND HANDLING:**
- A. Delivery.
1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Do not deliver materials that can be planted in one day unless adequate storage and watering facilities are available on job site. Storage areas must be protected from weather and theft. The owner will not be held responsible for theft or damage.
3. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heaving in with saw dust or other approved material.
4. Protect during delivery to prevent damage to root ball and/or destruction of leaves.
5. Notify Landscape Architect of delivery schedule 48 hours in advance so plant material may be observed prior to arrival at job site.
6. Remove rejected plant material immediately from site.
6. **JOB CONDITIONS:**
- A. Planting Restrictions.
1. Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice, in no way shall any trees, plants, ground cover or seasonal color obstruct drainage or block a 26" minimum slope away from building.
- B. Utilities.
1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, if required, to minimal possibility of damage to underground utilities.
2. Minimum grade stakes set by others until removal is mutually agreed upon by parties concerned.
3. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.
7. **WARRANTY:**
- A. Warranty for plants and trees shall be for one year after final acceptance. Replace dead materials and missing plants in vegetation. Having contract as soon as needed permits an on notification by Owners Rep. Replace plants, including trees, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.
- B. Replace plants and trees which are dead or severely damaged, at no cost to the Owner. Provide one year warranty on replacement plants. These should be replaced at start of second year and replaced at start of third year. Replace dead trees immediately. Protect irrigation system and other piping conduct or other work during replacement. Repair any damage immediately.
- C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, frost, freeze, insects or diseases.
- D. As the end of the warranty period, existing and dying materials if required shall be removed from the site.
8. **MAINTENANCE:**
- A. Water. Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
- B. Until final acceptance, maintain plantings and trees by watering, cultivating, weeding, weeding, spraying, cleaning and repairing as necessary to keep landscape in a vigorous, healthy condition and rules based areas as required.
- C. A written notice requesting final inspection and acceptance shall be submitted to Landscape Architect or owners representative within seven (7) days prior to completion. At that time owner and Landscape Architect will prepare a final punch list to be reviewed with the landscape contractor.
- D. Following final acceptance, maintenance of plant material will become the Owner's responsibility. The Contractor shall provide Owner with a recommended maintenance program.

2. **PLANTS:**
- A. Quantities. The drawings and specifications are complementary. Anything called out on one and not the other is to be installed in full and called for on both. The plant schedule is an aid to quantities only. Confirm all quantities on plan.
- B. Plants shall be grown in a nursery and shall be delivered to the job site in a container with an even branch distribution, densely foliated and/or balled, and a strong straight trunk between heights and spread. The Landscape Architect will be the final arbiter of acceptability of plants from either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.
- D. Plants shall have a well-developed fibrous root system.
- E. Plants shall be free of physical damage such as scraggy, broken or split branches, scars, bark abrasions, sun scalds, fresh limb cuts, disfiguring knots, or other defects.
- F. Pruning of all trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner.
- G. Plants shall meet the size indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range listed.
- H. Plants indicated "B&B" shall be balled and wrapped. Plants shall be nursery grown vines otherwise specified in plant list. Balls shall be firm, neat, slightly tapered and well tapered. Non-tapered plants shall be firm, neat, slightly tapered and well tapered. Plants shall be delivered to the job site in a container with an even branch distribution, densely foliated and/or balled, and a strong straight trunk between heights and spread. The Landscape Architect will be the final arbiter of acceptability of plants from either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- I. Container grown plants shall be well rooted and established in the container in which they are growing. They shall have grown to the container for a sufficient length of time for growth. They shall have grown the planting medium when taken from the container, but not long enough to become root bound.

2. **SOIL PREPARATION MATERIALS:**
- A. Peat Moss. Commercial sphagnum moss or peat moss.
- B. The mixed soils can be used as long as samples are submitted with written manufacturer's data and laboratory test reports.
- C. Sandy Loam.
1. Fertilize, fertile, dark, loamy soil, free of clay lumps, stones, salts, and other extraneous material and reasonably free of weeds and foreign matter.
2. Physical properties as follows:
- Clay - between 7-21 percent  
Silt - between 38-50 percent  
Sand - less than 52 percent
- D. Sharp Sand. Clean, washed sand, (fine aggregate) ASTM C-88.
3. **COMMERCIAL FERTILIZER:**
- A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight, and guaranteed analysis. Fertilizers with N-P-K analysis other than that specified may be used provided that the application rates per square foot of nitrogen, phosphorus, and potassium is equal to that specified.
- B. Commercial Fertilizer for Planting Beds. Complete fertilizer 5-10-5 element ratio with minimum 5% sulfur and 4% iron plus micro-nutrients.
- C. Controlled-Release Fertilizer planting tablets for tree planting pits, shall be equal to Agriform 32-0-00 planting tablets as manufactured by Terra Chemical Co., Milpitas, California 95028 or approved equal.
4. **MULCH:**
- Bark mulch shall be hardwood mulch chips, ranging in size from 1/4-inch to 1-inch in size, medium fine texture, untreated.

3. **CONDITION OF SURFACES:**
- A. New bed areas will be left within one tenth of a foot of finish grade by other trades. Contractor will be responsible for raking and smoothing of grade.
- B. Existing subgrade upon which work is to be performed. Notify the Landscape Architect or owners representative of unsatisfactory conditions.
4. **SHRUB PLANTING:**
- A. All shrubs to be potted plants. Discard plants hole 8" larger than the width and 1/8" larger than the height. Balled plants with 1/8" soil mix and/or peat moss, 1/8" native soil and 1/8" sand mix.
- B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
- C. Water each plant thoroughly with hoses to eliminate air pockets.
- D. Carefully prune plants to remove dead or broken branches, various tags, and compact soil carefully around each plant ball.
5. **GRASS/COVER PLANTING:**
- A. 1. 2 1/2 inches minimum of thoroughly mixed prepared soil or equal in all planting bed areas as follows:
- 1 part sandy loam  
1 part peat moss  
1 part sharp sand  
Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly.
- B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
- C. Water each plant thoroughly with hoses to eliminate air pockets.
- D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces, and much bed areas 1 inch deep.

6. **TREE PLANTING:**
- A. Stake tree locations for Owners Representative approval prior to digging.
- B. Plant material trees in pits 12-inches larger than the root ball. Plant shade trees in pits two feet greater in diameter than root ball and equal to depth of root ball.
- C. After excavation of tree pits, review water percolation. If tree pit does not drain adequately prepare hole for use with a tree stump. Plant 1/2" solid pipe and cover with gravel. After tree is installed pour water and in a 4" hole.
- D. In the event of any underground construction work or obstructions are encountered in any plant pit excavation work, to be done under this section, alternate locations may be selected by the Landscape Architect. These locations cannot be changed the dimensions shall be removed to a depth of not less than six (6") inches below bottom of root ball and property set at the required. Not, or underground obstructions encountered at the cost of the Landscape Contractor.
- E. Prepare soil for planting by thoroughly mixing two parts sandy loam and one part peat moss or other approved organic matter. If planting soil does not fall within the pH range of 5.5 to 7.0 add lime or sulfur as directed by a soil test to bring soil to the specified pH range.
- F. Backfill tree pits with a mixture of 1/2 prepared soil and 1/2 existing site soil. Lightly tamp over 4" holes to fill all voids and pockets. When pit is 2/3 full, water thoroughly and allow water to soak in. Backfill planting tablets per manufacturer's recommendations. Complete backfilling and form a saucer around the tree.
- G. Completely fill each tree saucer with mulch to a depth of two inches.
- H. Contractor shall keep trees plants until established. During order staking to maintain that plants location shall be at the Contractor's discretion. However, if trees are not planted, the Contractor will be required to dig another stake these trees in a method acceptable to the Landscape Architect at no additional cost to the Owner.
- I. Pruning. Prune trees to preserve the natural character of the plant in a manner appropriate to its particular requirements in the landscape design as directed by the Landscape Architect. In general, remove at least one-third of need by pruning and pruning. DO NOT cut back terminal branches. This nature graft plants heavier than nursery grown plants. Remove sucker growth and broken or badly broken branches.
7. **SEASONAL COLOR PLANTING:**
- A. Balled plants shall be installed to a depth of 3 inches. Soil shall be replaced with 100% Living Earth Technology Complete Mix or equal.
- B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
- C. Water each plant thoroughly with hoses to eliminate air pockets.
- D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces and much bed areas 1 inch deep.
8. **CLEANUP:**
- During work, keep premises neat and orderly including organization of storage areas. Remove trash, including debris, from site daily as work progresses. Keep work areas, preparing beds or planting profits from site daily as work progresses. Keep work areas and driveway free of weeds or debris.

9. **ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS:**
- A. Watering.
1. Water lawn areas immediately after greening operation.
2. Continue watering as required to keep soil uniformly moist to a minimum depth of 4-inches.
3. Be alert to over-watering newly planted grass, particularly in heavy clay soil.
- B. Rerooting/Re-rooting Control.
1. Correct any erosion that may occur during the establishment of grass.
2. Renewed (add) any areas not showing sufficient growth within 3 weeks after initial greening. Continue seeding (loading) until a stand of grass is achieved.
3. A stand of grass will be defined as a uniform cover of actively growing turf.
- C. Mowing/Reed Control.
1. Mow lawn areas weekly until a stand of grass is achieved. Begin mowing when the lawn reaches a height of 3-inches and mow to cut at 2-inches. A minimum of two mowings is required.
2. Mow lawn areas until acceptance, removing all foreign vegetation, either by hoeing or pulling. If approved, herbicide spot treatments may be used.
4. **CLEANUP:**
- During work, keep premises neat and orderly, including organization of storage areas. Remove trash, including debris, from site daily as work progresses. Keep work areas, preparing beds or planting profits from site daily as work progresses. Keep work areas and driveway free of weeds or debris.

10. **END OF LAWN SECTION**

LAWN  
PART 1 - GENERAL

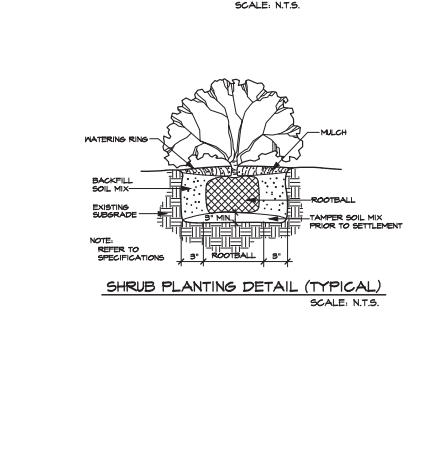
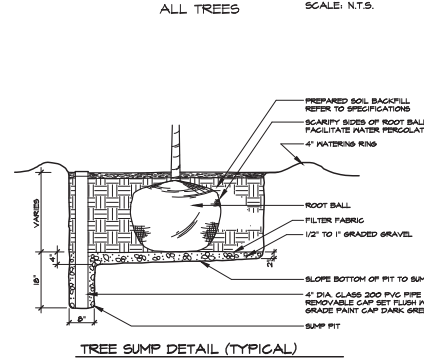
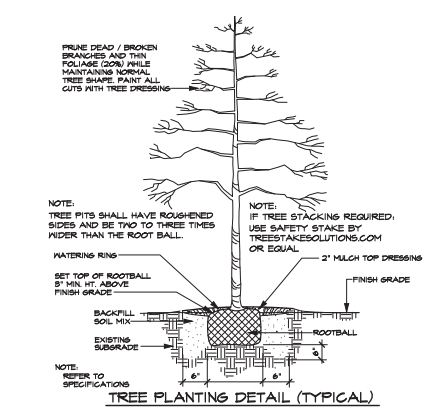
1. **SCOPE:**
- Furnish all labor, tools, transportation materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated by plans and specifications.
- Make any part of the area failing to show uniform cover until a dense lawn is established. The cost of miscellaneous labor and materials for topsoil, seeding, filling, pest control, fertilizing, etc., are not separate pay items and shall be included in the bid price for greening.
2. **RELATED WORK SPECIFIED ELSEWHERE:**
- A. Irrigation System
- B. Landscaping
3. **MAINTENANCE OF GRASS:**
- The contractor shall maintain the grass until final acceptance. Such maintenance shall include spraying, weeding, cultivation, fertilizing, watering, disease and insect control, top dressing, top soaks, plus any procedures consistent with horticultural practice necessary to insure normal, vigorous, and healthy grass.
4. **JOB CONDITIONS:**
- A. Water. Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
- B. Lawn areas will be left within 1/10 of a foot of finish grade by other trades. The grading, raking and smoothing will be the responsibility of the contractor.
5. **SCHEDULE:**
- A. Seeding/hydroseeding - Bermudagrass. Complete only between May 1 to August 31 under favorable conditions. (warm season).
- B. Seeding/hydroseeding - Perennial Ryegrass. Complete only between September 1 to April 30, except at front of projects, as determined by owner under favorable climatic conditions.
- C. Seeding. Seed bermuda between March 15 and September 30. Between October 1 and March 14 overseed seed with Perennial ryegrass under favorable conditions. (use warm season seed and Perennial ryegrass under favorable conditions).
- D. Qualifications. Due to undesirable weather, the above dates may vary however, do not proceed with greening operations beyond these dates without assuming full responsibility for a stand of grass.
6. **ACCEPTANCE:**
- The lawn will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner's Representative.

7. **TOPSOIL:**
- A. (If specified on the plans as a requirement) Fertilize, fertile, dark, loamy soil, free of clay lumps, sub-soil stones, and other extraneous material and reasonably free of weeds and foreign grasses. Topsoil containing deleterious or noxious shall be rejected.
- B. Physical properties as follows:
- Clay - between 7-21 percent  
Silt - between 38-50 percent  
Sand - less than 52 percent
8. **GRASS:**
- A. Bermudagrass. Dense, fine, hulled and broadleaf, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 100 percent.
- B. "Ryegrass" St. Augustine grass. Solid seed, fine, rich, dark green in color, free of foreign grasses, weeds, noxious, cut with a 3/4 inch of heavy clay covering roots. Deliver to site in 12 inch squares or 12 inch wide rolls. Do not stack for more than 24 hours between time of cutting and time of delivery.
9. **FERTILIZER:**
- Fertilizer shall be organic based, uniform in composition, dry and free flowing. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed statement of analysis.
1. First application. 12-12-12 element percentage with minimum 5% sulfur and 4% iron plus micro nutrients.
2. Second application. 9-12-12 element ratio. Nitrogen source to be a minimum 50% slow release organic nitrogen (SCU or UFI) plus minimum 5% sulfur and 4% iron plus micro nutrients.

10. **PREPARATION:**
- A. Scarify lawn areas where excessive compaction is greater than 50% Standard Proctor to a depth of 4-inches by discing or rototilling. Repeat cultivation as required to thoroughly loosen soil.
- B. Lay the base lines of roads and driveway for final grading.
- C. Provide barricades around scarified areas to prevent compaction by construction vehicles.
11. **FINAL GRADING:**
- A. Remove from site and legally dispose of stones 3/4-inch and larger, sticks and other in the exposed dirt.
- B. Provide final grading leaving surface uniform without depressions and obstructions, graded approximately 1-inch below planned.
- C. Secure approval from the Landscape Architect prior to proceeding with greening operation.
12. **HYDROSEEDING:**
- Apply herbicide to remove any remaining weeds. This work is to be performed by a licensed applicator following the manufacturer's recommendations.
13. **FERTILIZER:**
- A. Apply first application with hydramulch at rate of 12 pounds per 1,000 square feet.
- B. Uniformly distribute second application using a rotary type fertilizer spreader 5-4 inches after first application at 12 pounds per 1,000 square feet.
14. **HYDROMULCHING:**
- A. At the time of hydramulch/seeding, soil shall be moist but not muddy, and wind velocity shall not exceed 10 miles per hour. Add water if required to maintain soil.
- B. Hydramulch seed uniformly at the rate of 2 pounds of hydramulch seed per 100 square feet.
- C. Add tackifier to hydramulch mix for slopes 5:1 or greater at the rate of 1 lb per bag of mulch.
- D. Use a 4" x 8" battler board against bed areas.
15. **MISCELLANEOUS:**
- A. Seed uniformly at a rate of 125 pounds of Bermudagrass seed per acre.
- B. Use grass drill, blower seeder, or viking roller.
16. **SOLID SOIL:**
- A. Solid soil. Plant grass by hand, edge to edge with staggered joints. Topdress with sharp sand rolled in carefully to fill joints. Roll to eliminate undulations and provide complete soil contact.
- B. Fertilizing. Fertilize immediately after grass is planted at rate of 4 lbs per 1,000 square foot. Repeat fertilizing at the same rate 3-4 weeks later.

17. **ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS:**
- A. Watering.
1. Water lawn areas immediately after greening operation.
2. Continue watering as required to keep soil uniformly moist to a minimum depth of 4-inches.
3. Be alert to over-watering newly planted grass, particularly in heavy clay soil.
- B. Rerooting/Re-rooting Control.
1. Correct any erosion that may occur during the establishment of grass.
2. Renewed (add) any areas not showing sufficient growth within 3 weeks after initial greening. Continue seeding (loading) until a stand of grass is achieved.
3. A stand of grass will be defined as a uniform cover of actively growing turf.
- C. Mowing/Reed Control.
1. Mow lawn areas weekly until a stand of grass is achieved. Begin mowing when the lawn reaches a height of 3-inches and mow to cut at 2-inches. A minimum of two mowings is required.
2. Mow lawn areas until acceptance, removing all foreign vegetation, either by hoeing or pulling. If approved, herbicide spot treatments may be used.
4. **CLEANUP:**
- During work, keep premises neat and orderly, including organization of storage areas. Remove trash, including debris, from site daily as work progresses. Keep work areas, preparing beds or planting profits from site daily as work progresses. Keep work areas and driveway free of weeds or debris.

END OF LAWN SECTION



Revised For:   
Job No:   
Scale:   
N.T.S.   
Drawn By:   
Date:   
08-31-2023

Issued For:   
CONSTRUCTION   
Job No:   
Scale:   
N.T.S.   
Drawn By:   
Date:   
08-31-2023

Joe D. Grubbs   
Professional Engineer   
No. 1715   
State of Tennessee

Sheet Title:   
L2   
of L2 Sheets

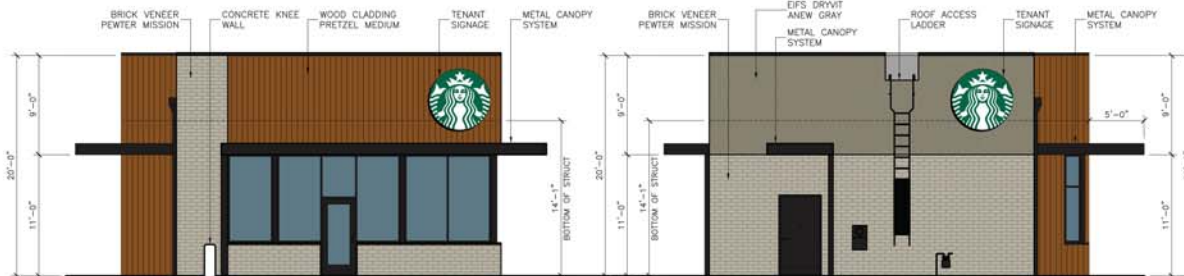




1 - MAIN ENTRY ELEVATION SCALE 3/16"=1'-0"  
(EAST FACING)



2 - DRIVE-THRU ELEVATION SCALE 3/16"=1'-0"  
(WEST FACING)



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

4 - BACK ELEVATION SCALE 3/16"=1'-0"  
(NORTH FACING)



#### CORE PALETTE

\*\* SEND SAMPLES TO STARBUCKS FOR FINAL APPROVAL \*\*

DESIGN ID	MATERIAL	MANUFACTURER	COLOR / DESCRIPTION	FINISH / STYLE
00100	BRICK VENEER	MULTI-MATERIALS	PEWTER MISSION	FLANGED BOND
00101	EIFS	EIFS	COLOR TO MATCH	DRIVE THRU
00102	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00103	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00104	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00105	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00106	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00107	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
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00109	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00110	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00111	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00112	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00113	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00114	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00115	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00116	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00117	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00118	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00119	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00120	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH

#### SUBSTITUTE OPTIONS

00100	BRICK VENEER	NEW YORK BRICK	PEWTER MISSION	FLANGED BOND
00101	EIFS	EIFS	COLOR TO MATCH	DRIVE THRU
00102	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00103	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00104	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
00105	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH
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00120	WOOD CLADDING (IF PALACE & SIGNAGE OF CANOPY)	WOOD CLADDING	COLOR TO MATCH	COLOR MATCH

BUILDING MATERIAL CALCULATIONS BUILDING											
Materials	East Elevation		West Elevation		South Elevation		North Elevation		Totals		
	SF	%	SF	%	SF	%	SF	%	SF	%	
Shells	254	21.73%	425	31.11%	0	0.00%	273	47.98%	952	27.24%	
Brick	489	41.83%	761	55.71%	142	40.57%	296	52.02%	1,788	48.81%	
Wood Cladding	626	53.44%	1360	100.00%	231	59.08%	0	0.00%	1,917	53.95%	
Totals (Excluding Glazing)	1,369	100%	1,366	100%	273	100%	569	100%	3,575	100%	
Materials	South Elevation		North Elevation		West Elevation		East Elevation		Totals		
	SF	%	SF	%	SF	%	SF	%	SF	%	
Glazing/Openings	318	21.28%	119	8.03%	206	54.51%	28	4.69%	669	16.07%	
Total Facade	1,485	21%	1,485	8%	597	35%	597	5%	4,164	14%	

PRELIMINARY DESIGN

SLATE LAND & DEVELOPMENT CO

SLATE LAND & DEVELOPMENT CO

DRAWING ISSUE & REVISION LOG

PROJECT NAME: SLATE SHILL BUILDING  
PROJECT NUMBER: JUNE 22-0085  
PROJECT DESCRIPTION: NEW BUILDING OF ONE STORY SINGLE TENANT BUILDING  
PROJECT ADDRESS: (ADDRESS VALUE LOT 2) NORTH STATE HWY 78, WYLLIE TEXAS

A2.0



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning

Item Number: 1

Prepared By: Kevin Molina

### Subject

Hold a Work Session to discuss a potential change of zoning from Agricultural to Planned Development (PD-Mixed Use) on approximately 24 acres, generally located on the west side of Country Club Road approximately 1200' north of Brown Street.

### Recommendation

Discussion

### Discussion

Property owners and developers are seeking input from the Planning and Zoning Commission for a potential Planned development on approximately 24 acres on the west side of Country Club Road just north of Fire Station #2.

The current proposal includes a mix of commercial uses along Country Club Road on 4 acres of land. Townhome units on 3.8 acres of land along the south side of the property. Single Family detached homes on 15 acres along the northern side of the property. The remaining acreage is for open space, amenities and detention pond areas.

The request provides townhome and residential design standards that are in compliance with the Zoning Ordinance TH and SF 10/24 Zoning guidelines.

The property is located within the Local Commercial and Low Density Residential sectors of the Future Land Use Plan. The property to the south contains Fire Station #2 and the Collin Community College. The property to the north contains the Presidential Estates single family subdivision. The property to the east is Agricultural and the property to the west contains the Wylie Bus Barn and retail with self storage uses.

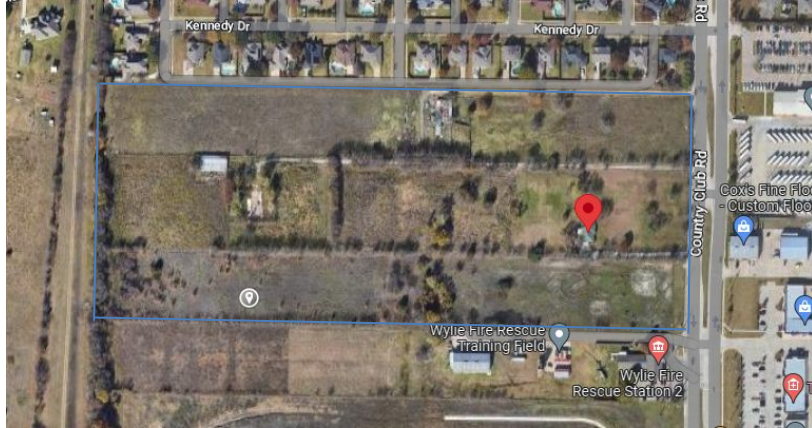
# COLLIN COMPLEX

DEVELOPMENT PROPOSAL  
BY SCOTT RESIDENTIAL, LLC.



Land Area:

**TOTAL LAND: 25.0 AC.**



605 Country Club Rd.  
Wylie, Tx 75098

SINGLE FAMILY HOMES AREA: 15.0 AC.

TOWNHOMES AREA: 3.8 AC.

COMMERCIAL LAND AREA: 4.0 AC.

PLAY AREA: 0.8 AC.

OPEN SPACE AREA: 0.8 AC.

DETENTION POND AREA: 0.6 AC.



# Site Plan:

04/18/2023 Item WS1.





# Birds Eye View:

04/18/2023 Item WS1.



# Zone SF-10/24:

Figure 3-4 - Single Family 10 District (SF-10/24)	
<b>Lot Size</b>	
Lot Area (sq. ft.)	10,000
Lot Width (feet)	75
Lot width of corner Lots (feet)	90
Lot Depth (feet)	100
Lot Depth of Double Front Lots (feet)	120
<b>Dwelling Regulations</b>	
Minimum Square Footage	2,400
Design Standards Level of Achievement	See Section 3.4 Residential Design Standards
<b>Yard Requirements – Main Structures</b>	
Front Yard (feet)	25
Side Yard (feet)	10
Side Yard of Corner Lots (feet)	25
Side Yard of allowable nonresidential use (feet)	30
Rear Yard (feet)	25
Rear Yard Double Front Lots (feet)	45
Lot Coverage	45%
<b>Height of Structures</b>	
Main Structure (feet)	40
Accessory Structure (feet)	14

## 4. Additional Provisions:

- Refer to additional requirements in Article 7, General Development Regulations.
- Non-Enclosed attached patio covers, although an addition to and part of the main structure, shall be exempt from the rear yard setback requirements above. Patio covers shall be allowed to extend into the rear setback no closer than 10 feet from the rear property line provided maximum lot coverage is not exceeded.

## SECTION 3.3 HIGH-DENSITY RESIDENTIAL DISTRICTS

High-density residential uses provide smaller-sized housing for entry-and exit-sized families as well as support business.

### A. Townhouse District (TH)

- Purpose:** The TH district is a single family residential district allowing between 2 and 7 attached houses on individual lots and requiring a minimum lot size of 3,000 square feet. The Townhouse District is intended to provide flexibility for development of properties that are providing open space, preserving natural areas of value, or avoiding areas with environmental hazards.
- Permitted Uses:** See Use Chart in Article 5, Section 5.1.
- Development Standards:** Following are the yard, lot and space requirements for the Townhouse District, including density, height, lot and unit size.

# Zone TH:

Figure 3-5 - Townhouse District (TH)	
<b>Lot Size</b>	
Lot Area (sq. ft.)	3,500 - exterior w/side yards 3,000 - interior w/no side yards
Lot Width (feet)	30
Lot width of corner Lots (feet)	45
Lot Depth (feet)	100
Lot Depth of Double Front Lots (Feet)	120
<b>Dwelling Regulations</b>	
Minimum Square Footage	1,000 - Duplex (2 dwellings) 1,200 - others (3+ dwellings)
Design Standards Level of Achievement	See Section 3.4 Residential Design Standards
<b>Yard Requirements – Main Structures</b>	
Front Yard (feet)	20
Side Yard (feet)	0 for interior 0 or 5 for exterior
Side Yard of Corner Lots (feet)	15
Side Yard of allowable nonresidential use (feet)	NA
Rear Yard (feet)	25
Rear Yard Double Front Lots (feet)	45
Lot Coverage	60%
<b>Height of Structures</b>	
Main Structure (feet)	40
Accessory Structure (feet)	14

## 4. Additional Provisions:

- Refer to additional requirements in Article 7, General Development Regulations.
- Non-Enclosed attached patio covers, although an addition to and part of the main structure, shall be exempt from the rear yard setback requirements above. Patio covers shall be allowed to extend into the rear setback no closer than 10 feet from the rear property line provided maximum lot coverage is not exceeded.

## B. Multifamily District (MF)

- Purpose:** The MF district allows for high density residential development immediately adjacent to shopping and activity centers. The Multifamily District provides for the development of smaller, attached dwelling units on the same lot. Dwellings may be placed in one or more buildings and multiple buildings may be developed on the same lot.
- Permitted Uses:** See Use Chart in Article 5, Section 5.1.
- Development Standards:** Following are the yard, lot and space requirements for the Multifamily District, including density, height, lot and unit size.

# Building Elevations:





# Building Elevations:



# FRONT & BACK ACCESS:





# Building Front:

