

# Wylie Planning and Zoning Commission Regular Meeting

September 05, 2023 – 6:00 PM

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



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## CALL TO ORDER

## INVOCATION & PLEDGE OF ALLEGIANCE

## COMMENTS ON NON-AGENDA ITEMS

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

## CONSENT AGENDA

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

- A. Minutes from August 15, 2023 Regular Meeting
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Moncada Addition, Lot 1, Block A establishing one lot on 0.59 acres in the City of Wylie Extra Territorial Jurisdiction, property located at 1202 Troy Road.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat of Wylie Retail Office Park, Lot 2R, Block A, being a Replat of Lot 2 & 3, Block A of Wylie Retail Office Park, establishing one commercial lot on 2.595 acres, generally located at 2045 N State Highway 78.

## REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 2R Block A of Wylie Retail Office Park for the development of a retail use on 2.595 acres. Property generally located at 2045 N State Highway 78.

## WORK SESSION

## RECONVENE INTO REGULAR SESSION

## EXECUTIVE SESSION

## RECONVENE INTO OPEN SESSION

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

## ADJOURNMENT

**CERTIFICATION**

I certify that this Notice of Meeting was posted on September 01, 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 August 15, 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

August 15, 2023 – 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 6:00 p.m. Commissioners present: Chair Joshua Butler, Vice-Chair Jacques Loraine, Commissioner Keith Scruggs, Commissioner James Byrne, Commissioner Rod Gouge, Commissioner Joe Chandler, Commissioner Jennifer Grieser, Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, Engineering Development Manager Than Nguyen, Secretary Lillian Baker.

### INVOCATION & PLEDGE OF ALLEGIANCE

The invocation was led by Commissioner Gouge and the pledge of allegiance was led by Commissioner Loraine.

### COMMENTS ON NON-AGENDA ITEMS

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

None approached the 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. Minutes from August 1, 2023 Regular Meeting
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat for Railroad Addition, Lots 1R, 2R, 3R1, and 3R2, Block 14, being a Replat of Lot 1-3A, Block 14 of Railroad Addition, establishing four residential lots on 0.446 acres, property located at 510 E Marble.
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Bufflehead Addition, establishing one light industrial lot on 8.96 acres. Property generally located at 1011 E Brown Street.
- D. Consider, and act upon a recommendation to City Council regarding a Final Plat for Lots 1-2, Block A of Upwind Capital Addition establishing two lots on 4.1396 acres, generally located at 1971 N State Highway 78.

### Board Action on Consent Agenda

A motion was made by Commissioner Gouge and seconded by Commissioner Loraine to approve the Consent Agenda as presented. A vote was taken and the motion carried 7 – 0.

## **REGULAR AGENDA**

1. 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 generally located at 1011 E Brown Street.

### **Staff Comments on Regular Agenda Item 1**

Senior Planner Molina presented an overview. This was previously reviewed as a Special Use Permit (SUP). The site is providing landscaping and fire lanes. The business will preserve as many trees as possible. The Commission inquired about run off and detention. Senior Planner Molina responded that it was going to be done offsite on Oncore property, still being worked through, and that the EDC is also involved. Director Haskins stated that Civil Plans would not be approved until that item is resolved. Engineering Development Manager Nguyen stated that they are looking at the detention for both the Oncore facility and the Bufflehead facility; to be three tracks total.

### **Board Action on Regular Agenda Item 1**

A motion was made by Commissioner Loraine and seconded by Commissioner Gouge to approve Regular Agenda Item 1 as presented. A vote was taken and carried 7 – 0.

2. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.985 acres to allow for Automobile Repair Major use. Property located north of 451 Westgate Way (ZC 2023-12).

### **Staff Comments on Regular Agenda Item 2**

Senior Planning Molina presented that the plan was in compliance with standards. What is being presented is for the zoning and not the site plan, which will come back at a later date. Thirty-one notices were mailed and there were no responses. There will be an 8' board on board screen and landscaping. The business is planning for a gate to be installed to limit access to vehicles parked in back. Applicant Scott Zinc was present and addressed question, by Commission, if he was aware of multiple body shops in the area. He stated that they were aware and that their predictions indicated that the supply was in need.

Chair Butler opened a Public Hearing. None approached the Commission and the Public Hearing was closed.

### **Board Action on Regular Agenda Item 2**

A motion was made by Commissioner Byrne and seconded by Commissioner Chandler to approve Regular Agenda Item 2 as presented. A vote was taken and carried 7 – 0.

3. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural (AG/30) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.821 acres to allow for Drive-Through Restaurant. Property located at 2001 N State Highway 78 (ZC 2023-13).

### **Staff Comments on Regular Agenda Item 3**

Senior Planner Molina presented the Special Use Permit (SUP) for a drive-thru for Dutch Brothers. Staff is recommending approval as the site plan is in compliance. Property is currently zoned Agriculture and the request includes a change in zoning to Commercial Corridor with SUP (CC-SUP) as well as the site plan. They are providing

twelve parking spaces and 20% landscaping. Ten notices were mailed and none were returned. They will have to submit a re-plat for fire lanes at a future date. Commission inquired about drive-thru. Engineering Development Manager Nguyen said that Engineering has reviewed and feel it will be in compliance. Director Haskins stated with some modifications it is still within compliance. Commissioner Gouge requested clarification on number of parking spaces before it goes to City Council. Commission asked what is the parking requirement. Senior Planner Molina stated that 25% can not exceed the minimum parking, if over, it has to be grass or a different surface.

Chair Butler opened a Public Hearing. None approached the Commission and the Public Hearing was closed.

### **Board Action on Regular Agenda Item 3**

A motion was made by Commissioner Grieser and seconded by Commissioner Gouge to approve Regular Agenda Item 3 as presented. A vote was taken and carried 7 – 0.

### **ADJOURNMENT**

A motion was made by Commissioner Grieser and seconded by Commissioner Loraine to adjourn. A vote was taken and carried 7 – 0. The meeting was adjourned at 6:19 p.m.

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*Joshua Butler, Chair*

### **ATTEST**

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*Lillian Baker, Secretary*



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: B

### Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Moncada Addition, Lot 1, Block A establishing one lot on 0.59 acres in the City of Wylie Extra Territorial Jurisdiction, property located at 1202 Troy Road.

### Recommendation

Motion to recommend approval as presented.

### Discussion

**OWNER: Ida Moncada**

**APPLICANT: Verizon Wireless**

The applicant is proposing to create one lot measuring 0.59 acres located outside of the city limits within the City of Wylie Extra Territorial Jurisdiction at 1202 Troy Road.

The purpose of the plat is to create one lot from an unplatted parcel of land for the development of a telecommunications tower.

The plat shall dedicate 50' of Right of Way for Troy Road and for E Stone Road.

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 Gov't Code.







# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning

Item Number: C

Prepared By: Kevin Molina

### Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Wylie Retail Office Park, Lot 2R, Block A, being a Replat of Lots 2 and 3, Block A of Wylie Retail Office Park, establishing one commercial lot on 2.595 acres, generally located at 2045 N State Highway 78.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Chang Chuan Ye**

**APPLICANT: Triangle Engineering**

The applicant has submitted a Replat to create Lot 2R, Block A of Wylie Retail Office Park. The property is generally located at 2045 N State Highway 78. The purpose of the plat is to combine Lots 2 and 3 Block A of Wylie Retail Office Park for the development of a multi-tenant retail building.

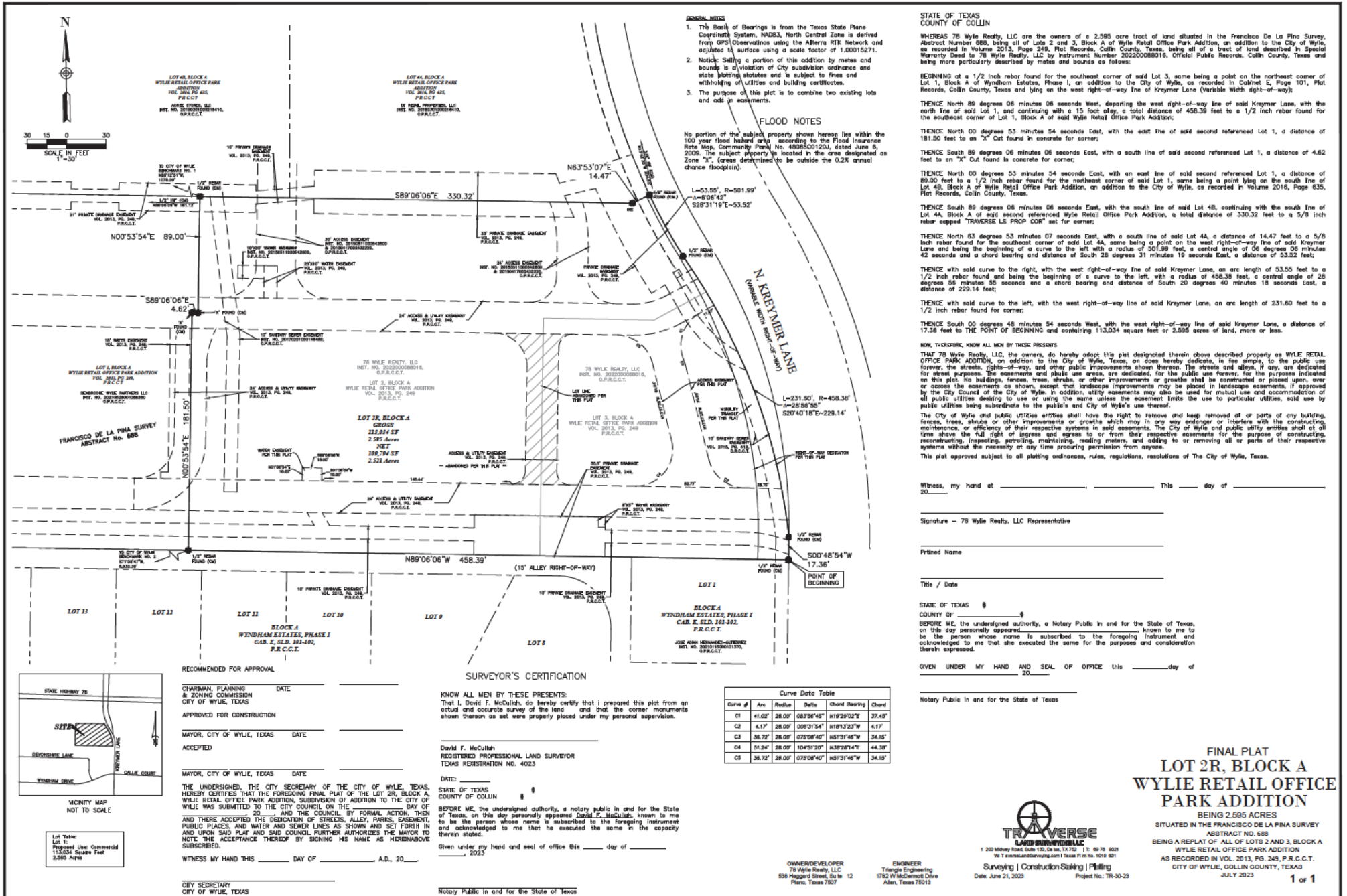
This plat is dedicating Right of Way for the future widening of Kreymer lane and relocating an existing access and utility easement.

Access to the site is provided by an existing driveway that connects to Kreymer Lane and to the adjacent properties to the north and west.

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 site plan for Lot 2R, Block A of Wylie Retail Office Park is also on the regular agenda.

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.





# 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 2R Block A of Wylie Retail Office Park for the development of a retail use on 2.595 acres. Property located at 2045 N State Highway 78.

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: Chang Chuan Ye**

**APPLICANT: Triangle Engineering**

The applicant is proposing to develop a multi-tenant retail building which measures 16,762 sq.ft on Lot 2R, Block A of Wylie Retail Office Park on 2.595 generally located at 2045 N State Highway 78. The property is zoned Commercial Corridor and allows for the proposed use.

The site is providing 20% landscaping which complies with the Zoning Ordinance requirements. The landscape plan also includes a 10' landscape buffer along Kreymer Lane. The development is providing 125 parking spaces with five being ADA accessible.

The developer is requesting for a waiver to the 3 to 1 residential proximity setback requirement as there is a residential neighborhood that connects to the commercial development by an existing meandering sidewalk along Kreymer Lane.

