

Wylie Planning and Zoning Commission Regular Meeting

October 01, 2024 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and act upon, approval of the meeting minutes from the September 17, 2024 Planning and Zoning Commission meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat being a Replat of Lot 1 & 2, Block E of Regency Business Park Addition Phase 2, creating Lot 1R, Block E of Regency Business Park Addition Phase 2 on 0.5291 acres, located at 2812-2814 Exchange Street.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 1R, Block E of Regency Business Park Addition Phase 2 for the development of a parking lot on 0.5291 acres. Property located at 2812-2814 Exchange Street.
- 2. Consider, and act upon, a Site Plan for Lot 1, Block A of Bufflehead Addition for the development of a battery backup storage use on a total of 8.96 acres. Property located at 3700 Eubanks Lane.

WORK SESSION

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on September 27, 2024 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.



Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Gabby Fernandez

Subject

Consider, and act upon, approval of the meeting minutes from the September 17, 2024 Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes from the September 17, 2024 Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

September 17, 2024 – 6:00 PM

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



CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00pm. In attendance were Chair Joshua Butler, Commissioner Joe Chandler, Vice-Chair Harold Gouge, Commissioner Keith Scruggs, Commissioner Zeb Black and Commissioner Franklin McMurrian. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, Development Engineering Manager Than Nguyen and Administrative Assistant Gabby Fernandez. Commissioner Zewge Kagnew arrived at 6:03pm.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice-Chair Gouge gave the Invocation and Commissioner Black led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

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

No one approached the Commissioners on Non-Agenda Items.

CONSENT AGENDA

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

- A. Consider, and act upon, approval of the meeting minutes from the August 20, 2024 Planning and Zoning Commission meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for College Park. creating 88 lots on 25.037 acres, generally located near 605 Country Club Road.

BOARD ACTION

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

REGULAR AGENDA

1. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.483 acres to allow for a drive-through restaurant use. Property located at 902 W FM 544. (ZC 2024-03).

Chair Butler opened the Public Hearing at 6:06 PM. No one approached the Commission. Chair Butler closed the Public Hearing at 6:07 PM.

BOARD ACTION

A motion was made by Commissioner Black, seconded by Commissioner Scruggs to approve Item 1 as presented. A vote was taken and the motion passed 7-0.

ADJOURNMENT

A motion was made by Commissioner Chandler, and seconded by Commissioner McMurrian, to adjourn the meeting at 6:09 PM. A vote was taken and carried 7 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, 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 Final Plat being a Replat of Lot 1 & 2 , Block E of Regency Business Park Addition Phase 2, creating Lot 1R, Block E of Regency Business Park Addition Phase 2 on 0.5291 acres, located at 2812-2814 Exchange Street.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wylie Peace Center Inc

APPLICANT: GeoNav

The applicant has submitted a Replat to create Lot 1R, Block E of Regency Business Park Addition Phase 2 by combining Lot 1 & 2, Block E of Regency Business Park Addition Phase 2. The property is located at 2812-2814 Exchange Street and is zoned Light Industrial (LI). The original plat for the subdivision of Regency Business Park Addition was recorded in 1987.

The purpose of the Replat is to combine two lots to allow for the development of a house of worship that will use an existing structure located at 2812 Exchange Street. The proposed use is allowed by right with the current zoning of Light Industrial (LI).

This plat is dedicating a 24' fire lane & access easement with access from Exchange Street. Visibility triangle easements are also provided for the entrance from Exchange Street.

The Site Plan for the development is on the regular agenda.

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.

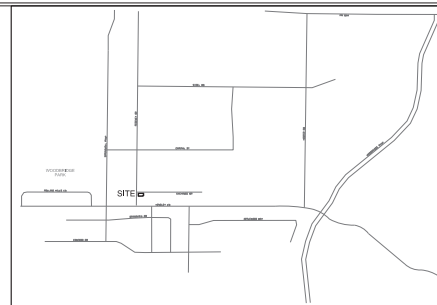
The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

NOTICE: Setting 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.

LINE	DIRECTION	DISTANCE
L1	N 0° 0' 0" W	94.37
L2	N 89° 24' 58" E	34.92
L3	S 0° 0' 0" E	95.34
L4	N 90° 0' 0" W	24.88

LINE	DIRECTION	DISTANCE	RADIUS	DELTA	LENGTH
C1	N 18° 14' 23" W	17.53	28.88	L	36° 28' 47"
C2	S 16° 42' 57" W	16.11	28.88	L	33° 29' 54"

0' 10' 20' 40'
1" = 20'



VICINITY MAP
NOT TO SCALE

SURVEYOR'S NOTES:

- Beating system for this survey based on the Texas Coordinate System of 1983, North Central Zone (4202).
- This survey was prepared without the benefit of a Title Commitment.
- Based upon graphical plotting the subject property is located within Zone "X" (unshaded), being defined as those areas determined to be outside the 0.2% annual chance floodplain, as delineated on Flood Insurance Rate Map, Number 46085C0161, dated June 02, 2009.
- The purpose of this plat is to combine two lots into a single lot.
- No appearance between the height of 2' to 9' may be placed in the visibility triangles.

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, WYLLIE PEACE CENTER, INC. is the Owner of a tract of land situated in the William Schae Survey, Abstract Number 855, City of Wylie, Collin County, Texas, and being at of Lots 1 and 2, Block E of Regency Business park, Phase 2, as recorded in Cabinet G, Page 92 of the Plat Records of Collin County, Texas and being all of that tract of land described in deed to Wylie Peace Center, Inc., as record in Instrument Number 202300049681 of the Official Public records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found for the north end of a corner clip at the intersection of the East right-of-way line of Regency Drive (a 60-foot wide right-of-way) with the south right-of-way line of Exchange Street (a 60-foot wide right-of-way), said corner being on the north line of said Lot 1;

THENCE North 89 degrees 24 minutes 58 seconds East, along the common said south right-of-way line and the north lines of said Lots 1 and 2, a distance of 189.64 feet to a point for corner from which a 1/2-inch iron rod found for witness bears North 58 degrees 27 minutes 33 seconds West, a distance of 0.71 feet, said corner being the common northeast corner of said Lot 2 and the northwest corner of Lot 3 of said Block E;

THENCE South 00 degrees 35 minutes 02 seconds East, along the common east line of said Lot 2 and west line of said Lot 3, a distance of 113.00 feet to 1/2-inch iron rod with a yellow plastic cap stamped GEONAV (hereinafter referred to as "with cap") set for the common southeast corner of said Lot 2 and southwest corner of said Lot 3, said corner being on the north right-of-way line of Hensley Lane (a 60-foot wide right-of-way);

THENCE South 89 degrees 24 minutes 58 seconds West, along the common south line of said Lot 2 and 1 and said north right-of-way line, a distance of 205.30 feet to a 1/2-inch iron rod with cap set for the southwest corner of said Lot 1, said corner being in an intersection of said north right-of-way line with the aforementioned east right-of-way line of Regency Drive;

THENCE North 00 degrees 15 minutes 06 seconds West, along the common west line of said Lot 1 and said east right-of-way line, a distance of 90.00 feet to a 1/2-inch iron rod with cap set for the south end of the aforementioned corner clip;

THENCE North 44 degrees 34 minutes 56 seconds East, along said corner clip, a distance of 21.28 feet to the POINT OF BEGINNING AND CONTAINING 23,049 square feet or 0.5291 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WYLLIE PEACE CENTER, INC., acting herein by and through his (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as LOT 1R, BLOCK E, REGENCY BUSINESS PARK, PHASE 2, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, right-of-way, and other public improvements shown therein. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities dealing to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this ___ day of _____, 20__.

WYLLIE PEACE CENTER, INC.

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of _____, 20__.

City Secretary

City of Wylie, Texas

Notary Public In and for the State of Texas

My Commission Expires On:

Surveyor's Certificate:

KNOW ALL MEN BY THESE PRESENTS:

That I, Joel C. Howard, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

Signature of Registered Public Land Surveyor
Registration No. 6267

STATE OF TEXAS §
COUNTY OF Dallas §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Joel C. Howard, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires On:



LEGEND

O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
D.R.C.C.T. DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS
S.Q.F.T. SQUARE FEET
VOL. VOLUME
R.O.W. RIGHT OF WAY
PG. PAGE
INST. INSTRUMENT
NO. NUMBER

GEONAV
SURVEYING • MAPPING • SCANNING

3410 MIDCOURT RD, SUITE 110 CARROLLTON, TEXAS 75006
SCALE 1"=20' (9/2) 843-2409 PROJECT NUMBER: 3240
TBL'S FRM NO. 10194205

OWNER:
WYLLIE PEACE CENTER, INC.
3107 AMBER WAVES LANE
WYLLIE, TX 75098

DATED: SEPTEMBER 23, 2024 DRAWN BY: LEO

FINAL PLAT
OF THE
REGENCY BUSINESS
PARK ADDITION, PHASE 2
BLOCK E, LOT 1R,
BEING A REPLAT OF
BLOCK E, LOTS 1 AND 2
OF THE
REGENCY BUSINESS
PARK ADDITION, PHASE 2
AS RECORDED IN
CABINET G, PAGE 92
OF
THE PLAT RECORDS
OF
COLLIN COUNTY, TEXAS

SITUATED IN THE
WILLIAM SCHAE SURVEY, ABSTRACT NO. 855
CITY OF WYLIE, COLLIN COUNTY, TEXAS



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Lot 1R, Block E of Regency Business Park Addition Phase 2 for the development of a parking lot on 0.5291 acres. Property located at 2812-2814 Exchange Street.

Recommendation

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

Discussion

OWNER: Wylie Peace Center Inc

APPLICANT: ND & Associates

The applicant is proposing to develop a parking lot to serve a proposed house of worship that is occupying an existing structure located at 2812 Exchange Street. The property is zoned Light Industrial (LI) and allows for the proposed use by-right.

The development is providing 29 parking spaces with two being ADA accessible. No elevations are being provided as the site is the redevelopment of an existing building with no major exterior renovations.

The site is providing 3,102 sq.ft. of landscaping which exceeds the minimum requirement of 2,305 sq.ft. (10%) and includes landscaping along the frontage and around the parking areas. The development shall be required to plant shrubs along the street frontages in lieu of trees due to existing water and sewer utilities that could be impacted by tree plantings.

The Replat Plat for this development is on the consent agenda.

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

FIRE LANE MAINTENANCE NOTE:

1. DESIGNATED FIRE LANE SHALL BE SURFACED WITH MIN. 4500 PSI, SEVEN SACK, #4 @ 18" O.C.E.W 6" CONCRETE WITH 7" LIME TREATED SUBGRADE TO SUPPORT 85,000 LB FIRE DEPARTMENT VEHICLE AND SHALL REMAIN STRUCTURALLY UNAFFECTED BY BAD WEATHER.

2. APPROVED STRIPING SHALL BE PROVIDED AND MAINTAINED FOR THE FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS AND TO PROHIBIT THEIR OBSTRUCTION.

3. 6-INCH WIDE RED STRIPING SHALL BE ALONG THE PERIMETER AND CONTAIN THE WORDS "FIRE LANE NO PARKING - TOW AWAY ZONE" IN 4-INCH HIGH WHITE LETTERS, AT 25 FOOT INTERVALS.

4. IT SHALL BE RESPONSIBILITY OF THE OPERATOR/OWNER OF PREMISES HAVING A FIRE LANE TO MAINTAIN IT IN GOOD CONDITION, FREE OF OBSTRUCTION.

SCHEDULE:

1. SITE PLAN SUBMITTAL: 09/18/2024
2. CIVIL CONSTRUCTION DRAWINGS SUBMITTAL: 10/01/2024
3. CONSTRUCTION START: 12/01/2024
4. CONSTRUCTION END: 03/31/2024

NOTE:

EXISTING SANITARY SEWER SERVICE LINE WILL BE USED. NO NEW SANITARY SEWER SERVICE LINE WILL BE REQUIRED.

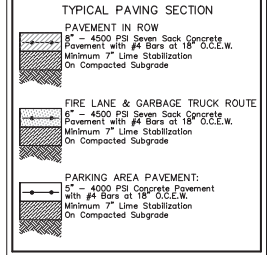
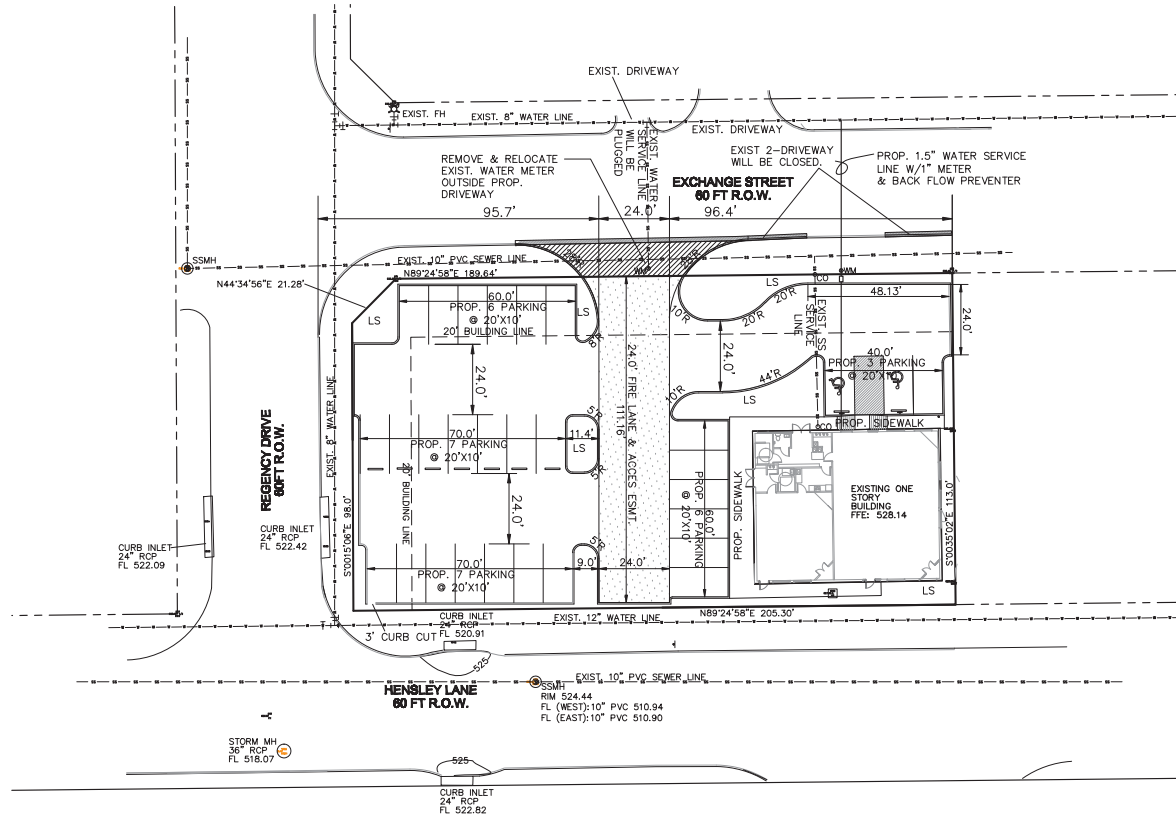
EXISTING WATER SERVICE LINE AND METER WILL BE REMOVED FROM PROPOSED DRIVEWAY AND NEW 1.5" SERVICE LINE WITH 1.0" METER WILL BE INSTALLED.

SITE DATA SUMMARY TABLE

ITEM	
ZONING (from zoning map)	LIGHT INDUSTRIAL (LI)/BUP
LAND USE (from zoning ordinance)	PARKING LOT
LOT AREA (square feet & acres)	23,049 SF ± (0.5291 AC±)
EXIST. BUILDING FOOT PRINT AREAS	3,324.80 S.F.
PARKING	
TOTAL PARKING SPACES REQUIRED : 1 PARKING SPACE FOR 200 SF	
TOTAL PARKING SPACES REQUIRED (3325/200)	17 SPACES
PROVIDED PARKING (# spaces)	28 SPACES
ACCESSIBLE PARKING REQUIRED (# spaces)	2 SPACES
ACCESSIBLE PARKING PROVIDED (# spaces)	2 SPACES



VICINITY MAP
N.T.S.



LEGEND

- | | |
|----------------------------|-------------------------------|
| GT49570 | EXIST. GUTTER ELEVATION |
| CLVT | EXIST. CABLE VAULT |
| WVE | EXIST. WATER VALVE |
| PH | EXIST. FIRE HYDRANT |
| SSMH | EXIST. SANITARY SEWER MANHOLE |
| EXIST. TREE | EXIST. TREE |
| EXIST. FENCE | EXIST. FENCE |
| EXIST. WATER LINE | EXIST. WATER LINE |
| EXIST. SANITARY SEWER LINE | EXIST. SANITARY SEWER LINE |
| EXIST. STORM SEWER LINE | EXIST. STORM SEWER LINE |
| EXIST. CONTOUR | EXIST. CONTOUR |

OWNER
Wylie Peace Center
Contact: Abdul Latif
2812 Exchange St
Wylie, Texas 75098
Ph. 972 877 5537
E-mail: wyliepeacecenter@gmail.com

CIVIL ENGINEER
ND & ASSOCIATES, LLC
Contact: Naim Khan, P.E. CFM
603 Cherry Tree Lane
Wylie, Texas 75098
Ph: 214 533 7181
E-MAIL: naim1207@yahoo.com

SURVEYOR
GEONAV, LLC
Contact: (Joe) Chris Howard, RPLS, PLS (OK)
3410 Midcourt Road, Suite 110
Carrollton, Texas 75006
chris.howard@geo-nav.com
O: 972-243-2409
C: 281-701-3989

LANDSCAPE ARCHITECT
Landscape Design Group
Contact: David L. Garrison
4445 Eldorado Drive
Plano, TX 75093
Ph. 214 668 4163
E-mail: david@planLandscape.com



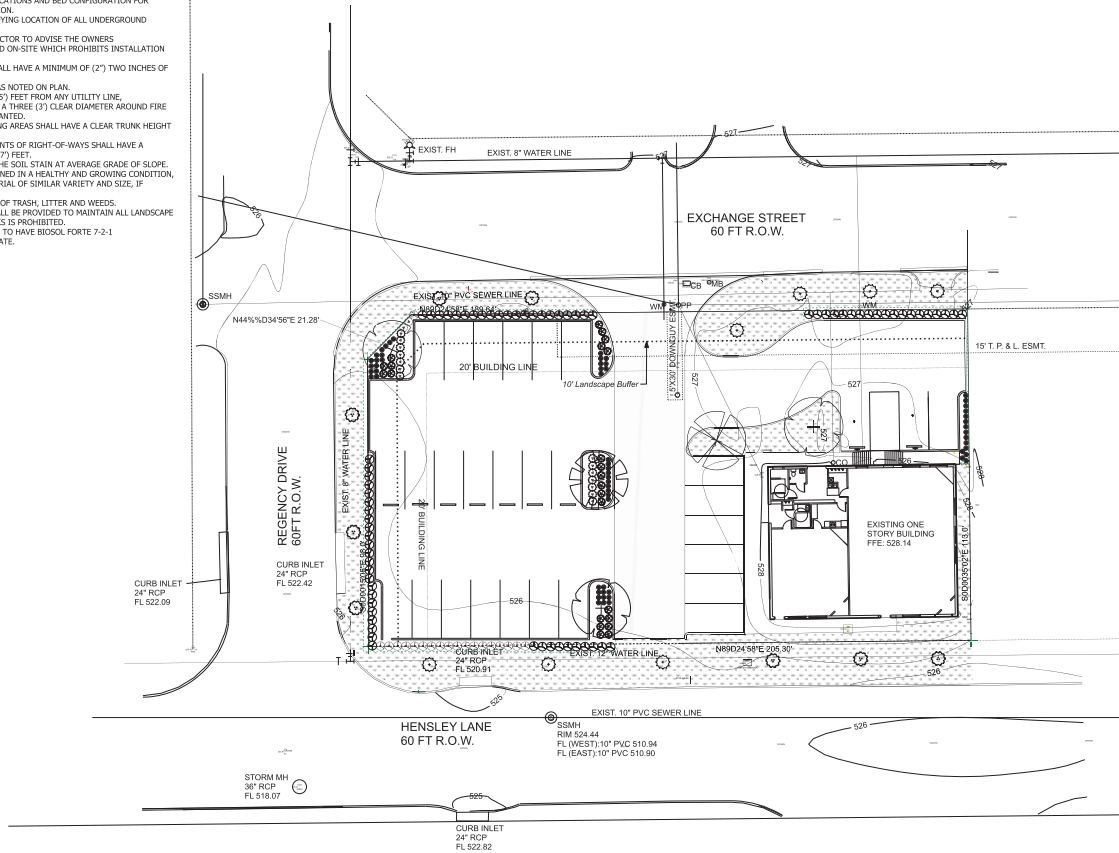
Md. Naim Uddin Khan 9-16-2024
ENGINEER NO. 87776, THESE PLANS WERE
PREPARED UNDER THE RESPONSIBLE SUPERVISION
OF MD. NAIM UDDIN KHAN REGISTERED
PROFESSIONAL ENGINEER
THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY MD. NAIM UDDIN KHAN P.E.
87776

NOTE:
THE PURPOSE OF THIS SITE PLAN IS TO CONSTRUCT A PARKING LOT FOR AN
EXISTING BUILDING

SITE PLAN WYLIE PEACE CENTER REGENCY BUSINESS PARK ADDITION PHASE 2 BLOCK E, LOT 1R WILLIAM SACHSE SURVEY ABSTRACT NO. 835 WYLIE, COLLIN COUNTY, TEXAS 75098 AREA: 23,049 SF/0.5291ACRES	Date : 9/16/2024
	Design : ND
	Draft : ND
	Checked : ND
ND & Associates, LLC 603 Cherry Tree Lane Wylie, Texas 75098 Contact: Naim Khan, P.E., CFM PH: (214) 633 7181 EMAIL: naim1207@yahoo.com FIRM # F - 13340	PROJECT NO : 892-WYL-2024
	SCALE: 1" = 20' C-3

Landscape Notes:

1. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
4. ALL SHRUB AND GROUNDCOVER BEDS SHALL HAVE A MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH.
5. LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLAN.
6. TREES SHALL BE PLANTED AT LEAST FIVE (5') FEET FROM ANY UTILITY LINE, AND OUTSIDE ALL UTILITY EASEMENTS AND A THREE (3') CLEAR DIAMETER AROUND FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.
7. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.
8. TREES OVERHANGING VISIBILITY EASEMENTS OF RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.
9. TREES PLANTED ON SLOPES WILL HAVE THE SOIL STAIN AT AVERAGE GRADE OF SLOPE.
10. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTROYED OR REMOVED.
12. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
13. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
14. ALL HYDROSEEDING AND PLANTING BEDS TO HAVE BIOSOL FORTE 7-2-1 FERTILIZER APPLIED AT MANUFACTURERS RATE.

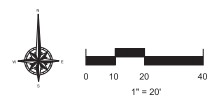


Landscape		
Quantity	Symbol	Description
Annuals-Perennials		
25	⊙	Salvia greggii / Sage, Autumn 3 gallon
Ground Cover-Vines		
8283	⊙	Cynodon dactylon / Bermudagrass Sq. Ft.
59	⊙	Nassella tenuissima / Mexican feathergrass 1 gallon
Shrubs Under 4 Feet		
16	⊙	Abelia 'Shenwood' / Shenwood Abelia 24" Ht. Min.
92	⊙	Ilex cornuta 'Burfordi Nana' / Holly, Dwarf Burford 24" Ht. Min.
7	⊙	Leucophyllum frutescens 'Silverado' / Texas Sage 'Silverado' 15 Gallon
8	⊙	Myrica cerifera / Southern Waxmyrtle 15 Gallon
Trees		
1	⊙	Quercus macrocarpa / Oak, Bur or Mossycup 3 in cal min
4	⊙	Quercus virginiana / Oak, Southern Live 3 in cal min
3	⊙	Ulmus crassifolia / Elm, Cedar 3 in cal min

LANDSCAPE AREA		Total Lot Size - 23,049 Sq. Ft.
Landscape Area Required	10.00%	2,305 Sq. Ft.
Landscape Area Provided	13%	3,102 Sq. Ft.

LANDSCAPE OF STREET FRONTS		1 Tree for each 40 ft. of Required Street Frontage
Frontage Length	514.25 Lin. Ft.	
Landscape Buffer Trees Required	13 Trees	
Landscape Buffer Trees Provided	14 Shrubs	

PARKING LANDSCAPE AREA		50 Sq. Ft. per Parking Space
Total Parking Spaces	29	
Parking Landscape Area Required	1450 Sq. Ft.	
Parking Landscape Area Provided	1495 Sq. Ft.	



DAVID L. GARRISON
Landscape Design Studio
4445 Eldorado Drive
Plano, Texas 75093
214-668-4163
david@PlanLandscape.com

LANDSCAPE PLAN

WOODBRIDGE MASJID
2814 Exchange St.
Wylie TX 75098

REVISIONS:
None

DATE:
3-10-2024

JOB NUMBER:
240310

DRAWN BY:
David G

CHECKED BY:
N/A

SCALE:
1" = 20'

SHEET:
1 of 1



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Consider, and act upon, a Site Plan for Lot 1, Block A of Bufflehead Addition for the development of a battery backup storage use on a total of 8.96 acres. Property located at 3700 Eubanks Lane.

Recommendation

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

Discussion

OWNER: Tracee Belzle Dean

APPLICANT: Black Mountain Energy Storage

The applicant has submitted a site plan application for an amendment to a previously approved site plan for a battery backup storage development located at 3700 Eubanks Lane. The request is being made to allow for a site design layout change due to Black Mountain Energy Storage partnering with esVolta to install more advanced Battery Energy Storage Systems. The packet contains additional information regarding the Battery Energy Storage Systems.

The previous site plan was approved by the Planning and Zoning Commission in August of 2023. The site also has a Special Use Permit to allow for the energy storage use. The zoning was approved by the City Council in July of 2023. (Ordinance 2023-29).

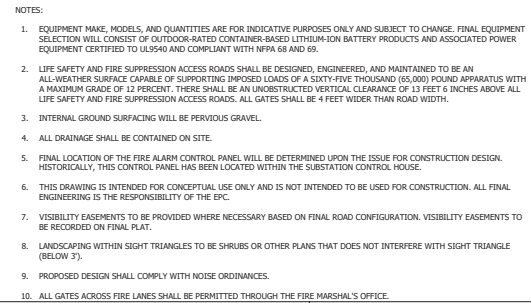
The development provides three points of access from Eubanks Lane with 26' wide fire lanes and fire hydrants throughout the site. Gates are proposed at all entrances to the site and are to be equipped with Knox-box fire department access.

A 20'X25' Service area as depicted on the site plan shall be provided to ensure maintenance vehicles do not block the proposed fire lane. All areas where service vehicles operate shall be required to have a concrete surface.

A 10' wide landscape buffer shall be required along Eubanks Lane and East Brown Street with the development of a 5' meandering sidewalk. The development shall be screened with an 8' board on board wooden fence.

A change with this development is that onsite detention is now being proposed. The areas for detention are labeled as detention basins on the site plan document.

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

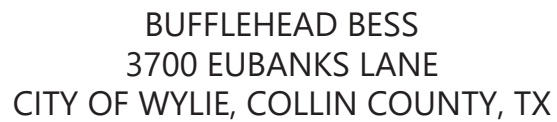


CONSULTANT

Westwood

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Toll Free (888) 937-5150 Houston, TX 77070
westwoodps.com

Westwood Professional Services, Inc.



DATE: 09/16/2024
SCALE: 1"=60'



esVOLTA

INTRODUCTION TO ESVOLTA AND BATTERY ENERGY STORAGE

AUGUST 2024

esVolta: A Top North American Utility Scale Energy Storage Developer



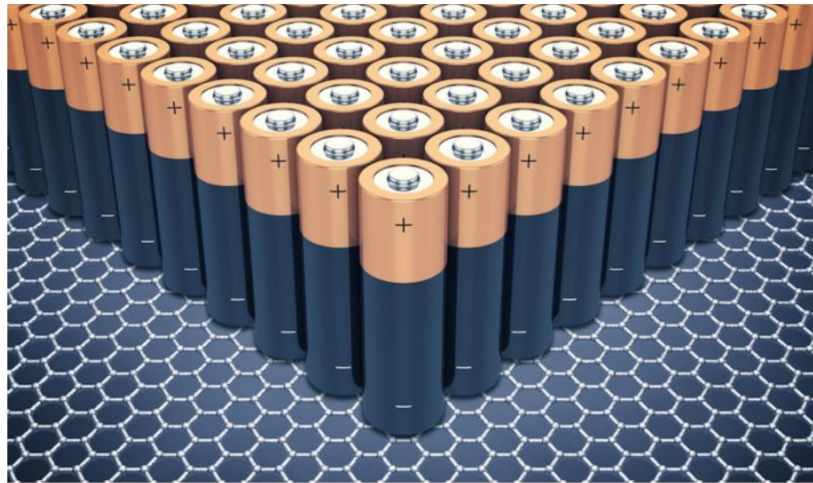
- esVolta is a leading fully-integrated, utility-scale standalone storage IPP with over 7 years of company experience developing, building, owning and operating energy storage assets across the United States
- Wholly-owned subsidiary of Generate Capital, which is a leading sustainable infrastructure company driving the infrastructure revolution. Generate builds, owns, operates and finances solutions for clean energy, transportation, water, waste and digital infrastructure.
- As one of the first U.S. standalone storage developers, we have assembled a portfolio of approximately 30 projects and 24 GWh, including operating, in-construction and development-stage assets diversified across three key markets CAISO, ERCOT and WECC
- esVolta has successfully developed more than 700 megawatts (MWac) of utility-scale energy projects and has secured over \$0.5 billion in capital from leading lenders and investors



Battery Energy Storage - What is it?

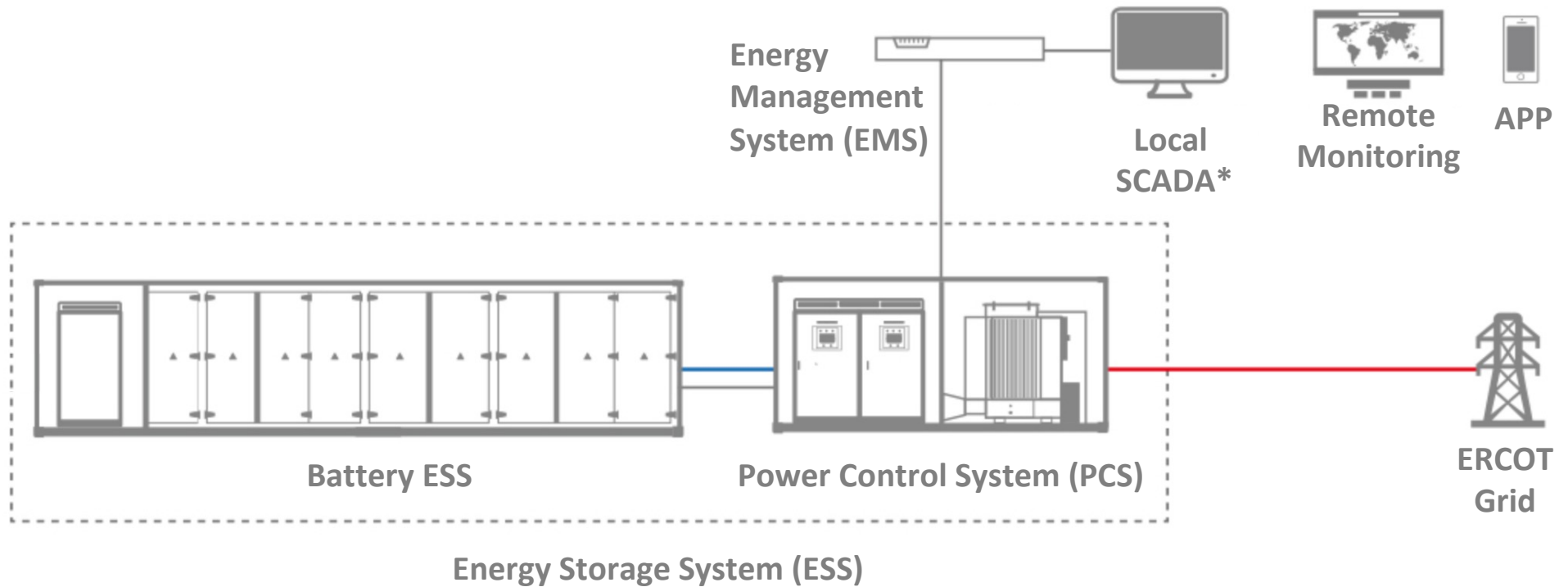
Battery Energy Storage Systems (BESS) utilize lithium-ion batteries, which are used in everyday phones, computers and electric cars, except these larger batteries can electrify homes, businesses and large industrial uses. Energy storage systems will enable energy from renewables, like solar and wind, to be stored and then released when the power is needed most.

Energy storage improves the way power markets generate, deliver, and consume electricity. Energy storage helps during emergencies like power outages from storms, equipment failures, and accidents.



Battery Energy Storage is unique in its ability to balance power supply and demand instantaneously - within milliseconds - which makes power networks more *resilient*, *efficient*, and *cleaner* than ever before.

Major Components of an Energy Storage System

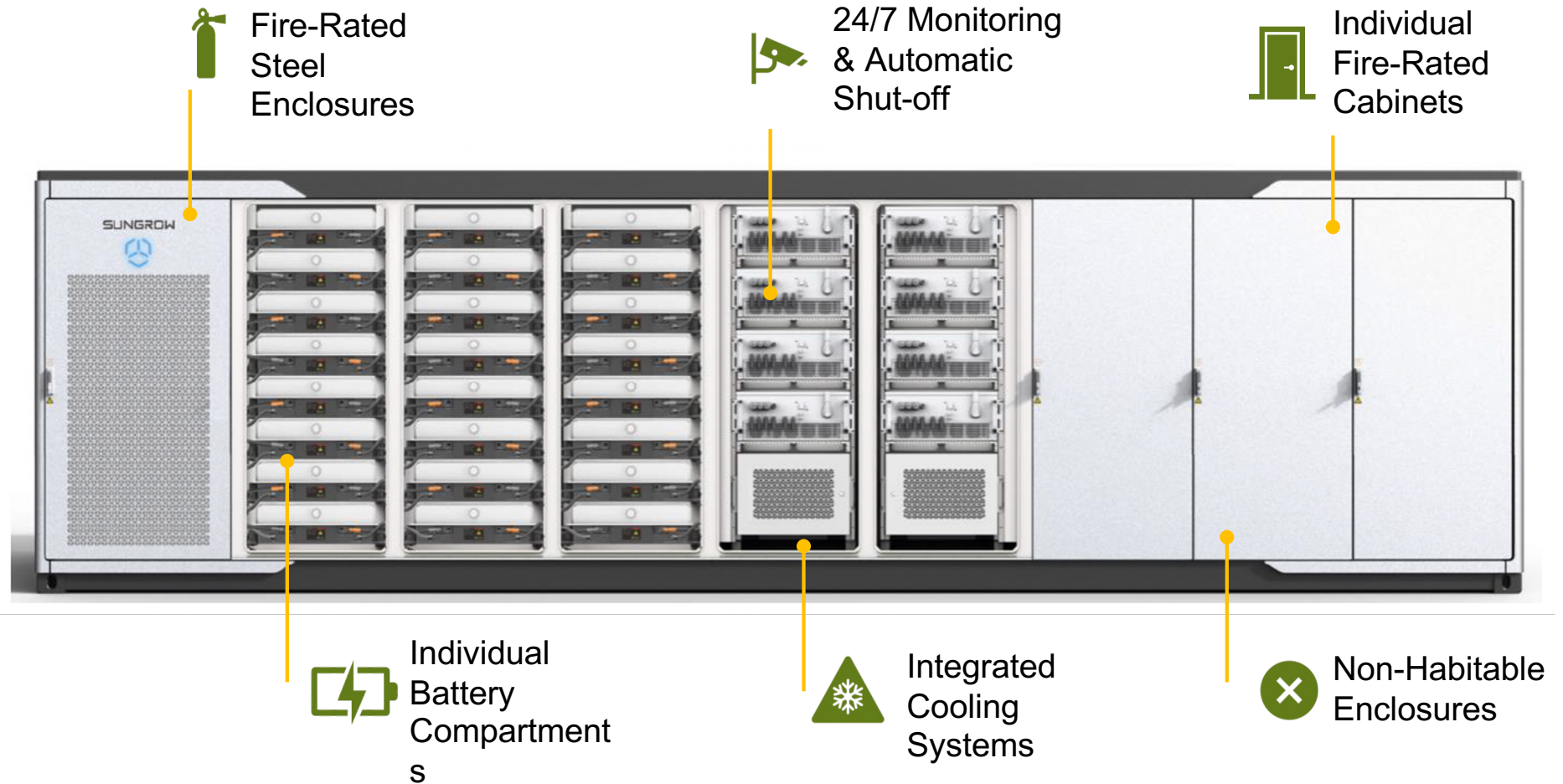


*Supervisory Control and Data Acquisition

Real World Visualization of Energy Storage Plant



Interior Components of an Energy Storage Container



esVolta Plans To Implement Sungrow PowerTitan 2.0 BESS



Safety and Reliable

- AI monitoring for cell health, with early warning
- Electrical safety management, overcurrent fast breaking and arc extinguishing protection
- The electrical cabinet and battery cabinet are separated to prevent thermal runaway



Efficient and Flexible

- High-efficiency heat dissipation, increase battery life and system discharge capacity
- Front single-door-open design, supporting back to back & side by side layout drawing
- System commissioning in advance, reduce commissioning work on site, accelerate COD process



Convenient O&M

- One-click system upgrade
- Intelligent automatic rehydration reduces manual rehydration
- Online intelligent monitoring to reduce manual inspections frequency



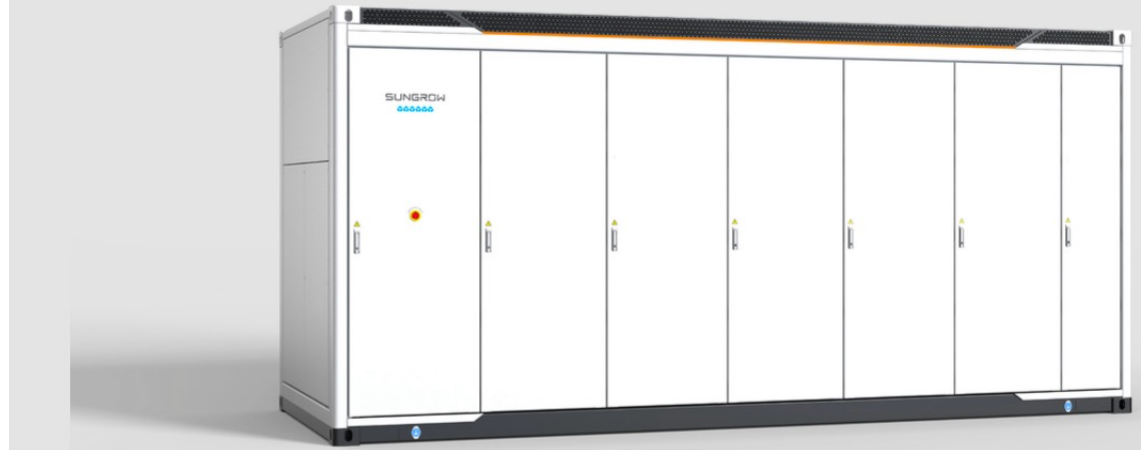
Optimal Cost

- Intelligent liquid-cooled temperature control system to optimize the auxiliary power consumption
- Pre-assembled, no battery module handling on site, transportation of complete system

Sungrow PowerTitan 2.0

Lithium-Ion LFP (LiFePO4)

Liquid Cooling Energy Storage System



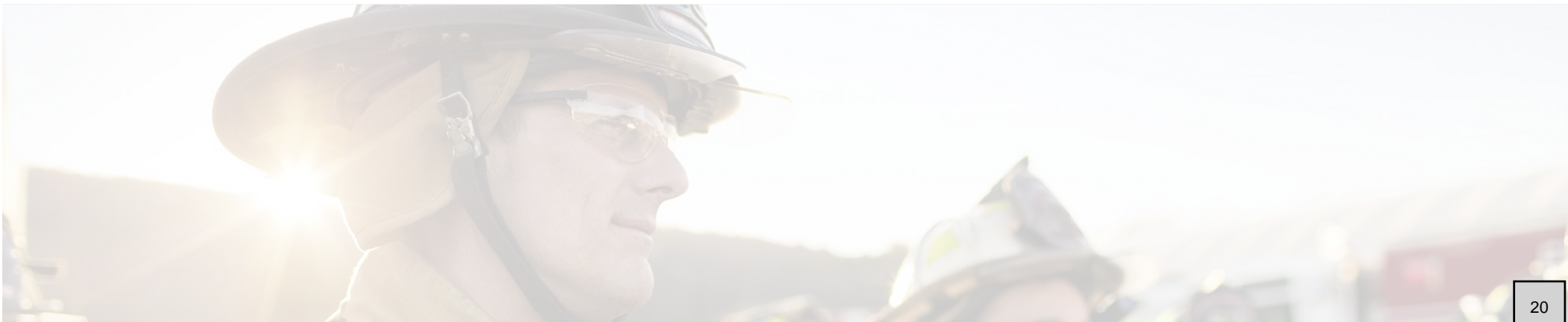
[Video Link](#)

BESS Fire Safety Code: NFPA 855-2023

Battery Energy Storage Systems in the U.S. must comply with the National Fire Protection Association standards (nfpa.org)

- Most stringent and advanced BESS fire safety code
- “Gold standard” based on scientific principles, testing and operational experience
- Reflects the current best practice for preventing explosions and safely containing fires
- The depth of this standard makes it a valuable resource for all Authorities Having Jurisdiction
- Includes a range of prescriptive requirements for metrics such as maximum energy and spacing between units
- Serves as a valuable resource for the latest best practices in BESS safety for industry and government partners alike

esVolta seeks to meet or exceed the standards established in the most up-to-date version of NFPA 855.



BESS Safety: Additional Standards & Codes

NFPA 855-2023 requires the following code compliance for BESS projects:

- UL 9540 – Standard for Safety, Energy Storage Systems and Equipment
- UL 9540A – Test Method for Evaluating Thermal Runaway
- NFPA 68 – Explosion Protection by Deflagration Panels
- NFPA 69 – Explosion Prevention System

Additional requirements:

- Hazard Mitigation Analysis
- Emergency Response Plan

Every esVolta BESS project is subject to each NFPA standards and codes listed above.



Benefits Provided by Energy Storage

Large-scale energy storage improves the way power markets generate, deliver, and consume energy, providing many benefits:

- Energy storage facilities have minimal developmental impacts. They occupy little land, can be screened to minimize visual impacts, are emission-free, and have low traffic and noise profiles.
- Energy storage smooths out the electricity supply from energy sources with variable outputs, ensuring that energy generation meets energy demand.
- Energy storage has a rapid response time, discharging power to the grid quickly (within milliseconds) to maintain grid stability when sudden changes occur in energy demand.
- Energy storage cuts energy costs for consumers by reducing economic losses from major and minor power outages and allowing cheap, clean energy to be stored for later use.
- Energy storage allows for energy diversification by allowing it to be consumed on demand and at a controlled rate.

Energy storage projects also provide numerous benefits to the local communities in which they are sited:

- Energy storage projects add value to local economies and cut energy costs for consumers.
- They generate property tax revenue, which promotes economic development and can be used to support local schools and emergency services – all without the need to raise local tax rates.
- Energy storage projects create temporary and long-term employment opportunities.
- These projects provide landowners with option payments during the development period, lease payments during the term (once development is complete), and a low-impact neighbor during operation.
- Energy storage increases energy security during times of emergency and smooths out otherwise volatile energy prices, leading to more manageable supply and demand patterns.

Contact Us



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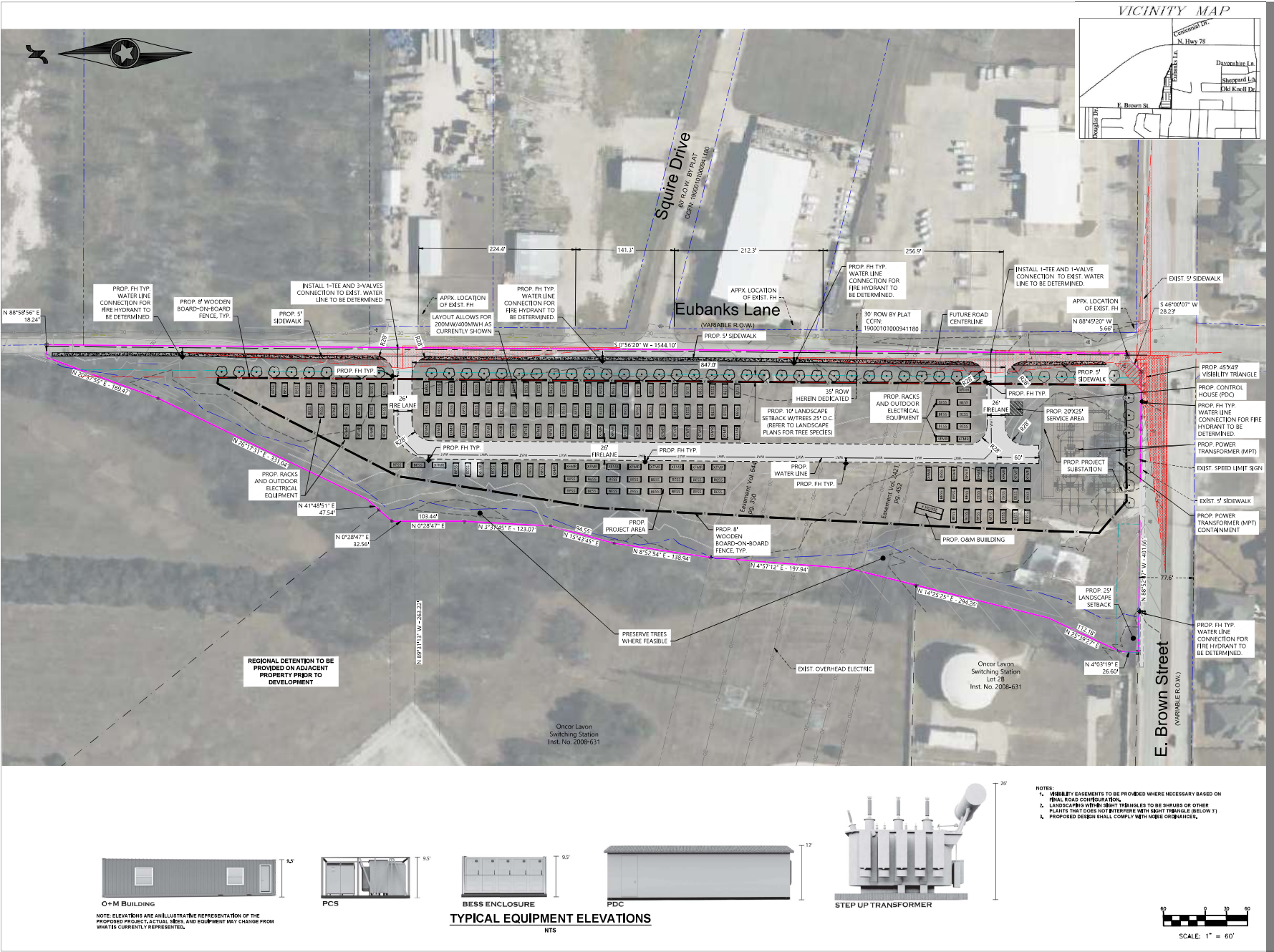
Pre-Construction:
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justin.garver@esvolta.com
816.896.9128

Engineering:
Hanna Segura
hanna.segura@esvolta.com
541.390.3423



PREVIOUS SITE PLAN APPROVED IN 2023

10/01/2024 Item 2.



NOTES:
1. THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT THEMSELVES OF THE EXISTING UTILITIES AND EASEMENTS SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EASEMENTS FROM THE APPROPRIATE AGENCIES.

CONSULTANT
Westwood
Phone: (817) 483-0105 Fax: (817) 483-0106
Toll Free: 888-955-1550 Website: www.westwood.com
Westwood Professional Services, Inc.

CLIENT
BLACK MOUNTAIN ENERGY STORAGE
BLACK MOUNTAIN
www.bmenergystorage.com
Fort Worth, TX 76102

INTERSECTION RIGHT TRIANGLE
FOR THROUGH LANE STANDARDS
TABLE 8 (SEE NOTE 1)
VIABILITY TRIANGLE
FIRE LANE PAVING PER CITY OF WILF
STANDARD DETAIL STORAGE OR AS
APPROVED BY THE FIRE OFFICIAL AT
THE TIME OF SUBMITTING

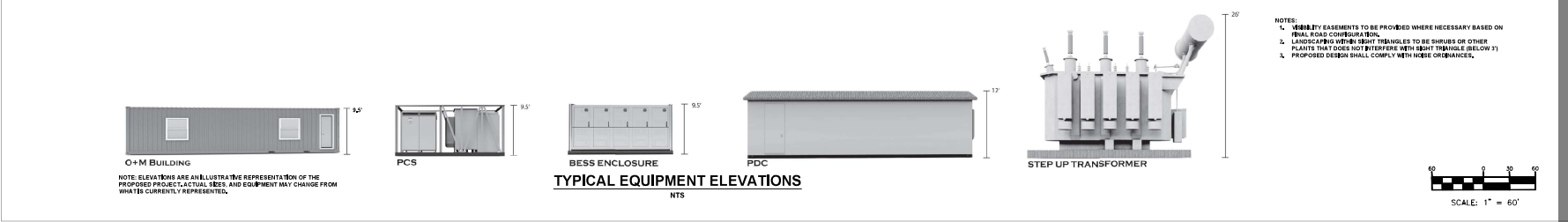
GENERAL SITE PLAN
DATE: 07/26/2023

BUFFLEHEAD BESS
CITY OF WILF
COLLIN COUNTY, TX

ISSUE/REVISION

REV	DESCRIPTION	DB	AB	DATE

SHEET NUMBER REV:



INTERIM REVIEW

THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED FOR THE PROJECT BY THE LANDSCAPE ARCHITECT.
DATE: 10/01/2024
DRAWING NUMBER: 1002

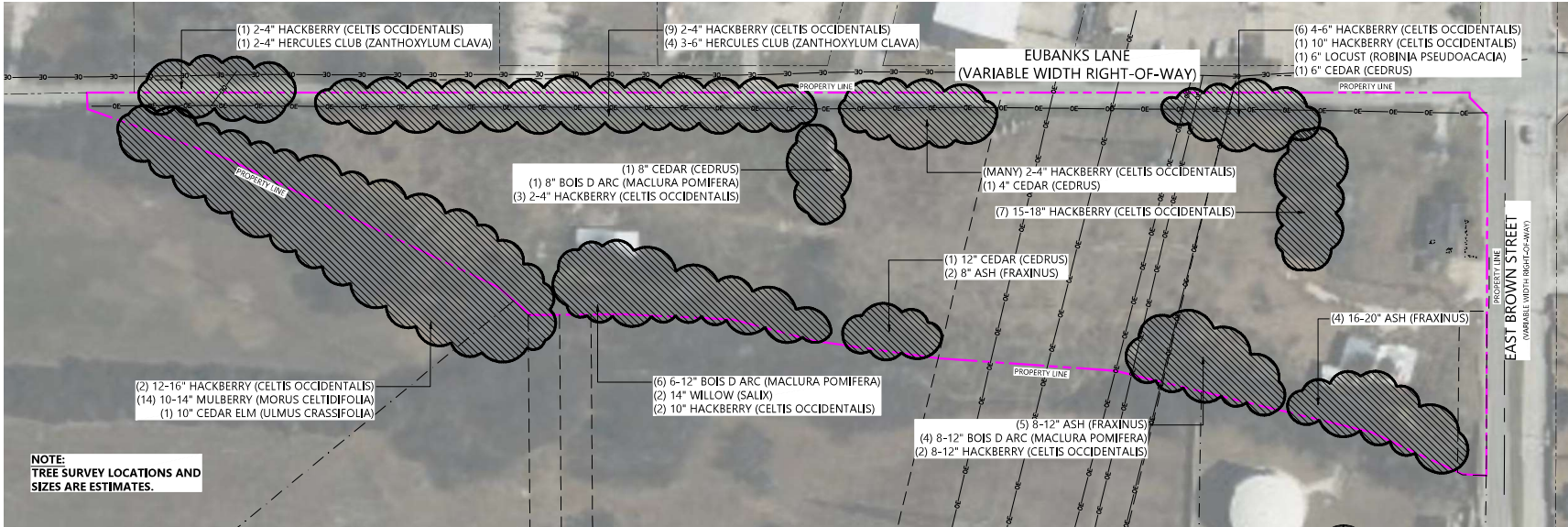
PREPARED FOR:



425 Houston Street, Ste 400
Fort Worth, TX 76102

REVISIONS:

#	DATE	COMMENT



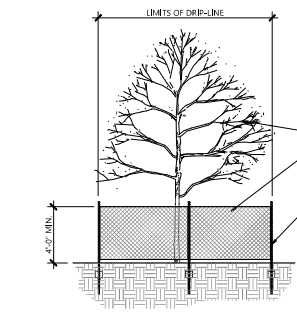
OVERALL TREE INVENTORY PLAN

TREE MITIGATION NOTES

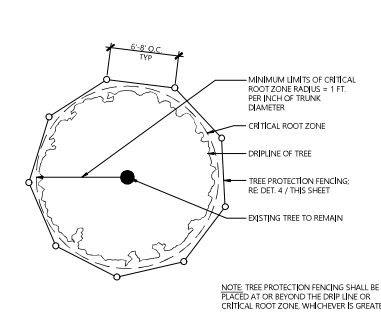
1. PROCEDURES REQUIRED PRIOR TO CONSTRUCTION. THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS:
 - A. DURING PRE-CONSTRUCTION, TREES TO BE REMOVED SHOULD BE REMOVED FROM THE SITE IN A MANNER TO AVOID INJURY TO REMAINING TREES, INCLUDING THE REMOVAL OF STUMPS, AND/OR ROOT SYSTEMS. HEAVY EQUIPMENT SHALL NOT ENDOUGH ON THE ROOT SYSTEMS OF TREES TO BE RETAINED OR OTHER TREES OF HIGH VALUE. IF NECESSARY, TREES SHOULD BE REMOVED MANUALLY WITH CHAIN SAWS, AND STUMPS SHOULD BE GROUND OUT INSTEAD OF USING HEAVY EQUIPMENT.
 - B. CRITICAL ROOT ZONES SHALL BE ESTABLISHED AND MAINTAINED FOR ALL TREES TO BE CONSERVED ON A CONSTRUCTION SITE. THIS AREA MAY BE ADJUSTED FOR EXISTING BUILDINGS, WALKWAYS, AND ROADS BY PERMISSION OF OWNER. BARRICADES SHALL BE 4 FOOT HIGH ORANGE VINYL CONSTRUCTION FENCE, SIGNS, IN ENGLISH AND SPANISH SHALL BE PLACED VISIBLE FROM ALL DIRECTIONS, ALONG THE FENCE TO INFORM WORKERS OF THE PURPOSE OF THE BOUNDARY. THE BARRIER AND PROPER SIGNAGE SHALL BE INSTALLED PRIOR TO ANY SITE PREPARATION AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT. EROSION AND SEDIMENT CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILDUP WITHIN THE TREE DRIP LINE. APPLY 4 INCHES OF COARSE MULCH WITHIN PROTECTION AREAS TO HELP REDUCE MOISTURE STRESS AND REDUCE MAINTENANCE.
 - C. WHERE EXCAVATIONS ARE PERFORMED WITHIN THE ROOT ZONE OF TREES, TRENCHING SHOULD BE PERFORMED MANUALLY, OR BY USING A VIBRATORY FLOW, DIRECTIONAL BORER, OR BY AIR SPADING. BACKFILLS SHALL NOT BE USED TO RIP ROOTS AT CONSIDERABLE DISTANCES FROM THE POINT OF EXCAVATION WHEN TRENCHING OR MODIFICATION OF THE ROOT ZONE ENCLOSED HEAVILY ONTO ESTABLISHED TREES. A ROOT PRUNING METHOD SHOULD BE EMPLOYED WHERE THE ROOTS ARE EXPOSED AND TRIMMED WITH PROPER PRUNING TOOLS SEVERAL INCHES TO THE SIDE OF THE TRENCH BORDERING THE TRUNK OF THE AFFECTED TREE. TEARING OF ROOTS IS TO BE AVOIDED. SUPPLEMENTAL IRRIGATION SHALL START IF NEEDED. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH TO THE SOIL, AND SEALED USING LAC-BALSAM BACKFILL. ROOT AREAS WITH GOOD QUALITY TOP SOIL, AS SOON AS POSSIBLE (I.E. WITHIN THE SAME WORKDAY), IF ROOTS ARE NOT BACKFILLED WITHIN THIS TIME, THEY SHALL BE COVERED WITH ORGANIC MATERIAL SUCH AS COMPOSTED MULCH TO A DEPTH OF 4 INCHES, WHICH WILL REDUCE TEMPERATURE AND MINIMIZE WATER LOSS DUE TO EVAPORATION.
 - D. ALL TREES DIRECTLY ADJACENT TO BUILDINGS SHOULD BE PRUNED FOR CANOPY RAISING TO PROVIDE A MINIMUM OF 4 TO 6 FEET OF CLEARANCE OVER THE BUILDINGS AS WELL AS CANOPY REDUCTION PRUNING TO PROVIDE A MINIMUM OF 2 FEET CLEARANCE AWAY FROM THE SIDES OF BUILDINGS.

3. THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE SUBJECT TO THE REQUIREMENTS OF THE CITY ORDINANCE.
 - A. MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
 - B. EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.
 - C. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
 - D. GRADE CHANGES: NO GRADE CHANGES SHALL BE ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE UNLESS ADEQUATE CONSTRUCTION METHODS ARE APPROVED BY THE LANDSCAPE ARCHITECT.
 - E. IMPERVIOUS PAVING: NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIALS THAT MAY REASONABLY BE EXPECTED TO KILL A TREE SHALL BE PLACED WITHIN THE LIMITS OF CRITICAL ROOT ZONE OF A PROTECTED TREE EXCEPT AS OTHERWISE ALLOWED IN THE CITY ORDINANCE.
4. PROHIBITED ACTIVITIES IN DRIP-LINE: NO HEAVY EQUIPMENT, INCLUDING BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOISTS, SHALL BE ALLOWED INSIDE THE DRIP-LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT THE SPECIFIC APPROVAL OF THE LANDSCAPE ARCHITECT.
5. TREES THAT WERE PREVIOUSLY IRRIGATED SHALL BE IRRIGATED DURING CONSTRUCTION. THEY SHALL RECEIVE A MIN. OF ONE INCH OF WATER PER WEEK FROM THE COMBINATION OF RAINFALL AND IRRIGATION. TREES WITH ROOT-DAMAGE SHALL RECEIVE TWO INCHES OF WATER PER WEEK FROM COMBINATION OF RAINFALL AND IRRIGATION.
6. CONTRACTOR RESPONSIBLE FOR ANY DAMAGE TO TREES THAT ARE TO REMAIN. CONTRACTOR TO INSTALL NEW TREE OF EQUIVALENT SIZE IF DAMAGED DURING CONSTRUCTION.

TREE MITIGATION DETAILS



1 TREE PROTECTION FENCING
1/2\"/>



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

Bufflehead BESS Project

Collin County, Texas

Overall Tree Inventory Plan

NOT FOR CONSTRUCTION

DATE: 07/19/2023

SHEET: L.100

INTERIM REVIEW

THIS PROJECT IS NOT FOR CONSTRUCTION
UNLESS SPECIFICALLY NOTED OTHERWISE
DATE: 10/01/2024
DRAWING NUMBER: 1002

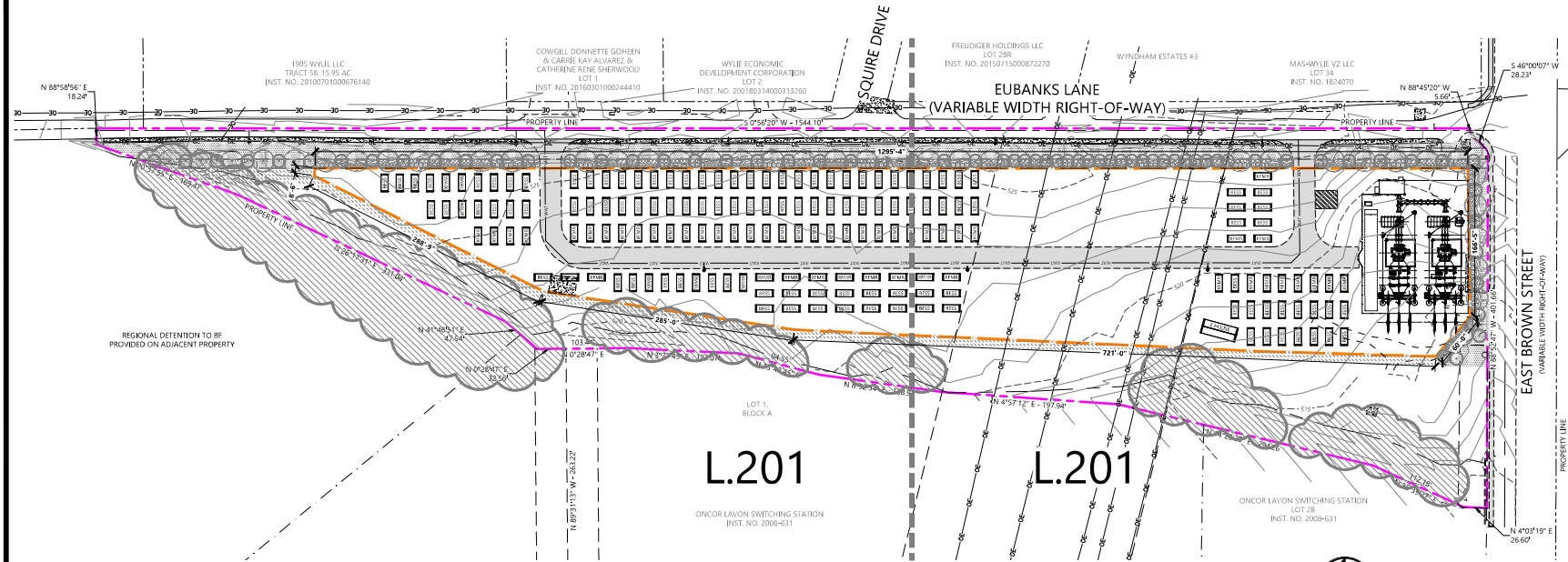
PREPARED FOR:



425 Houston Street, Ste 400
Fort Worth, TX 76102

REVISIONS:

#	DATE	COMMENT












1 OVERALL LANDSCAPE PLAN

1" = 60'-0"

LANDSCAPING DESIGN REQUIREMENTS - CITY OF WYLIE, TEXAS

SITE DESCRIPTION				
ZONING DISTRICT: LI (LIGHT INDUSTRIAL)				
TOTAL LOT SIZE: 8.86 ACRES (380,588 SQ. FT.)				
LANDSCAPING IN REQUIRED YARDS	REQUIRED	PROVIDED	DESIRABLE DESIGN ATTRIBUTE	OBTAINED
AT LEAST 10% OF THE SITE SHALL BE LANDSCAPED	100,000 SQ. Y. TOTAL - 30,000 SQ. Y.	10,000 SQ. Y.	(1) 1.00% OF THE SITE SHALL BE LANDSCAPED	YES
LANDSCAPING IS REQUIRED IN THE FRONT YARD	YES	YES	(2) PROVIDE THE FOLLOWING LANDSCAPE CONDITIONS IN THE SIDE AND REAR YARDS: NOT OTHERWISE REQUIRED BECAUSE OF RESIDENTIAL ADJACENCY.	EXISTING VEGETATION ALONG REAR AND SIDE PROPERTY LINE TO PROVIDE SCREENING
LANDSCAPING IS REQUIRED IN SIDE AND REAR YARDS ADJACENT TO OR ACROSS THE STREET FROM RESIDENTIAL	NO	YES	(A) THE LANDSCAPE AREA IS AT LEAST 10 FEET IN WIDTH (B) THE LANDSCAPE AREA HAS 5 (FIVE) AT LEAST 3 FEET IN 1 (ONE) IT WITHIN THE LANDSCAPE STRIP (C) THE LANDSCAPE AREA CONTAINS AT LEAST ONE FLOWERING TREE FOR EVERY 20 LINEAR FEET OF PLANTING AREA	REFERENCE TREE SURVEY PLAN
LANDSCAPING OF PARKING LOTS	REQUIRED	PROVIDED	DESIRABLE DESIGN ATTRIBUTE	OBTAINED
SITE PLANS REQUIRING MORE THAN 12 SPACES REQUIRED TO HAVE 50 SQ. FT. OF LANDSCAPING PER SPACE	N/A	N/A	** NO PROPOSED PARKING ON SITE **	N/A
NO PARKING SPACE FURTHER THAN 60' FROM LANDSCAPED AREA ON SITE	N/A	N/A		N/A
PARKING ROWS 12 SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT END	N/A	N/A		N/A
ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES	N/A	N/A		N/A
VISUAL SCREENING	REQUIRED	PROVIDED	DESIRABLE DESIGN ATTRIBUTE	OBTAINED
THE SERVICE AREA SHALL BE BORDERED BY A LANDSCAPED STRIP AT LEAST 5 FEET IN WIDTH	YES	YES	NONE PROVIDED IN CODE REQUIREMENTS	N/A
THE SCREENING SHALL BE AT LEAST 3 FEET IN HEIGHT WHEN PLANTED AND WITHIN THE LANDSCAPE STRIP	YES	YES		N/A
THE SCREENING SHALL INCLUDE AT LEAST ONE FLOWERING TREE FOR EVERY 20 LINEAR FEET OF LANDSCAPE AREA	62 TREES	63 TREES		N/A
	11 TREES	11 TREES		N/A
LANDSCAPING OF STREET FRONTAGES	REQUIRED	PROVIDED	DESIRABLE DESIGN ATTRIBUTE	OBTAINED
AT LEAST 50% OF REQUIRED FRONT YARD DEVELOPED AS LANDSCAPED BUFFER, AT LEAST 10' IN WIDTH	5,327 SF X 50% = 2,664 SF	2,664 SF	(1) UTILIZE LOW-RICK WALLE OR OTHER NATURAL LANDSCAPE FEATURES, FLOWERING SHRUBS AND SEASONAL FLOWERS WITHIN THE LANDSCAPE	YES
TREES REQUIRED IN BUFFER, IN GROVES OR BELTS ON A 30-40' SPACING	YES	YES (35' O.C.)	(2) INCREASE MINIMUM WIDTH OF THE LANDSCAPED BUFFER BY 20 PERCENT	YES (12' BUFFER PROVIDED)
REQUIRED TREES AT LEAST 3" IN CALIPER	YES	YES	(3) PROVIDE SPECIAL BECKET LIGHTING, OR OTHER STREETSCAPE AMENITIES ALONG THE WALKWAY	NO
AT LEAST 4' MEANDERING CONCRETE WALKWAY ON PERIMETER WHEN ADJACENT TO THOROUGHFARE	YES	YES		
NOTE: ALL PLANTING TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM PER CITY OF WYLIE REQUIREMENTS.				

PLANTING SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS	
	Q5	22	QUERCUS SHUMARDII SHUMARD RED OAK	CONT	3" CAL. SINGLE, STRAIGHT LEADER, MATCHING	
	QH	17	QUERCUS VIRGINIANA 'HIGH RISE' HIGH RISE LIVE OAK	CONT	3" CAL. SINGLE, STRAIGHT LEADER, MATCHING	
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS	
	LN	73	LAGERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE	30 GAL	3" CAL. MULTI-TRUNK, FULL, MATCHING	
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	JD	192	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY	5 GAL	48" o.c.	FULL, MATCHING, 3' HT AT TIME OF PLANTING
	LFG	143	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM GREEN CLOUD TEXAS RANGER	5 GAL	60" o.c.	FULL, MATCHING, 3' HT AT TIME OF PLANTING
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	LM	1,582	LIRIOPE MUSCARI 'BIG BLUE' LILY TURF	4" POT	18" o.c.	FULL, MATCHING
	NH	101,807 SF	NATIVE SEED MIX-HYDROSEED	HYDROSEED		
	TRA	3,311	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE	1 GAL	12" o.c.	FULL, MATCHING
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	CD	31,091 SF	CYNODON DACTYLON BERMUDA GRASS	SOD		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

Bufflehead BESS Project

Collin County, Texas

Overall Landscape Plan

NOT FOR CONSTRUCTION

DATE: 07/19/2023

SHEET: L.200

INTERIM REVIEW

THIS DOCUMENT HAS BEEN REVIEWED FOR
 TECHNICAL ACCURACY AND
 COMPLIANCE WITH THE
 TEXAS LANDSCAPE ARCHITECT
 BOARD'S REGISTRATION NUMBER 1983

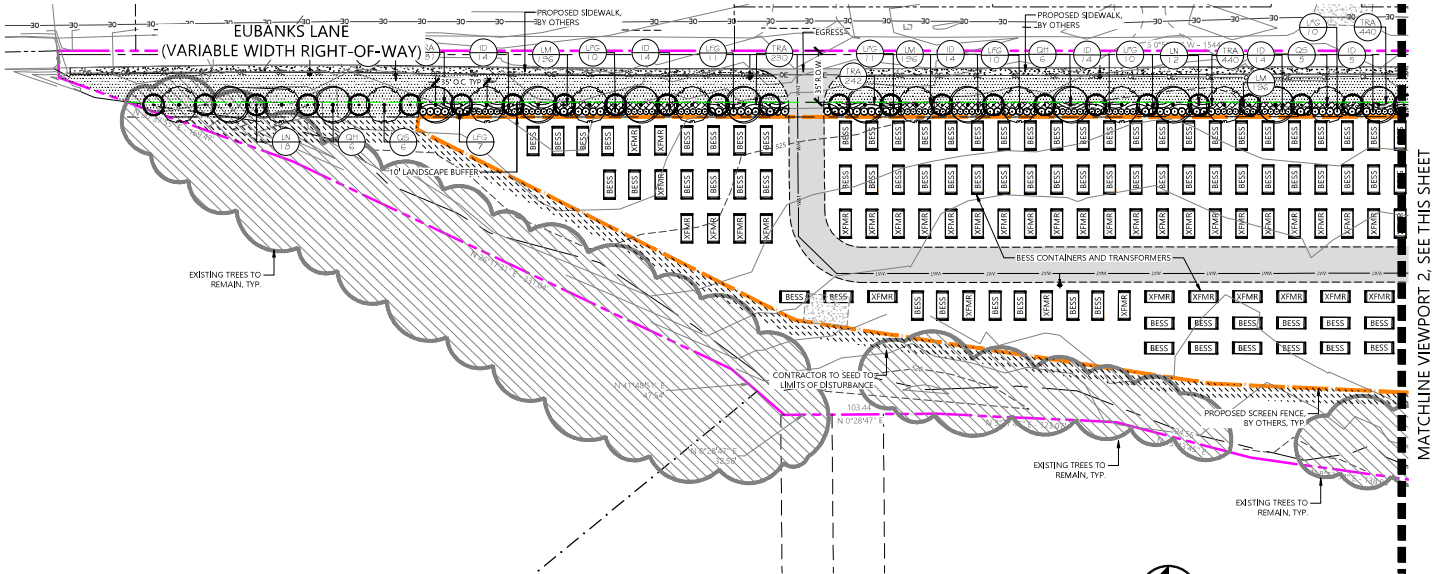
PREPARED FOR:



425 Houston Street, Ste 400
 Fort Worth, TX 76102

REVISIONS:

#	DATE	COMMENT



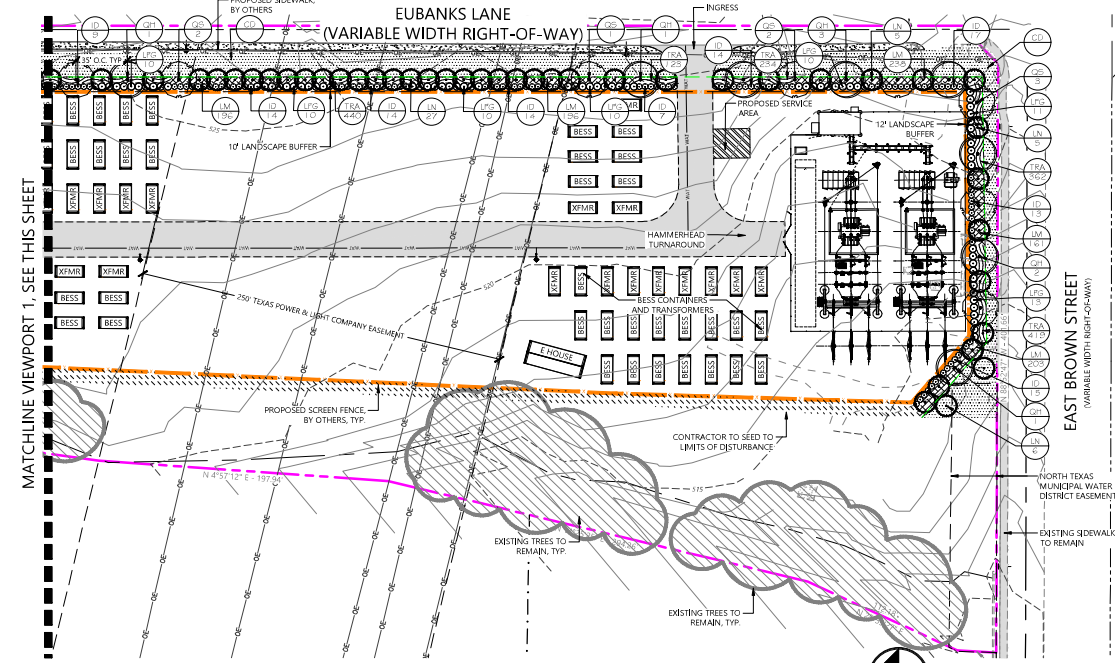
MATCHLINE VIEWPORT 2, SEE THIS SHEET

1 LANDSCAPE PLAN

1" = 40'-0"



0 20 40 80 120
 GRAPHIC SCALE IN FEET



MATCHLINE VIEWPORT 1, SEE THIS SHEET

EAST BROWN STREET
 (VARIABLE WIDTH RIGHT-OF-WAY)

2 LANDSCAPE PLAN

1" = 40'-0"



0 20 40 80 120
 GRAPHIC SCALE IN FEET

PLANTING KEY

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	QS	22	QUERCUS SHUMARDII SHUMARD RED OAK
	QH	17	QUERCUS VIRGINIANA 'HIGH RISE' HIGH RISE LIVE OAK
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME
	LN	73	LACERSTROEMIA X 'NATCHEZ' CRAPE MYRTLE
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	ID	192	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY
	LFG	143	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM GREEN CLOUD TEXAS RANGER
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME
	LM	1,582	LIRIOPE MUSCARI 'BIG BLUE' LILY TURF
	NH	101,807 SF	NATIVE SEED MIX-HYDROSEED
	TRA	3,311	TRACHELOSPERMUM ASIATICUM ASIAN JASMINE
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME
	CD	31,091 SF	CYNODON DACTYLON BERMUDA GRASS

Bufflehead BESS Project

Collin County, Texas

Landscape Plan

NOT FOR CONSTRUCTION

DATE: 07/19/2023

SHEET: L.201

INTERIM REVIEW

THIS DOCUMENT HAS BEEN REVIEWED FOR
CONFORMANCE WITH THE
REQUIREMENTS OF THE
STATE OF TEXAS
FOR THE PROJECT
NUMBER 1000

PREPARED FOR



425 Houston Street, Ste 400
Fort Worth, TX 76102

REVISIONS	#	DATE	COMMENT

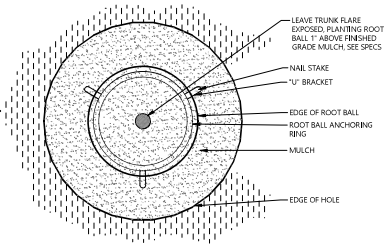
PLANTING NOTES

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

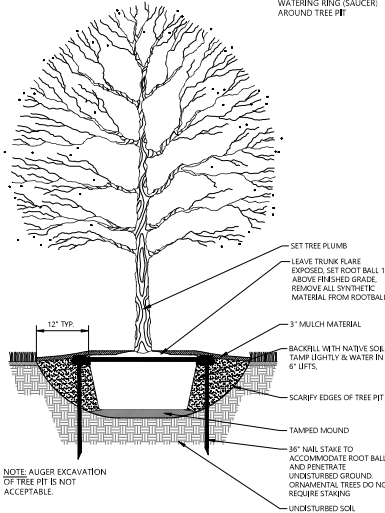
PLANT MATERIAL



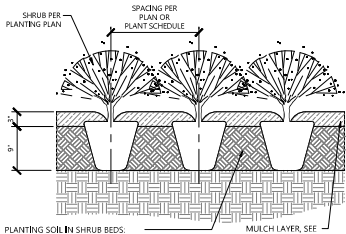
PLANTING DETAILS



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

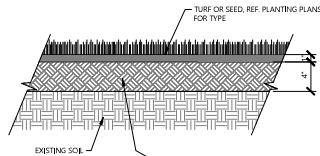


1 CANOPY TREE W/ STAKES
3/4" = 1'-0"



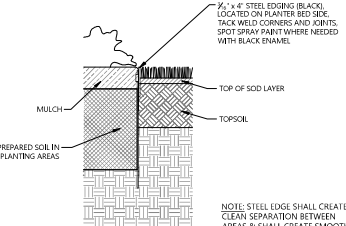
PLANTING SOIL IN SHRUB BEDS:
1. EXCAVATE EXISTING SOILS 4" BELOW ADJACENT CURB OR SIDEWALK.
2. ADD 3" COMPOST & TILL INTO 6" EXISTING SOILS, CREATING 9" PLANTING SOIL.
3. ADD 3" MULCH AFTER PLANTING.

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



SOIL PROFILE FOR SOD/ SEED
1. FRESH GRADE TOPSOIL BY REMOVING STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBER, AND OTHER EXTRANEOUS MATERIAL TO LEGALLY DEPOSE OF THEM OFF OWNER'S PROPERTY.
2. ADD 1" COMPOST ON THE SURFACE THEN TILL TO 4" DEPTH.
3. INSTALL SOD AND SEED AS SHOWN AND NOTED PER SPECIFICATIONS, REF. PLANTING PLANS FOR TYPE.

3 SOIL PROFILE FOR SOD/ SEED
1 1/2" = 1'-0"



NOTE: STEEL EDGE SHALL CREATE A CLEAR SEPARATION BETWEEN AREAS & SHALL CREATE SMOOTH, EVEN LINES (AS INDICATED ON THE PLANS)

4 STEEL EDGING AT PLANTING
1 1/2" = 1'-0"

Bufflehead BESS Project

Collin County, Texas

Landscape Notes & Details

NOT FOR CONSTRUCTION

DATE: 07/19/2023

SHEET: L.202