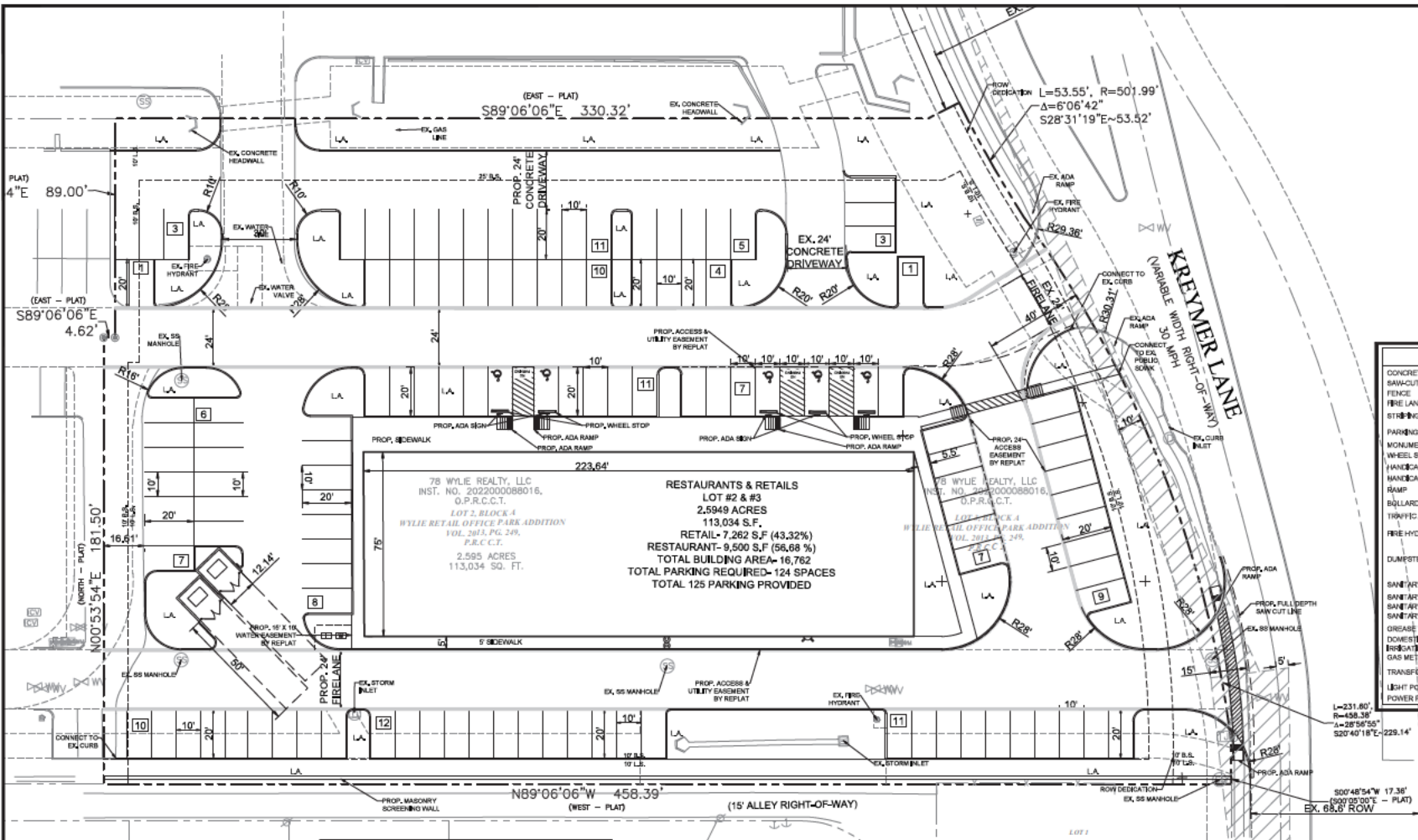
The developer shall install a masonry screening wall adjacent to the residential neighborhood that matches the height and look of the existing wall located to the west of the subject property.

The structure's exterior material consists of brick, stone, and stucco. Entrances are emphasized with awnings and recessed architectural features. All structures at or over 6,000 sq.ft. shall be required to have a fire sprinkler system installed.

Access to the site is proposed from an existing 24' access drive that connects to Kreymer Lane and to the adjacent properties to the north and west. The drive shall also function as a firelane.

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.

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.



SITE DATA SUMMARY TABLE	
SITE ACREAGE	2,994.9 ACRES (113,032.9 S.F.)
ZONING	OT-5-COMMERCIAL CORRIDOR DISTRICT
PROPOSED USE	RESTAURANT AND RESTAURANTS
TOTAL BUILDING 1 AREA	18,742 S.F.
RESTAURANT PERCENTAGE	8,500 S.F. (55.66%)
RETAIL PERCENTAGE	7,252 S.F. (43.32%)
NUMBER OF STORES:	1
BUILDING HEIGHT	3 <sup>rd</sup>
BUILDING COVERAGE	14.01%
FLOOR AREA RATIO	5.1483
IMPERVIOUS AREA	87,582.25 S.F. (77.02%)
PERMANENT LANDSCAPE AREA	25,971 S.F. (22.98%)
REGULAR PARKING REQUIRED:	
1 SP PER 100 S.F. RESTAURANTS	86 SPACES
WITHOUT DRIVE-THROUGH	
1 SP PER 250 S.F. RETAIL	28 SPACES
REGULAR PARKING PROVIDED:	119 SPACES
HANDICAP PARKING REQUIRED:	5 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	5 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	124 SPACES

[illegible]

**SITE GENERAL NOTES**

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- ALL EXISTING UTILITIES AND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM ANNUAL UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO OBTAIN PERMISSION TO EXCAVATE. IF THE CONTRACTOR AND THE UTILITY OWNER ARE NOT PRESENT, THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES, REPAIR OR REPLACE THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION. CONTRACTOR UNLESS OTHERWISE NOTED ON THE PLANS, AT THE END OF EACH DAY OF CONSTRUCTION, SHALL IMMEDIATELY NOTIFY THE CITY OF ANY DAMAGE TO OR ANY CONTACTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. AND LOCAL CODES OF LABOR, GRAVE, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. UNDISTURBED AREAS SHALL BE LEFT AS FOUND, BUT SHALL BE BACKFILL, REEVE SLOPES, PAVED DRIVEWAYS, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THE PLANS.
- ALL OURS DURING TO BE 10 OR UNLESS OTHERWISE NOTED ON THE SITE PLAN.

PROJECT CONTACT LIST	
<b>ENGINEER</b> <b>TRIANGLE ENGINEERING LLC</b> 1782 W. BERNARD DRIVE ALLEN, TEXAS 75013 CONTACT: KARTAVYA PATIL PHONE: 469-633-9555	<b>OWNER/DEVELOPER</b> <b>B W HILE REALTY LLC</b> 536 WAGGARD ST. #2 PLANO, TX 75074 CONTACT: DANNY HE EMAIL: DANNY@HANGYUE@YAHOO.COM PHONE: 972-999-5455
<b>BURMEYER</b> <b>TRAVESER LAND SURVEYING LLC</b> 14200 MIDWAY ROAD, SUITE 130, DALLAS, TX 75224 CONTACT: GREG GIBBALS EMAIL: greg@traveser.com PHONE: 972-664-9321	<b>ARCHITECT</b> <b>LEUNG ASSOCIATES INC.</b> 1813 ALBUQUERQUE DR. RICHARDSON, TX 75081 CONTACT: JENNIFER LEUNG PHONE: 972-878-0871 EMAIL: BLAR@LEUNG-ASSOCIATES.COM

[illegible]

<b>SITE PLAN</b>
<b>RETAILS &amp; RESTAURANTS</b>
2045 N SH78 & KREYMER LANE
CITY OF WYLIE
COLLIN COUNTY, TEXAS 75098
LOT 2 & 3, BLOCK A, WYLIE RETAIL OFFICE PARK ADDITION



LANDSCAPE ARCHITECT  
STUCK GREEN SPOT, INC.  
1782 W. MACDONALD DR.  
ALLEN, TEXAS 75013  
(817) 368-4448  
CHRS@STUCKGREENSPOT.COM

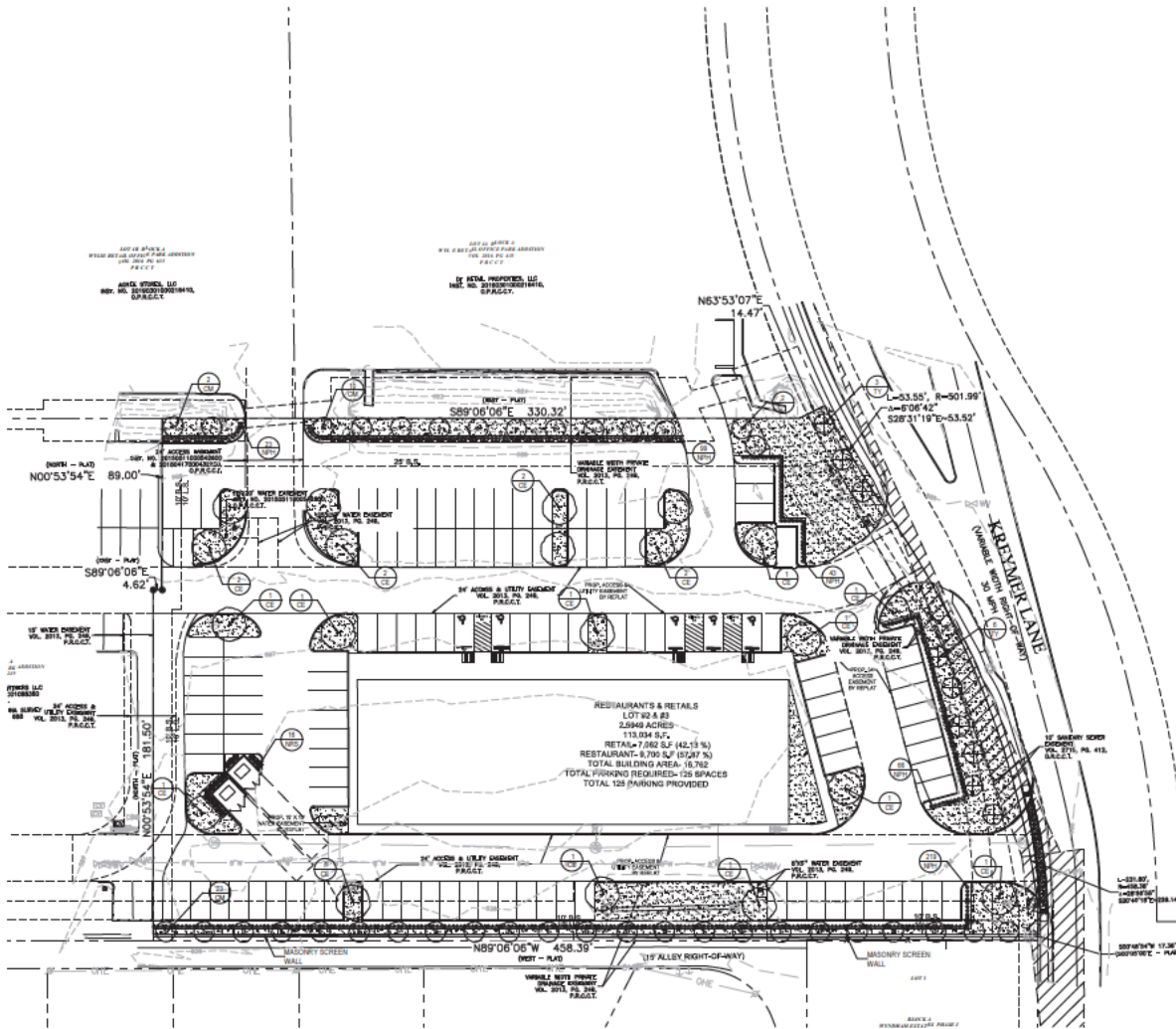


RESTAURANT AND RETAILS  
KREYMER LANE  
WYLIE, TEXAS

ISSUE:  
FOR APPROVAL 07.14.2023  
CITY COMMENT: 08.24.2023

DATE:  
08.24.2023  
SHEET NAME:  
LANDSCAPE PLAN  
SHEET NUMBER:

L.1



GENERAL LAMN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND
3. ALL LAMN AREAS TO RECEIVE SOLID SOO SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER
4. IMPORTED TOPSOIL SHALL BE NATURAL, FINE SOIL FROM THE REGION KNOWN AS BOTTOM AND SOIL FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR
5. ALL LAMN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINE GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION
6. ALL ROCKS 3" DIAMETER AND LARGER DIRT CLOS. STICKS, CONCRETE DEBRIS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAMN INSTALLATION
7. CONTRACTOR SHALL PROVIDE (1) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAMN

SOLID SOO NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND
3. ALL LAMN AREAS TO RECEIVE SOLID SOO SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL
5. PLANT SOO BY HAND TO COVER AND CATED AREA COMPLETELY INSURE EDGES OF SOO ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS
6. ROLL GRADE AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM UNNATURAL UNDULATIONS
7. WATER SOO THOROUGHLY AS SOO OPERATION PROGRESSES
8. CONTRACTOR SHALL MAINTAIN ALL LAMN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOULING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR DARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOO AREAS TO BE OVER-SEEDED WITH WINTER HYDRATING AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDT ONE WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND FOREST PERMITS
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES
5. ALL PLANTING BEDS AND LAMN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS
7. ALL LAMN AREAS TO BE SOLID SOO BERMUDAGRASS UNLESS OTHERWISE NOTED ON THE DRAWINGS

LANDSCAPE TABULATIONS:

SITE LANDSCAPE

Requirement: 20% of total site to be landscape area (113,053 sq ft)

Required: 22,811 sq ft (20%) Provided: 23,476 sq ft (20.75%)

DESIRABLE DESIGN ATTRIBUTE: Landscaping in side and rear yards not otherwise required.

LANDSCAPING FOR PARKING LOTS: 126 parking spaces. Requirement: 50 sq ft of landscape for each parking space and all parking spaces shall be within 60 ft of a tree

Required: 6,300 sq ft of landscape All spaces within 60 ft of a tree Provided: 6,825 sq ft Provided

DESIRABLE DESIGN ATTRIBUTE: Landscaping within 40 ft of each space

Landscaped pedestrian connection to main entrance

VISUAL SCREENING: Required screening strip at least 6' wide, 30" HL shrubs when viewed (1) Screening trees for 20 ft of area

Provided

LANDSCAPE STREET FRONTAGES (short yard excluding access drive = 16,274 sq ft)

Requirement: 50% of the required front yard landscaping and access drive must be landscape buffer. These shall be 30' wide sq ft.

Required: 8,137 sq ft Provided: 8,952 sq ft Street Trees 30' x 40' sq ft, Provided

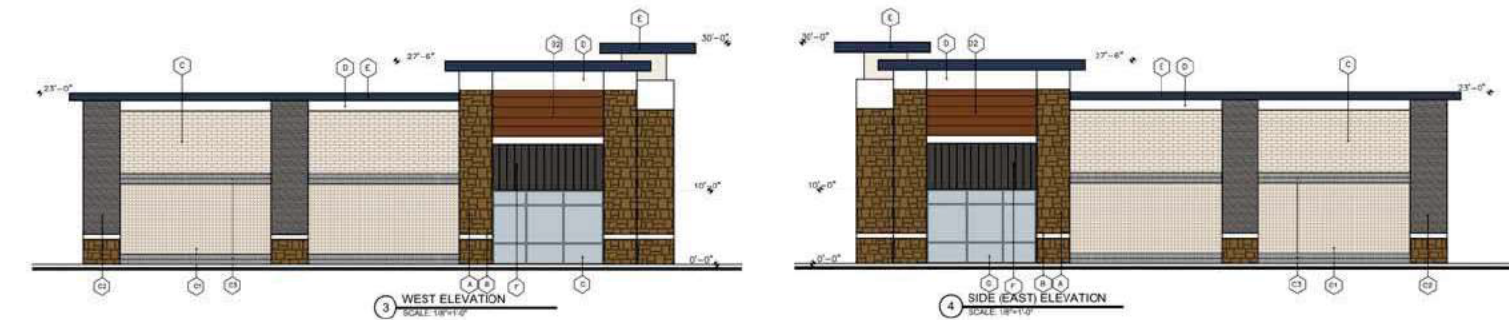
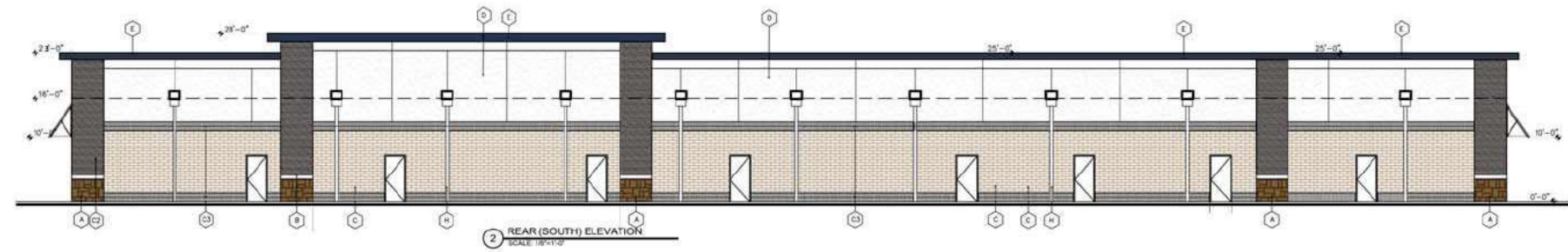
DESIRABLE DESIGN ATTRIBUTE: Providing pedestrian services and lights along street frontage

PLANT MATERIAL SCHEDULE

TREE	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	20	20	Coastal Elm	<i>Ulmus crinitus</i>	3" cal.	8-10' HL, 5' spread min, 6' clear trunk
CM	37	37	Crape Myrtle Single trunk	<i>Lagerströmia indica</i>	3.0" cal.	10' HL, single trunk, tree form
TY	9	9	Tree Yucca	<i>Yucca rostrata</i>	3.0" cal.	10' HL, 10' HL, tree form
SHRUB	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NPH	400	400	Neandorpoint Holly	<i>Ilex cornuta</i>	5 gal.	container, 30" HL, 24" spread
NRS	18	18	Holly H. Shrub	<i>Ilex h. h. Shrub</i>	7 gal.	container, 48" height, 32" spread
GROUNDCOVER	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
			419 Bermuda grass	<i>Cynodon dactylon</i>	10	4" pots Shd not refer to notes

NOTE: Plants are in an aid to selection only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed minimums as indicated. All trees to have straight trunks and be matching.





EXTERIOR FINISH SCHEDULE					
LUDERS STONE (NATURAL STONE)	(A) 3-1/2\"	NATURAL STONE BY AOMC 3-1/2\" THICK ANTIQUE CHOPPED CUTTING	FACE BRICK STACK BOND WITH MATCH COLOR GROUT	(D) AOMC BRICK, MODULAR SIZE, SLAZER WHITE, VELOUR TEXTURE	3-COAT STUCCO W/ STANDARD STUCCO JOINT
CAST STONE MOUNTING	(B) DALLAS CAST STONE CAST STONE BAND COLOR = WHITE LIMESTONE OR APPROX. EQUAL	FACE BRICK VERTICAL STRETCHER W/ MATCHING COLOR GROUT	(E) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(F) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	3-COAT STUCCO SYSTEM W. 3/4\"
FACE BRICK	(C) AOMC BRICK, MODULAR SIZE, BEGG, VELOUR TEXTURE	FACE BRICK SOLIDER W/ MATCHING	(G) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(H) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	3-COAT STUCCO SYSTEM W. 3/4\"
					METAL CANOPY & CORNICE
					ANODIZED ALUM. STOREFRONT/ENTRY DOORS & WINDOW SYSTEM W/ 1\"
					ALUM. FRAME, W/LL FINISH GLASS, INSULATED GLASS
					PREPARED BRIDGE COLOR OR GALVANNEZ PANTOL TO MATCH ADJACENT

EXTERIOR FINISH SCHEDULE	
(A) NATURAL STONE BY AOMC 3-1/2\"	(A) NATURAL STONE BY AOMC 3-1/2\"
(B) DALLAS CAST STONE CAST STONE BAND COLOR = WHITE LIMESTONE OR APPROX. EQUAL	(B) DALLAS CAST STONE CAST STONE BAND COLOR = WHITE LIMESTONE OR APPROX. EQUAL
(C) AOMC BRICK, MODULAR SIZE, BEGG, VELOUR TEXTURE	(C) AOMC BRICK, MODULAR SIZE, BEGG, VELOUR TEXTURE
(D) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(D) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE
(E) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(E) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE
(F) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(F) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE
(G) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(G) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE
(H) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(H) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE
(I) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(I) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE
(J) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(J) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE
(K) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(K) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE
(L) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(L) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE
(M) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(M) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE
(N) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(N) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE
(O) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(O) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE
(P) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(P) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE
(Q) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(Q) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE
(R) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(R) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE
(S) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(S) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE
(T) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(T) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE
(U) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(U) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE
(V) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(V) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE
(W) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(W) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE
(X) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(X) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE
(Y) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(Y) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE
(Z) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE	(Z) AOMC BRICK, MODULAR SIZE, SLATE GRAY VELOUR TEXTURE

A development of

RETAIL & RESTAURANT  
DEVELOPMENT

SH 78 & KREYMER LANE  
WYLIE TX 75098

REVISIONS:

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EXTERIOR  
BUILDING  
ELEVATIONS  
STUDY

DATE: 8-24-2023 SHEET NO:  
PROJECT NO: **A501**  
DRAWN BY:  
CHECKED BY: