

Wylie Planning and Zoning Commission Regular Meeting

July 06, 2021 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

ELECTION OF CHAIR AND VICE CHAIR

Nominate and motion for Chair and Vice Chair

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 June 15, 2021 Regular Meeting

REGULAR AGENDA

1. Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for a restaurant with drive-through on 1.022 acres, property located at 2817 W FM 544. (ZC 2021-18)
2. Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for a restaurant with drive-through on 1.37 acres, property located at 499 S State Highway 78. (ZC 2021-16)
3. Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Agricultural (AG/30) to Planned Development (PD), to allow for a mixed-use community on 47.29 acres generally located at 2301 FM 1378. (ZC 2021-15)
4. Consider and act upon appointing a Commissioner to the Comprehensive Master Plan Advisory Committee

WORK SESSION

- WS1. Hold a work session to discuss the Planning and Zoning Commissions rules, procedures, and responsibilities

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on July 2, 2021 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

Meeting Date: July 6, 2021 Item: A
 Department: Planning
 Prepared By: Mary Bradley Subdivision: _____
 Date Prepared: June 29, 2021 Zoning District: _____
 Exhibits: Minutes

Subject

Consider, and act upon, Minutes from the June 15, 2021 Regular Meeting.

Recommendation

Motion to recommend **approval** as presented.

Discussion

Minutes from June 15, 2021 Regular Meeting for consideration.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>July 2, 2021</u>



Planning & Zoning Commission

Minutes

Regular Meeting

June 15, 2021 – 6:00 p.m.

**Wylie Municipal Complex – Council Chambers
300 Country Club Road, Bldg. 100
Wylie, TX 75098**

CALL TO ORDER

Chair Cory Plunk called the regular meeting to order at 6:02PM and announced a quorum present. P&Z Commissioners in attendance: Chair Cory Plunk, Vice Chair Bryan Rogers, Commissioner Brian Ortiz, and Commissioner Charla Riner. Commissioners absent: Commissioner Taylor Newsom, Commissioner Jacques Loraine, and Commissioner Dan Norris.

Staff present: Mr. Jasen Haskins, Planning Manager, Kevin Molina, Senior Planner and Mary Bradley, Administrative Assistant II.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Rogers gave the invocation and Commissioner Ortiz the Pledge of Allegiance.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

There were no citizens present wishing to address the Commissioners.

CONSENT AGENDA

- A. Consider and act upon approval of the Minutes from the June 1, 2021 Regular Meeting.**
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Lot 1, Block 1 of Dutch Bros Coffee Addition to establish one commercial lot on 1.022 acres, property located at 2817 FM 544.**
- C. Consider, and act upon, a recommendation to City Council regarding a Final Plat for Jacobs Addition Lots 1R-3-1, 1R-3-2, 1R-3-3 Block B, being a Replat of Lot 1R-3 Block B, to establish three commercial lots on 4.728 acres, property located at 3010 FM 544.**

Commission Action

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

REGULAR AGENDA

1. **Consider, and act upon, a Site Plan for Wild Fork Foods, a grocery store on 0.9453 acres. Property located at 3010 FM 544, being Lot 1R-3-2, Block B of Jacobs Addition.**

Staff Discussion

Mr. Molina approached the Commissioners, stating that the applicant is proposing two commercial lots at 3010 FM 544. The Site Plan for Lot 1 is for consideration and proposes to develop a 4,500 square foot Wild Fork Foods Grocery Store on 0.94 acres. Lot 2 measures 0.78 acres, with no development plans at this time.

The site plan provides 25 parking spaces with two ADA accessible and six of them being on a grasscrete surface due to the Zoning Ordinance limit on maximum allowed parking.

The site provides two points of access from mutually shared access drives that connect to Springwell Parkway and Regency Drive. A fire lane is also included that loops around the main structure. The exterior of the building will be made of stone and stucco.

Commissioners Discussion

Commissioners questioned the location of the fire lane. Mr. Michael Doggett, Kimley-Horn, McKinney, Texas stated that the fire lane is a buffer between the two buildings.

The Commissioners questioned if the detention pond will be screened. Mr. Doggett stated that a four foot retaining wall will be around the pond. The dumpster will be enclosed and will match the exterior of the main building.

Commission Action

A motion was made by Vice Chair Rogers, and seconded by Commissioner Riner to approve the Site Plan for Wild Fork Foods, a grocery store on 0.9453 acres. Property located at 3010 FM 544, being Lot 1R-3-2, Block B of Jacobs Addition. A vote was taken and the motion carried 4-0.

Ms. Bradley mentioned that the next Planning and Zoning Meeting is scheduled for July 6, 2021. Mr. Haskins stated that at that meeting the Commissioners will nominate and vote for a Commissioner to sit on the Comprehensive Plan Advisory Committee.

Mr. Haskins mentioned that Commissioner Ortiz is being moved from Planning and Zoning to the Construction Code Board, both Staff and Commissioners thanked Commissioner Ortiz for his valuable input and time served.

ADJOURNMENT

A motion was made by Commissioner Ortiz, and seconded by Commissioner Riner, to adjourn the meeting at 6:15 PM. A vote was taken and carried 4-0.

Cory Plunk, Chair

ATTEST:

Mary Bradley



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	July 06, 2021	Item:	1
Department:	Planning	Subdivision:	Dutch Bros Coffee Addition
Prepared By:	Kevin Molina	Zoning District:	Commercial Corridor (CC)
Date Prepared:	June 16, 2021	Exhibits:	Zoning Exhibits

Subject

Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for a restaurant with drive-through on 1.022 acres, property located at 2817 FM 544. **(ZC 2021-18)**

Recommendation

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

Discussion

OWNER: 2819 West FM 544 Ventures , LLC

ENGINEER: Tectonics Design Group

The applicant is requesting a Special Use Permit (SUP) on 1.022 acres generally located on the northeast corner of Springwell Parkway and FM 544 to allow for a restaurant with drive-through service. The proposed use is for a Dutch Bros Coffee restaurant. The preliminary plat for the development was recommended for approval by P&Z on June 15, 2021 with Council consideration on July 13, 2021.

The Zoning Ordinance requires all restaurants with drive-throughs to obtain a Special Use Permit. As part of the Special Use Permit the applicant is also requesting for the Zoning Exhibits to function as the review and approvals of the site plan.

The proposed zoning exhibit provides 22 parking spaces with one ADA space. 13 spaces are a grasscrete surface due to the site exceeding the maximum allowed parking, which is defined as 25% or more over the required minimum.

The site provides two points of access from Springwell Parkway and FM 544. The landscaped area totals 30% and contains a 10' landscape buffer, exceeding the required 20% for CC districts, and includes 5' wide sidewalks along both street frontages.

The structure is proposed to have an exterior that consists of metal panels and split face CMU. Canopies are also provided at the pick up windows for both driving and walk-up customers.

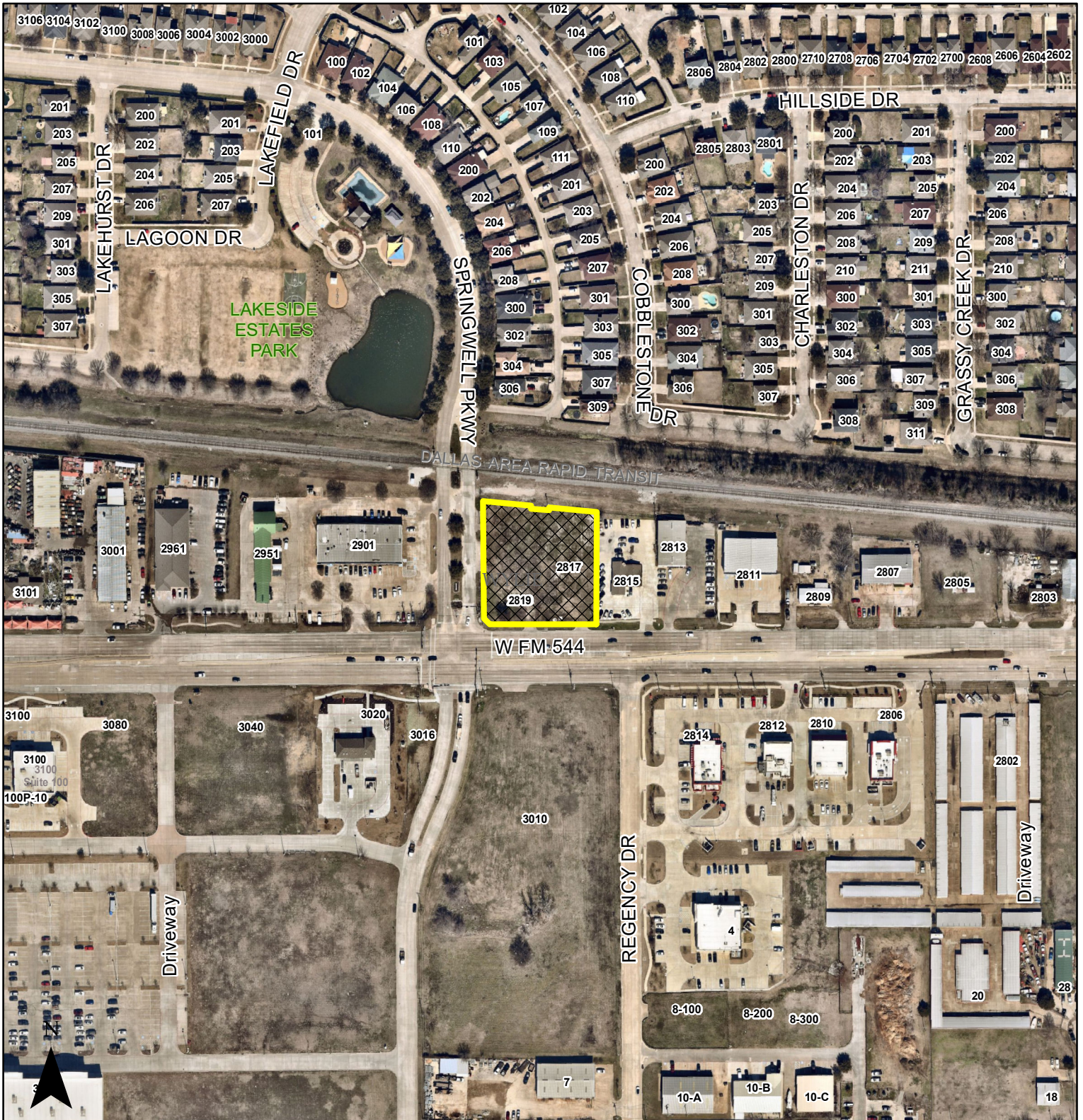
Notifications/Responses: 18 notifications were mailed; with one response received in favor and no response in opposition of the request. Council consideration on July 13, 2021

Approved By


	<i>Initial</i>	<i>Date</i>
Department Director	JH	June 29, 2021

Locator Map

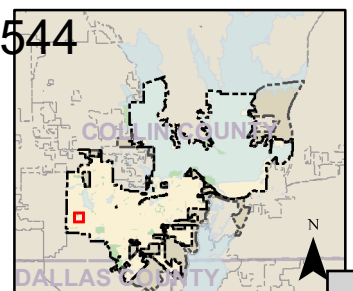
07/06/2021 Item 1.



ZC 2021-18 Dutch Bros Coffee; 2817 & 2819 W FM 544

 Subject Property

0 120 240 480 720 960 Feet



Dutch Bros Coffee

EXHIBIT "B"

Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit is to allow for a restaurant with drive-in or drive-through service use as a Dutch Bros Coffee Shop.

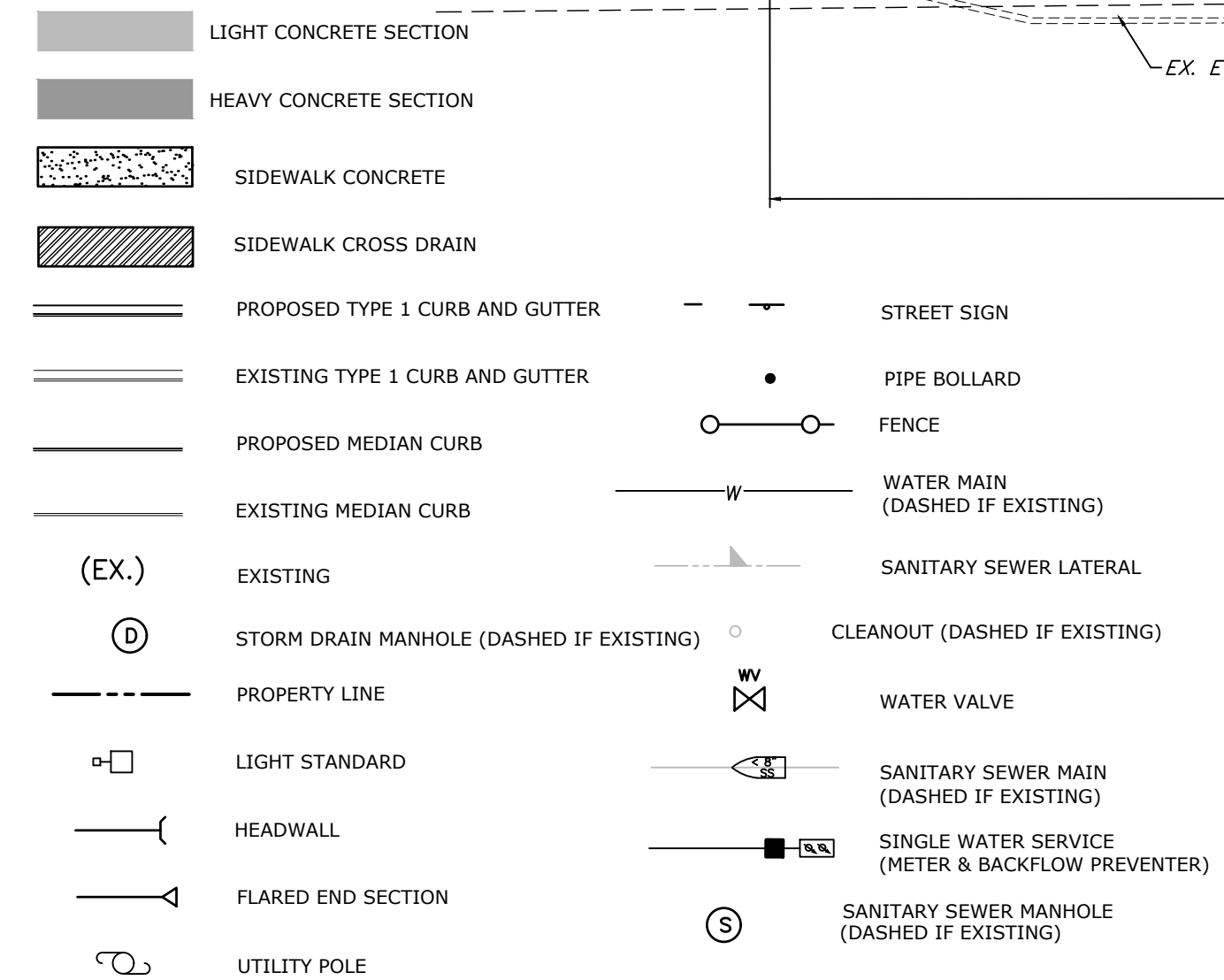
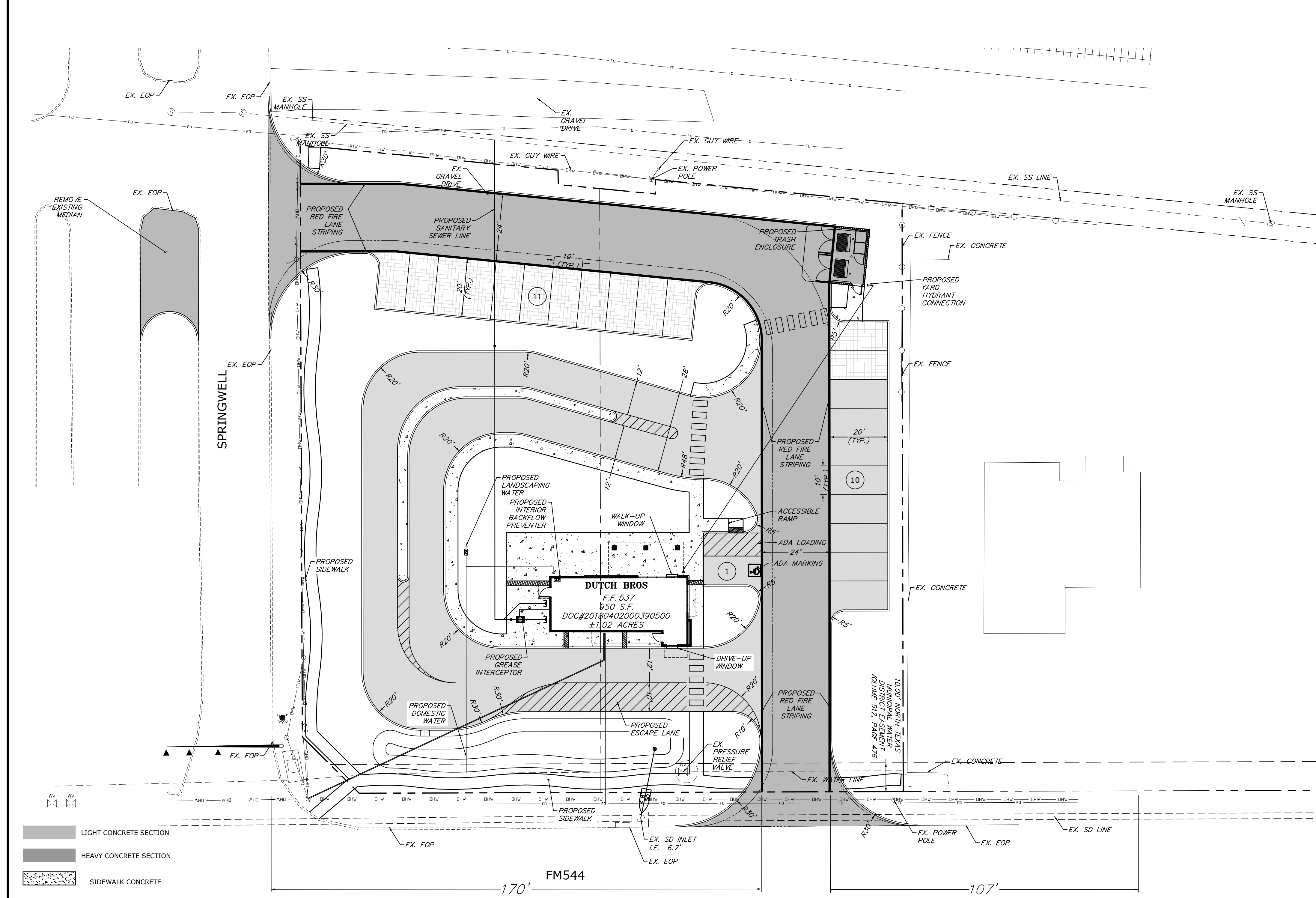
II. GENERAL CONDITIONS:

- 1. This Special Use Permit shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021), except as specifically provided herein.
- 2. The design and development of the Dutch Bros Coffee development shall take place in general accordance with the Zoning Exhibit (Exhibit C).

III. SPECIAL CONDITIONS:

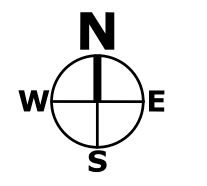
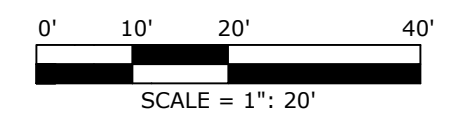
- 1. The Zoning Exhibit (Exhibit C) shall serve as the Site Plan for the Dutch Bros Coffee Development. Approval of the SUP shall act as site plan approval.
- 2. This SUP shall be voided and the property reverted to the underlying Commercial Corridor zoning should the use cease and approval of a new site plan be required.

The name DUTCH Bros. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the Materials) are owned by and/or licensed by DB Franchising USA, LLC and protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.

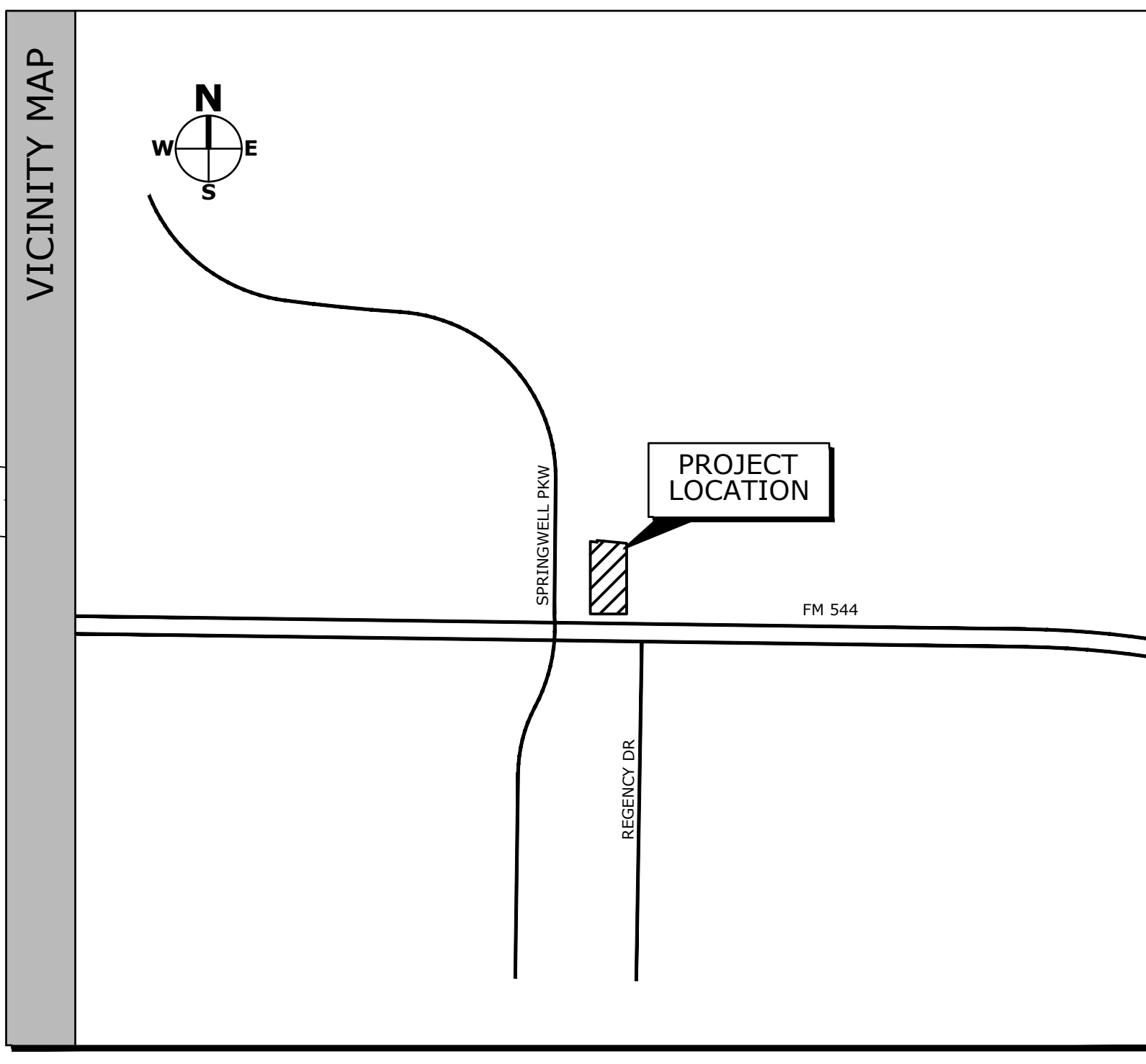


PRELIMINARY UTILITY & SITE PLAN

SCALE: 1" = 20'-0"



- CONSTRUCTION SEQUENCE:**
1. POST CONSTRUCTION SIGN AT THE LOCATION OF THE CONSTRUCTION ENTRANCE CONTAINING THE FOLLOWING: TYPED PERMIT NUMBER OR COPY OF NOI IF A PERMIT NUMBER HAS NOT YET BEEN ASSIGNED, NAME AND TELEPHONE NUMBER OF LOCAL CONTACT PERSON, BRIEF DESCRIPTION OF THE PROJECT.
 2. INSTALL TEMPORARY STABILIZED CONSTRUCTION ENTRANCE(S)
 3. INSTALL PERIMETER CONTROLS SUCH AS SILT DAM, AND ALL OTHER BEST MANAGEMENT PRACTICES (BMP'S) ON THE SITE
 4. ESTABLISH AND DENOTE THE FOLLOWING ON THE SITE MAPS UPON INSTALLATION AND UPDATE LOCATIONS ON THE SITE MAP AS NECESSARY THROUGHOUT THE CONSTRUCTION PROCESS, BUILDING MATERIAL HANDLING AND STAGING AREA, CONSTRUCTION TRAILER, CONSTRUCTION PARKING, SANITARY WASTE FACILITIES, SOLID WASTE CONTAINERS, WHEEL WASH, CONCRETE WASHOUT AREA, MASONRY AREA, HAZARDOUS WASTE CONTAINERS, FUEL CONTAINERS, ETC.
 5. STOP CONSTRUCTION ACTIVITIES AND REQUEST INSPECTION OF BEST MANAGEMENT PRACTICES (BMP'S) FROM PROJECT OWNER'S CONSULTANT PRIOR TO CONTINUANCE
 6. CLEAR AND GRUB THE SITE
 7. COMPLETE DEMOLITION AS REQUIRED
 8. ROUGH GRADE THE SITE
 9. APPLY TEMPORARY SEEDING TO ANY EXPOSED AREAS WHERE CONSTRUCTION ACTIVITY WILL TEMPORARILY CEASE FOR AT LEAST TWENTY-ONE (21) DAYS
 10. BEGIN CONSTRUCTION OF BUILDING
 11. CONSTRUCT UTILITIES
 12. COMPLETE GRADING
 13. INSTALL LANDSCAPING AND STABILIZE ALL AREAS OF SOIL EXPOSURE
 14. REMOVE ALL TEMPORARY BMP'S UPON COMPLETION OF SITE STABILIZATION



DESIGN TEAM

OWNER:
MAIN & MAIN
 5750 Genesis Court, Suite 103
 Frisco, Texas 75034
 (214) 308-0008

Civil Engineer:
TECTONICS DESIGN GROUP
 730 Sandhill Road, Suite 250
 Reno, Nevada 89521
 (775) 824-9988
 Attn: Matt Rasmussen, P.E.

Surveyor:
MORRISON-SHIPLEY ENGINEERS, INC.
 5750 GENESIS CT, STE 130
 FRISCO, Texas 75034
 (972) 472-2009

Landscape Architect:
Bella Firma
 4245 North Central Expy
 Suite 501
 Dallas, Texas, 75205
 (214) 865-7192
 Attn: Kori Haug

SITE INFORMATION

SITE INFORMATION

LOT SIZE: 44,501 SF (1.02 AC)
 FLOOD ZONE: X
 BUILDING SETBACK:
 FRONT: 25'
 SIDE: 10'
 REAR: 10'

BUILDING SIZE: 950 SF
 LOT COVERAGE: 2.1%
 SITE IMPERVIOUS PERCENTAGE: 61.8%

PARKING SUMMARY:

PARKING ALLOWED:

RATIO REQUIRED:	=	1:150 SF
REQUIRED PARKING: (950/150)	=	7
MAXIMUM PARKING: (7*1.25)	=	9

SPACES PROVIDED:

13	NEAR IMPERVIOUS SURFACE
8	STANDARD STALL
1	ADA STALL
22	TOTAL

TECTONICS DESIGN GROUP
 730 Sandhill Road, Suite 250, Reno, NV 89521
 tel: 775-824-9988
 Firm#: 22595
 www.tectonicsdesigngroup.com

Dutch Bros No.: TX 0101
 Wylie, Texas

MAIN & MAIN
 5750 Genesis Ct, Suite 103, Frisco, Texas 75034
 tel 214-308-0008

LEGEND
 SCALE: N.T.S.

TEXAS 811

PROJECT/CLIENT: 20052
DATE: 03/24/21
SUBMITTAL RECORD: 06/08/21
SHEET TITLE: PRELIMINARY UTILITY AND SITE PLAN
SHEET: C0.1

All drawings herein are the property of Tectonics Design Group and may not be reproduced or used in any capacity without the written authorization of Tectonics Design Group.

DRAWN: RMT
DESIGNED: RMT
CHECKED/STAMPED:

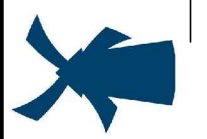


06/08/21



DESIGNER:

Dutch Bros No.: TX 0101
Wylie, Texas



MAIN & MAIN

5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008

PROJECT/CLIENT:

DATE:	SUBMITTAL
03/24/21	SITE PLAN
05/14/21	SUBMITTAL
06/01/21	SITE PLAN
06/08/21	SUBMITTAL
	SUBMITTAL
	SUBMITTAL
	SUBMITTAL

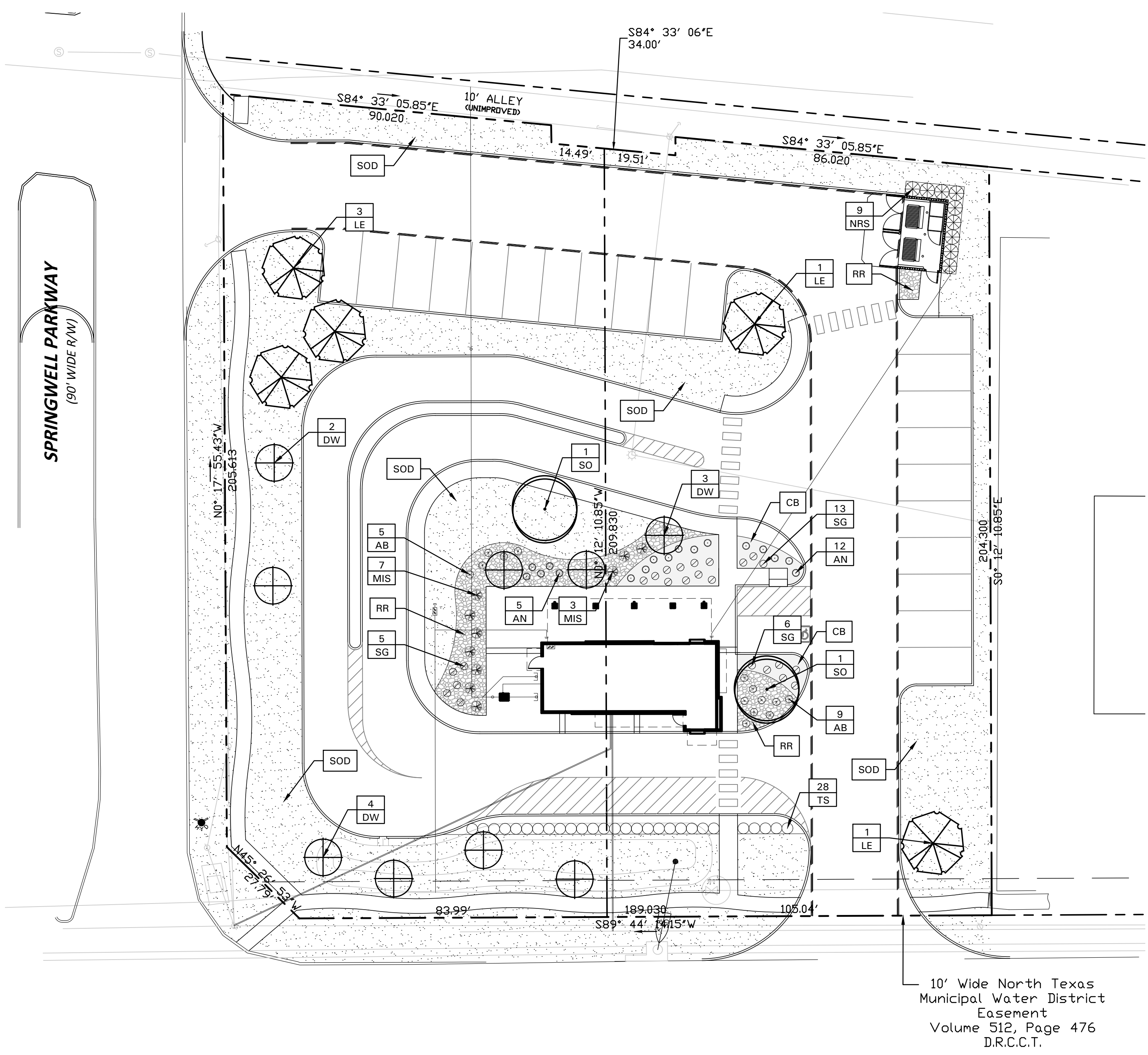
SUBMITTAL RECORD:

LANDSCAPE PLAN

SHEET TITLE:

L1.01

The name DUTCH Bros. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "look and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the Materials) are owned by and/or licensed by DB Franchising USA, LLC and protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights under the laws of the United States and foreign laws.



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. 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.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE TABULATIONS

THE CITY OF WYLIE, TEXAS

SITE LANDSCAPE

Twenty (20%) percent of the site to be landscape area.	
Total Site Area: 40,388 s.f. (0.927 AC)	
Required	Provided
8,078 s.f. (20%)	12,339 s.f. (30%)

PARKING LOT LANDSCAPE

- Fifty (50) s.f. of landscape area per parking space.
- No parking space further than sixty (60) feet from landscape area on site.
- All parking rows shall have landscape areas at least every twelve (12) parking spaces.

Parking Spaces: 22

Required	Provided
1,100s.f.	1,374 s.f.
All spaces within 60' of landscape area	All spaces within 60' of landscape area
Landscape area at least every 12 parking spaces	Landscape area at least every 12 parking spaces

STREET FRONTAGE LANDSCAPE

- At least fifty (50%) percent of the required yard developed as landscaped buffer, at least ten (10') feet in width.
- Trees, three (3") inch cal. min., at 30' - 40' o.c.
- Four (4') foot min. meandering concrete walkway.

FM 544: 188 I.f.

Required	Provided
10' landscape buffer	20' landscape buffer
(5) trees, 3" cal.	(5) trees, 3" cal.
4' meandering concrete walkway	4' meandering concrete walkway

Springwell Parkway: 205 I.f.

Required	Provided
10' landscape buffer	20' landscape buffer
(5) trees, 3" cal.	(5) trees, 3" cal.
4' meandering concrete walkway	4' meandering concrete walkway

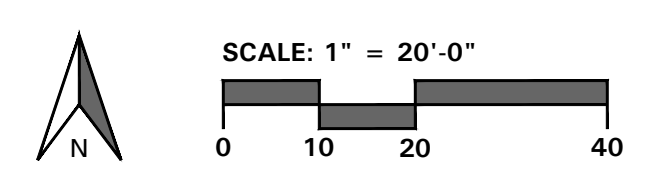
DESIRABLE LANDSCAPE REQUIREMENTS USED

- Landscaping that exceeds the minimum by 10%.
- Parking lots with no space further than 40' from landscape area.
- Landscaped pedestrian connection to main entrance.
- Increase in minimum width of landscape buffer by 20%.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
DW	<i>Chilopsis linearis</i>	Desert Willow	9	30 gal.	container grown, 3-5 trunk, 8' ht. min., 4' spread min.
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	5	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
SO	<i>Quercus shumardii</i>	Shumard Red Oak	2	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
SHRUBS/GROUND COVER					
AB	<i>Abelia grandiflora 'Rose Creek'</i>	Dwarf Abelia 'Rose Creek'	14	5 gal.	container full, 20" spread
AN	<i>Juniperus tobira 'Andorra'</i>	Andorra Juniper	17	5 gal.	container full, 20" spread
MIS	<i>Miscanthus sinensis 'Adagio'</i>	Miscanthus 'Adagio'	10	5 gal.	container full
NRS	<i>Ilex spp. 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	9	7 gal.	container full to base, 36" ht., 48" o.c.
SG	<i>Salvia greggii 'Red'</i>	Salvia Greggii	24	5 gal.	container full, 20" spread
TS	<i>Leucophyllum frutescens 'Green Cloud'</i>	Texas Sage 'Green Cloud'	28	5 gal.	container full, 20" spread, 24" o.c.
SOD	<i>Cynodon dactylon</i>	Common Bermudagrass			solid sod, refer to notes
RR		Colorado' River Rock			2" - 4" dia., 4" depth with weed barrier fabric
CB		Crushed Basalt			4" depth with weed barrier fabric

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.



• 4245 North Central Expy
• Suite 501
• Dallas, Texas 75205
• 214.865.7192 office

Copyright: All drawings herein are the property of Tectonics Design Group and may not be reproduced or used in any capacity without the written authorization of Tectonics Design Group.

DRAWN: RMT
DESIGNED: RMT
CHECKED/STAMPED:



TECTONICS DESIGN GROUP
970 Sandhill Road, Suite 250, Reno, NV 89521
Tel: 775-934-8988
www.tectonicsdesigngroup.com
Firm#: 22595

DESIGNER:
PROJECT/CLIENT:
SUBMITTAL RECORD:

Dutch Bros No.: TX 0101
Wylie, Texas
MAIN & MAIN
5750 Genesis Ct, Suite 103, Frisco, Texas 75034
tel 214-308-0008

Table with columns: DATE, SUBMITTAL RECORD, and SUBMITTAL. Includes dates 03/24/21, 05/14/21, 06/01/21, 06/08/21 and corresponding submittal descriptions.

SHEET TITLE: LANDSCAPE SPECIFICATIONS AND DETAILS

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- 1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) - plant material
B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
C. Texas Association of Nurserymen, Grades and Standards
D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:
1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.

B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.

a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.

b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.

c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.

3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.

4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

1.7 QUALITY ASSURANCE

A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:
1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.

2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.

3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.

4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.

6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.

7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.

2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

B. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.

2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.

3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.

4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.

5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.

6. Remove rejected plant material immediately from job site.

7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complementary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.

D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner.

E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature conforms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoils, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallisgrass or Nutgrass shall be rejected.

2. Physical properties as follows:
a. Clay - between 7-27 percent
b. Silt - between 15-25 percent
c. Sand - less than 52 percent

3. Organic matter shall be 3%-10% of total dry weight.

4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.

H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDEG Heavy Duty Steel.

B. Staking Material for Shade Trees: refer to details.

C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.

D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.

E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.

2. All planting areas shall receive a two (2") inch layer of specified mulch.

3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per

tree planting detail as approved by the Landscape Architect if the percolation test fails.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/2 of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or 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 Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.

1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.

2. Pruning shall be done with clean, sharp tools.

3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.

2. All steel curbing shall be free of kinks and abrupt bends.

3. Top of curbing shall be 1/2" maximum height above final finished grade.

4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.

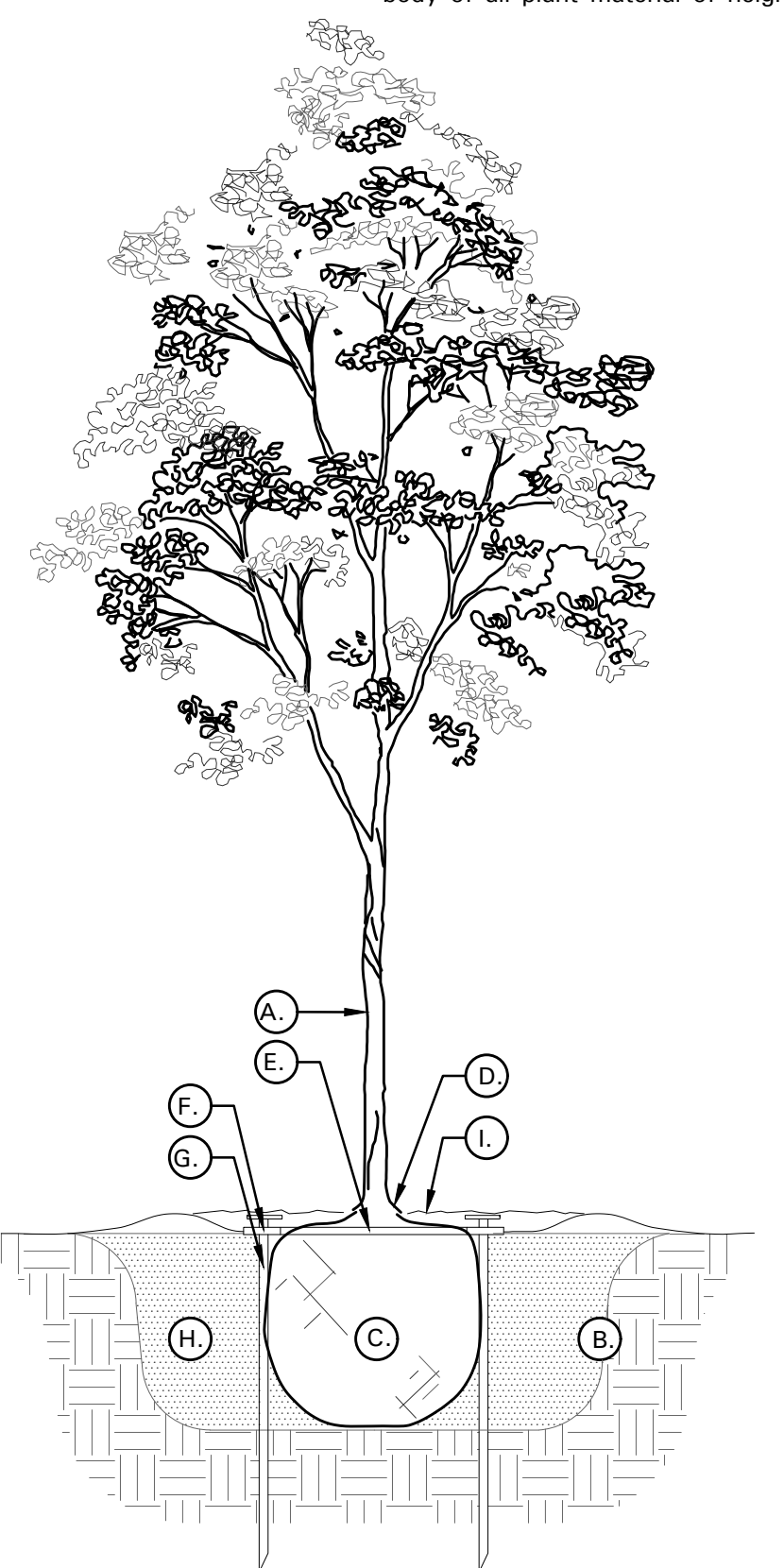
5. Do not install steel edging along sidewalks or curbs.

6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

END OF SECTION



01 TREE PLANTING DETAIL NOT TO SCALE

TREE PLANTING DETAIL LEGEND AND NOTES

A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org

B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL. CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.

C. ROOT BALL: REMOVE TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.

D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.

E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL. TRUNK SHOULD BE IN THE CENTER OF THE RING.

F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.

G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

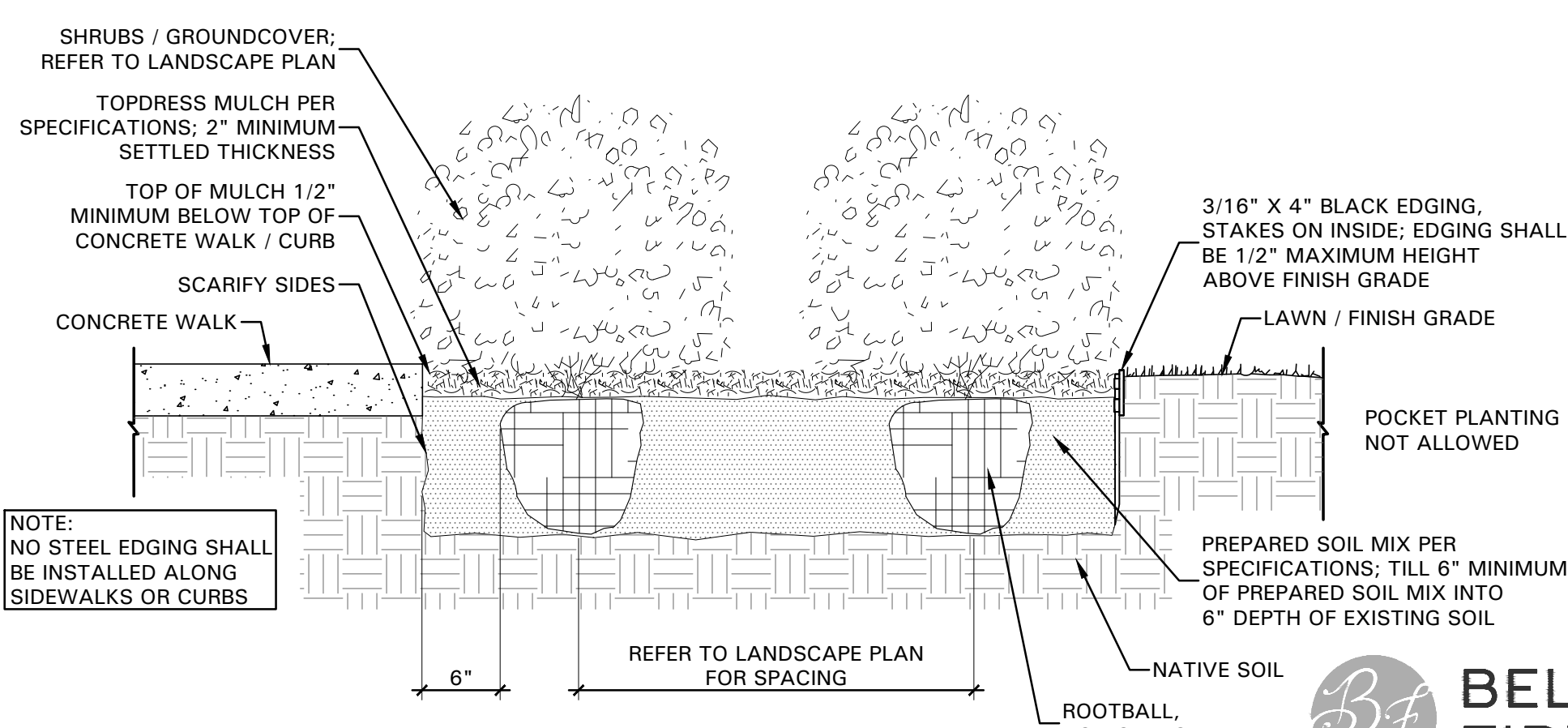
H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.

I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.

J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jeff@treestakesolutions.com www.treestakesolutions.com

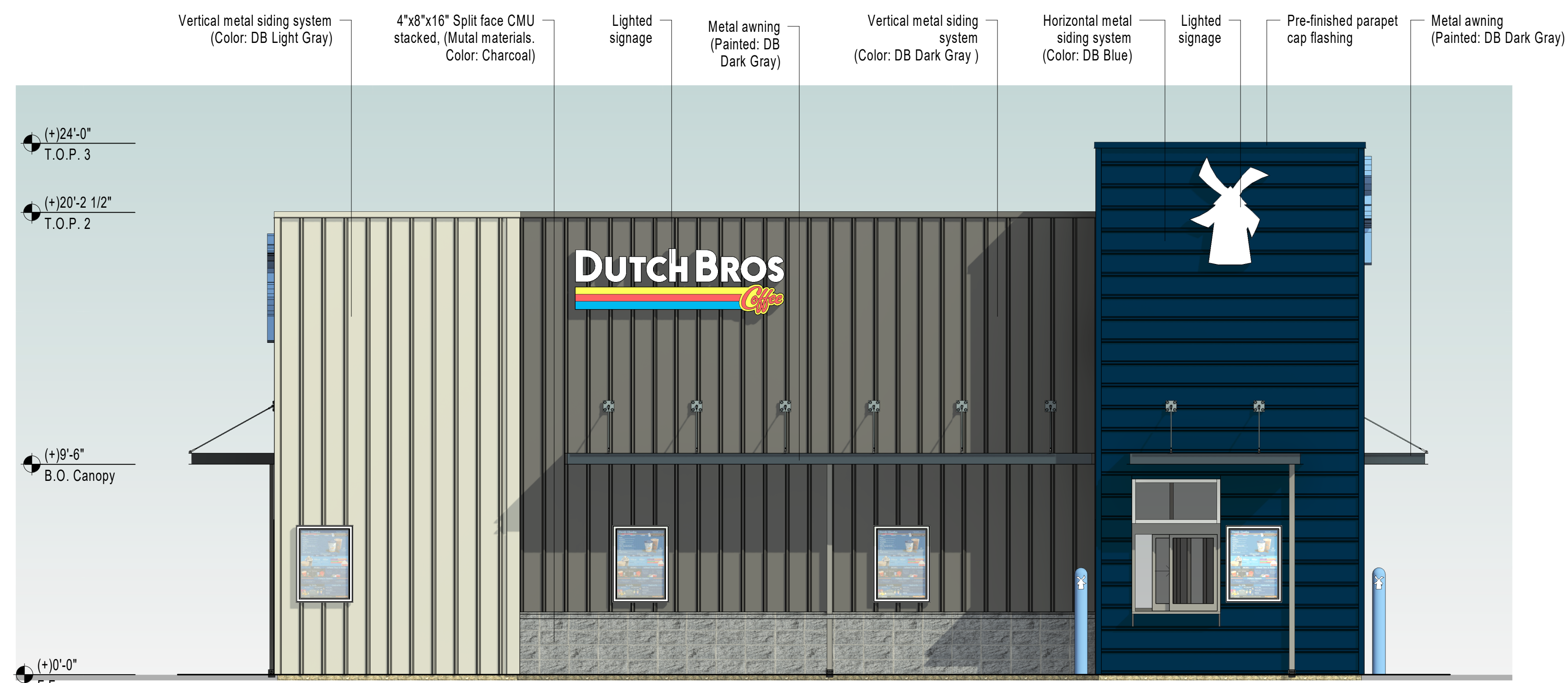
OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.

K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.

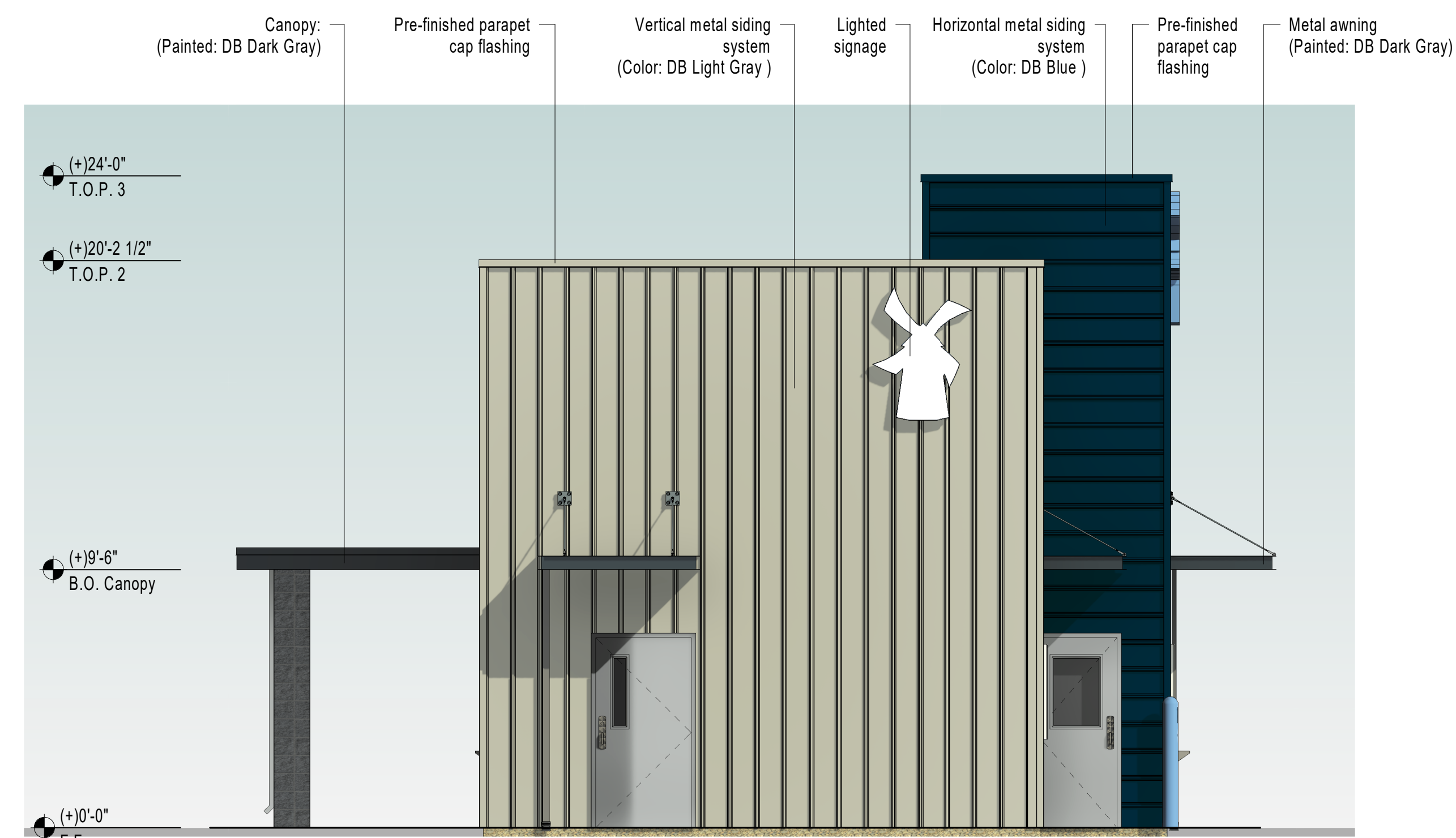


02 SHRUB / GROUNDCOVER DETAIL NOT TO SCALE

The name DUTCH Bros. and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros., including but not limited to, the "hook and feel" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the Materials) are owned by and/or licensed by DB Franchising USA, LLC and protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and unfair competition laws under the United States and foreign laws.



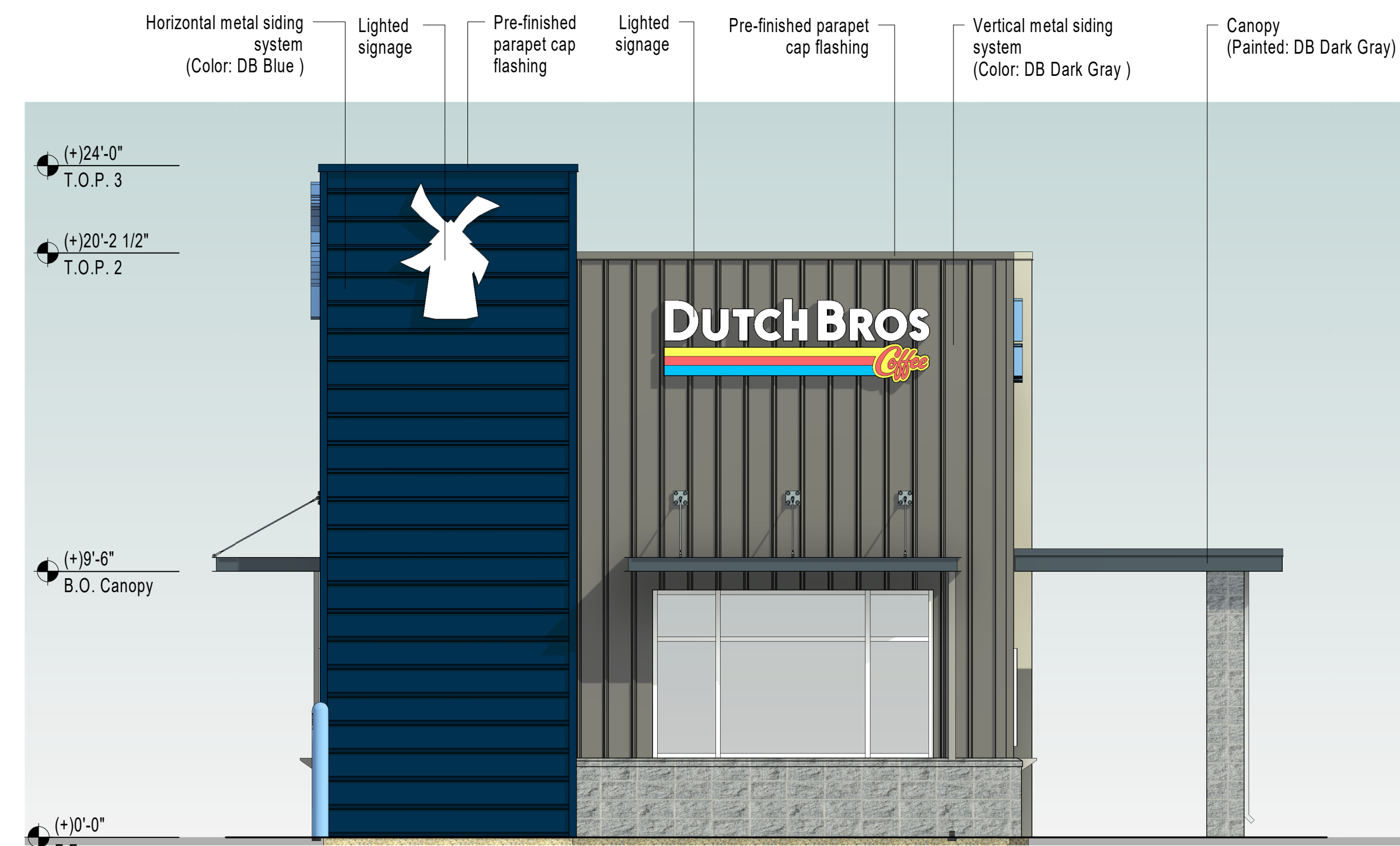
Drive-Up Elevation



Rear Elevation



Walk-Up Elevation



Front Elevation (Primary Elevation)



Dutch Bros

Conceptual Elevations

Wylie, Texas

PR.1

MAIN & MAIN



Front (Primary Elevation)/Drive-Thru



Front (Primary Elevation)/Walk-Up



Rear/Walk-Up



Rear/Drive-Thru



Dutch Bros

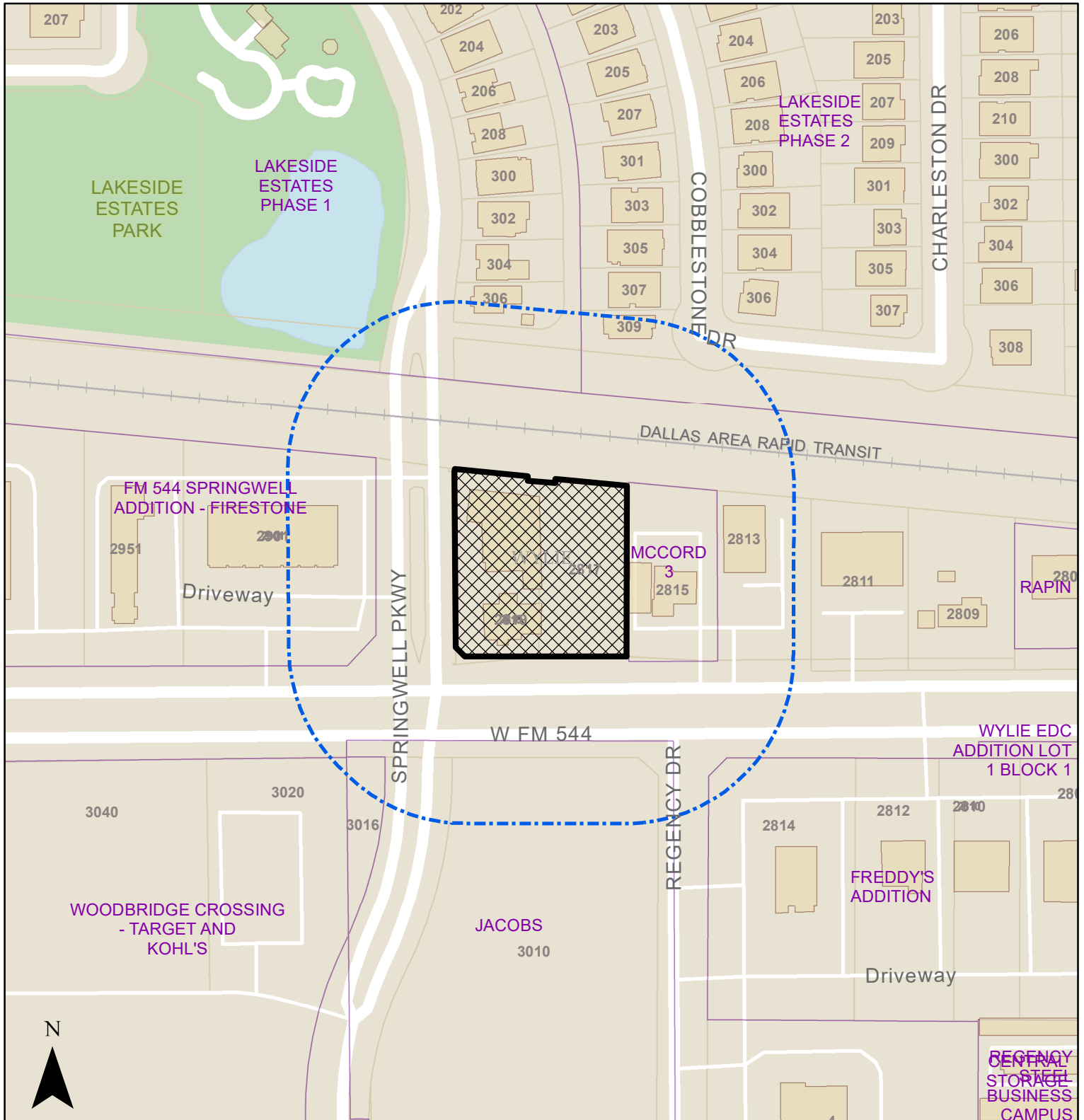
Perspectives

Wylie, Texas


PR.1A

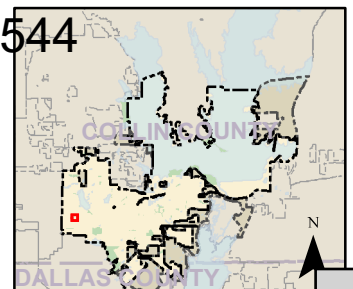
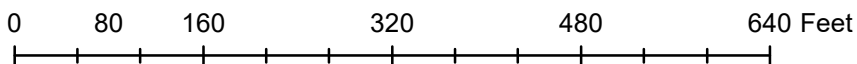
MAIN & MAIN

Notification Map



ZC 2021-18 Dutch Bros Coffee; 2817 & 2819 W FM 544

 200 Foot Notification Buffer  Subject Property



PUBLIC COMMENT FORM
(Please type or use black ink)

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2021-18.
 I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-18.

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

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

Tuesday, July 06, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, July 13, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: ROBERT L. MYERS
(please print)
Address: 8100 LOUPO AVE #211
DAVENS, TEXAS 75225
Signature: *Robert L. Myers*
Date: 6/29/2021

COMMENTS:

Great Concept For City (Wylie) Residents



DUTCH BROS COMMUNITY ENGAGEMENT



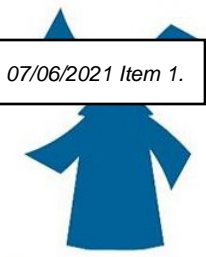
DUTCH BROS FOUNDATION

- Includes several philanthropic focuses:
 - Be Aware
 - Support for the fight against breast cancer since 2014, with more than \$1.6 million in donations.
 - Drink One for Dane
 - Support and mission to find a cause and a cure for ALS.
 - Dane Boersma, Dutch Bros co-founder, battled with ALS.
 - One day in May is dedicated to raise funds for the Muscular Dystrophy Association.
 - Buck for Kids
 - One day in September, Dutch Bros donates \$1 from every drink sold to local youth organizations.
 - Dutch Luv
 - On February 14th, Dutch Bros donates \$1 from every drink sold to organizations to fight food insecurity.



RECENT FOCUSES

- Wildfire Relief Efforts
 - Dutch Bros donated to various relief funds for the wildfires in 2020.
- Covid Relief
 - Donated to various organizations for the support of communities during the Covid-19 outbreak.
- #FirstResponderFirst
 - 100% of Dutch Bros' profits in April 2020 were donated to support medical first responders.
- Buck for Kids
 - Increase of approximately 10% in contributions in 2020.



SOURCES

- Dutch Bros foundation - <https://www.dutchbros.com/dutch-bros-foundation/>
- Wildfire Relief - <https://www.dutchbros.com/news-events/dutch-bros-foundation-donates-250000-to-wildfire-relief-efforts>
- First Responders First - <https://www.businesswire.com/news/home/20200403005548/en/Dutch-Bros-Coffee-Dedicates-100-of-April-Profits-to-FirstRespondersFirst>

DUTCH BROS
BLUE REBEL® ENERGY DRINK 



AFTERSHOCK
Strawberry, Blackberry, Raspberry & Lime
MEDIUM | Cal. - ICED 230 BLENDED 410

ELECTRIC BERRY
Blue Raspberry & Lime
MEDIUM | Cal. - ICED 230 BLENDED 410

STRAWBERRY
MEDIUM | Cal. - ICED 230 BLENDED 410

BLUE RASPBERRY
MEDIUM | Cal. - ICED 240 BLENDED 420

TEA
ORGANIC GREEN OR PARIS BLACK

PEACH
MEDIUM | Cal. - HOT 70 ICED 140

TROPICAL
Passion Fruit, Coconut & Blue Raspberry
MEDIUM | Cal. - HOT 90 ICED 170

PALM BEACH
Peach & Pomegranate
MEDIUM | Cal. - HOT 80 ICED 160

POMEGRANATE
MEDIUM | Cal. - HOT 90 ICED 180



DUTCH CLASSICS
AVAILABLE AS LATTES, MOCHAS & BREVES



SOFT TOP™ SWEET CREAM | +50¢
SOY, ALMOND OR COCONUT MILK | +50¢
EXTRA SHOT | +50¢
ADDED WHIP OR ADDITIONAL FLAVOR | FREE

HOT, ICED OR BLENDED DUTCH FREEZE®

KICKER®
Irish Cream Breve
MEDIUM | Cal. - HOT 540 ICED 440
| Cal. - BLENDED 620

CARAMELIZER®
Caramel Mocha
MEDIUM | Cal. - HOT 450 ICED 360
| Cal. - BLENDED 660

WHITE MOCHA
MEDIUM | Cal. - HOT 430 ICED 340
| Cal. - BLENDED 640

911®
Irish Cream Breve with 6 SHOTS ESPRESSO
MEDIUM | Cal. - HOT 450 ICED 310
| Cal. - BLENDED 580

COCOMO®
Coconut Mocha
MEDIUM | Cal. - HOT 410 ICED 340
| Cal. - BLENDED 620

PRIVATE RESERVE AMERICANO
MEDIUM | Cal. - HOT 2 ICED 2

DUTCH BROS®
COLD BREW 



ANNIHILATOR®
Chocolate Macadamia Nut with Cream
MEDIUM | Cal. - ICED 180

GOLDEN EAGLE™
Vanilla & Caramel with Caramel Drizzle & Cream
MEDIUM | Cal. - ICED 175



PREMIUM NITRO COLD BREW
Nitro Infused & Fully Charged
MEDIUM | Cal. - ICED 20

DUTCH FROST®
A DUTCH TAKE ON A CLASSIC SHAKE



BIRTHDAY CAKE
Almond Roca & White Chocolate with Confetti Sprinkles
MEDIUM | Cal. - 620

COTTON CANDY
Blue Raspberry & White Chocolate
MEDIUM | Cal. - 640

LEMONADE
ICED OR BLENDED



TIGER'S BLOOD
Strawberry & Coconut
MEDIUM | Cal. - ICED 280
| Cal. - BLENDED 520

STRAWBERRY
MEDIUM | Cal. - ICED 275
| Cal. - BLENDED 515

SMOOTHIE
Made with Real Fruit
MEDIUM | Cal. : 450 - 555

CHAI
Hot or Iced with Any Flavor
MEDIUM | Cal. : 210 - 410

DUTCH COCOA
Hot or Iced with Any Flavor
MEDIUM | Cal. : 290 - 505

DUTCH SODA
Infuse with Any Flavor
MEDIUM | Cal. : 0 - 405

KIDS



NOT-SO-HOT®
Cocoa with Whip for the Kiddos
KIDS | Cal. - 250



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>July 06, 2021</u>	Item:	<u>2</u>
Department:	<u>Planning</u>	Subdivision:	<u>Hibernia Addition</u>
Prepared By:	<u>Kevin Molina</u>	Zoning District:	<u>Commercial Corridor (CC)</u>
Date Prepared:	<u>June 16, 2021</u>	Exhibits:	<u>Zoning Exhibits</u>

Subject

Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for a restaurant with drive-through on 1.37 acres, property located at 499 S State Highway 78. **(ZC 2021-16)**

Recommendation

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

Discussion

OWNER: 3NI Holdings LLC

ENGINEER: Claymoore Engineering

The applicant is requesting a Special Use Permit (SUP) on 1.37 acres generally located 250' northeast from the intersection of State Highway 78 and Kirby Street to allow for a restaurant with drive-through service. The drive-through lane does not contain a menu board and is to only be used for pre-ordered meals.

The proposed development is a remodel of an existing structure with modifications that add a drive-through window. The entire structure measures 6,601 square feet and is planned to contain two tenants one being the Chipotle restaurant with the other being a Texas Health Urgent Care medical office.

The original site was developed for a bank and contained drive thru ATM lanes and was later converted to a nail salon personal service use.

The Zoning Ordinance requires all restaurants with drive-throughs to obtain a Special Use Permit. As part of the Special Use Permit Conditions, the Zoning Exhibit shall function as the review and approval of the site plan.

The proposed zoning exhibit provides a total of 45 parking spaces with two being ADA accessible, which is 13 over the minimum required 32. Changes made from the existing site layout include removing three existing parking spaces for the placement of a dumpster and adding eleven additional parking spaces, eight of which are 9'x18', with this stipulation included within the SUP conditions.

The site will be using the existing access that connects to State Highway 78 and Kirby Street. The landscaped area totals 20% and contains an existing landscape buffer with sidewalks along both street frontages.

The structure is proposed to have an exterior that consists of existing materials of stone, stone banding, and EIFS. Canopies are also provided at the drive-through window and at the main entrances.


Notifications/Responses: 16 notifications were mailed; with no responses received in opposition or in favor of the request.
Council consideration on July 27, 2021

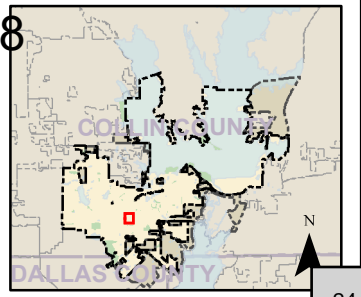
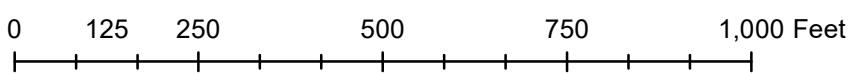
Approved By	<i>Initial</i>	<i>Date</i>
Department Director	JH	June 30, 2021

Locator Map



ZC 2021-16; Wylie Crossing; 499 S State Highway 78

 Subject Property



Wylie Crossing

EXHIBIT "B"

Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit is to allow for a restaurant with drive-in or drive-through service use as a Chipotle restaurant.

II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021), except as specifically provided herein.
2. The design and development of the Wylie Crossing development shall take place in general accordance with the Concept Plan (Exhibit C).

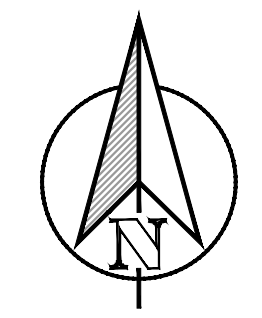
III. SPECIAL CONDITIONS:

1. The Zoning Exhibit (Exhibit C) shall serve as the Site Plan for the Development. Approval of the SUP shall act as site plan approval.
2. Parking spaces in access of the minimum required shall be a minimum of 9' x 18'.
3. This SUP shall be voided and the property reverted to the underlying Commercial Corridor zoning should the use cease and approval of a new site plan be required.

SITE DATA SUMMARY

LOT	ZONING	PROPOSED USE	LOT SIZE (AC.)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	LOT COVERAGE		FLR AREA RATIO		PARKING			HANDICAP SP.		TOTAL IMPERVIOUS		TOTAL PERVIOUS			
						REQ.	PROV.	REQ.	PROV.	REQ. RATIO	QSR REQ	MOB REQ	PROVIDED	REQ.	PROV.	(SQ FT)	(%)	(SQ FT)	(%)	
3B1	CC	QSR	1.37	59,677	6,601	50% MAX	11.1%	1:1.25 MAX	0.11	QSR	M.O.B	18	12	45	2	2	52,481	88%	7,196	12%

* SUP REQUEST NOTE:
PROPOSED PARKING SHALL BE 9'X18' STANDARD STACK



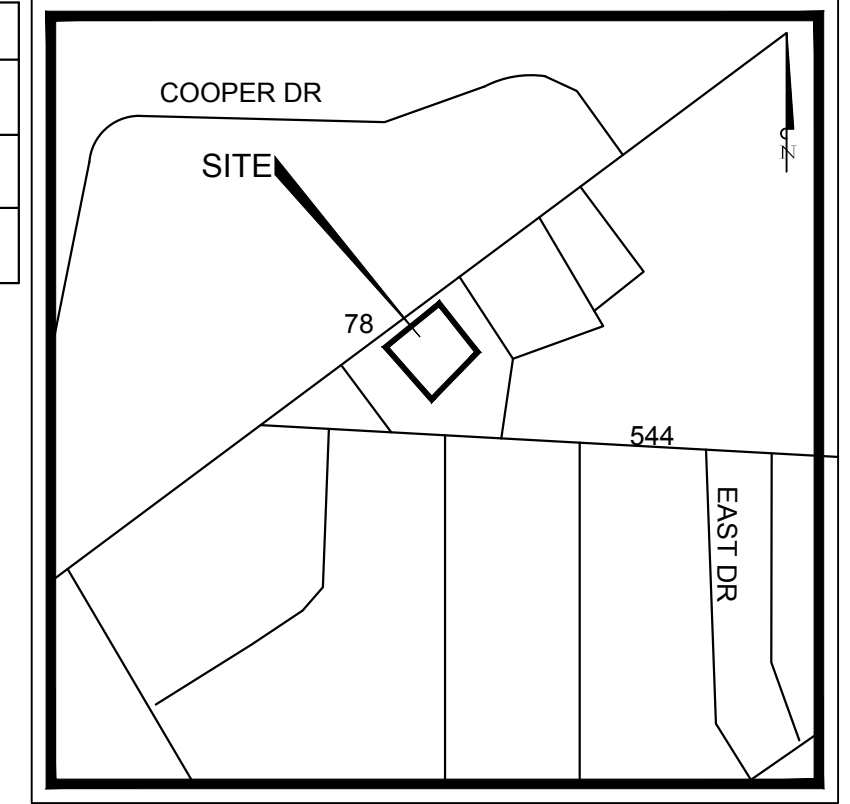
GRAPHIC SCALE



1 inch = 30 ft.

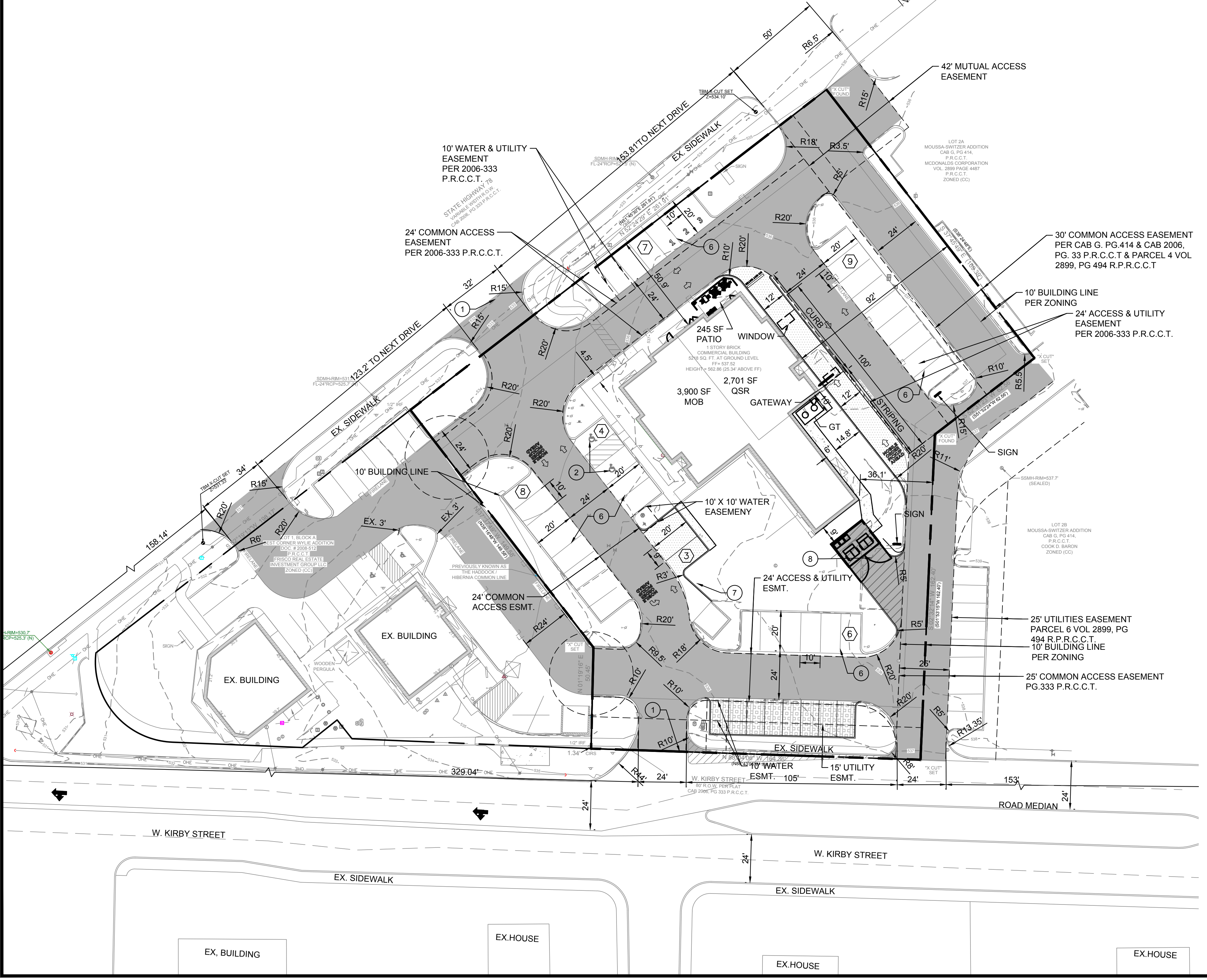
PROPOSED DEVELOPMENT SCHEDULE	
ZONING PROCESS	APRIL 2021- JUNE 2021
CIVIL PLANS	JUNE 2021- SEPTEMBER 2021
CONSTRUCTION	SEPTEMBER 2021- MARCH 2022

NOTE:
DRIVE THRU IS FOR WINDOW PICK UP ONLY. NO MENU BOARD PROPOSED.



VICINITY MAP
N.T.S.

LEGEND	
	PROP. PERVIOUS PAVEMENT
	PROP. DUTY CONCRETE PAVEMENT
	FIRE LANE/ ACCESS EASEMENT
	DUMPSTER AREA CONCRETE PAVEMENT
	PROP. SIDEWALK CONCRETE PAVEMENT
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	FULL-DEPTH SAWCUT



BENCHMARKS INFORMATION:
BENCHMARK #1: TBM X-CUT SET
ELEVATION=534.10'
BENCHMARK #2: TBM X-CUT SET
ELEVATION=531.33'

CONSTRUCTION SCHEDULE	
①	SAW CUT FULL DEPTH EXISTING PAVEMENT
②	PROPOSED HANDICAP SYMBOL
③	PROPOSED PAVEMENT STRIPING
④	PROPOSED HANDICAP SIGN
⑤	PROPOSED CURB STOP
⑥	4" PARKING STALL STRIPING COOR: WHITE (TYP)
⑦	PROPOSED CONCRETE SIDEWALK
⑧	DUMPSTER WITH ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)

OWNER: DW WYLIE, LLC 4403 N CENTRAL EXPWY. SK 2000 DALLAS, TX 75205 PH: 214.918.1804		CONTACT NAME: 3NI HOLDINGS LLC	
APPLICANT: CLAYMOORE ENGINEERING, INC. 301 S. COLEMAN ST. PROSPER, TX 75078 PH: 817.281.0572		CONTACT NAME: DREW DONOSKY	
SURVEYOR: EAGLE SURVEYING, LLC 210 S. ELM ST. SUITE #104 DENTON, TX 76201 PH: 940.222.3009		CONTACT NAME: TYLER RANK	
LEGAL DESCRIPTION: MOUSSA-SWITZER ADDITION LT 1A ACS 1.37			
CITY: WYLIE		STATE: TEXAS	
COUNTY: COLLIN	SURVEY: SAMUEL B SHELBY SURVEY	ABSTRACT NO.: 820	

TEXAS REGISTRATION 07/06/2021 Item 2.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
DREW DONOSKY
Engineer
P.E. No. 12565 Date 5/23/2021

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
DREW DONOSKY
Engineer
P.E. No. 12565 Date 5/23/2021

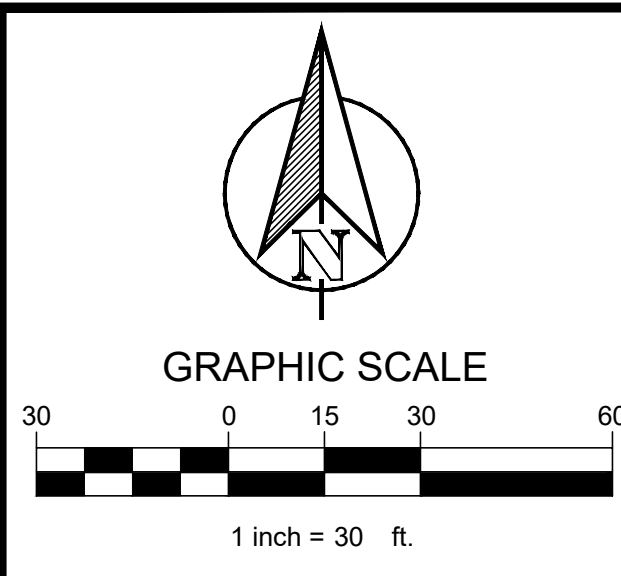
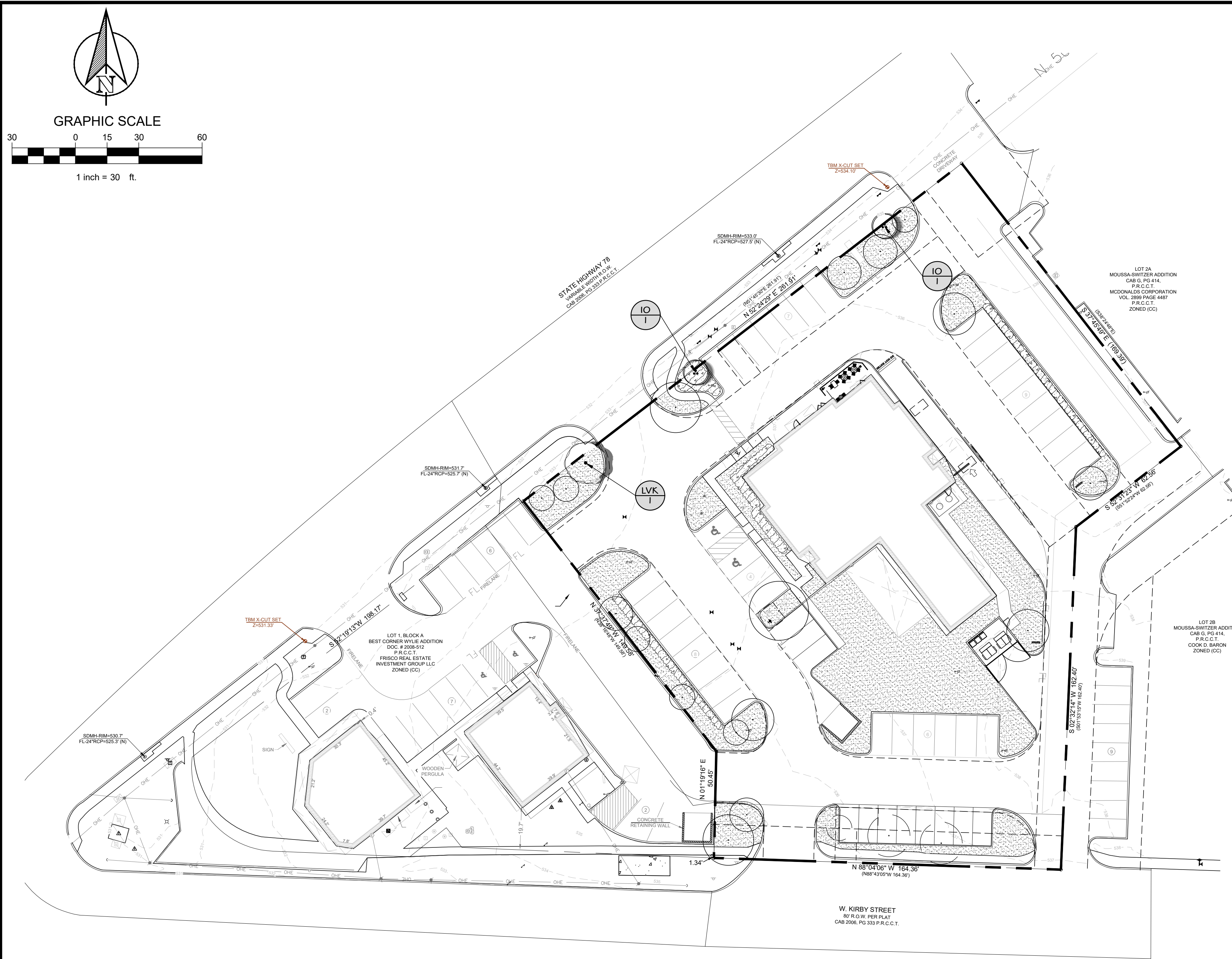
DUWEST WYLIE WYLIE, TEXAS

NO.	DATE	REVISION	BY

SITE PLAN

DESIGN:	ASD
DRAWN:	ASD
CHECKED:	MAM
DATE:	5/10/2021
SHEET	
SP-1	
File No.	2021-0

PLOTTED BY: DREW DONOSKY
PLOT DATE: 6/23/2021 1:36 PM
LOCATION: Z:\PROJECTS\PROJECTS\2021-067 DUWEST WYLIE\CADD\SHEETS\SITE PLAN.DWG
LAST SAVED: 6/23/2021 9:01 AM



PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	EX	Existing Tree to Remain protect during construction	ref. TD-1	existing	20
	IO	American Holly / Ilex opaca 'East Palatka' single trunk; street tree; min. 8' ht.	CONT.	2" Cal	2
	LVK	Live Oak / Quercas virginiana street tree; min. 8' ht.	CONT.	2" Cal	1

SHRUB AREAS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY
	EX1	Existing Shrub - to Remain protect during construction	existing	existing

GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY
	CD	Bermuda Grass / Cynodon dactylon 'tif 419' Match/preserve existing turf where possible	sod	as required to provide 100% coverage per plan

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES, PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- CONTRACTOR SHALL MODIFY EXISTING IRRIGATION SYSTEM TO ACCOMMODATE PROPOSED PLANTINGS & ENSURE FULL FUNCTIONALITY OF SYSTEM.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	59,981 SF
LANDSCAPE AREA REQUIRED:	11,996 SF (20% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	12,156 SF (20%)

STREET FRONTAGE	261 LF
FRONTAGE LENGTH:	9 TREES (1 PER 30 LF)
STREET TREES REQUIRED:	9 TREES (6 EXISTING + 3 PROPOSED)
STREET TREES PROVIDED:	

10' BUFFER SPACE	PROVIDED
4' SIDEWALK:	PROVIDED

SCREENING	EXISTING PROVIDED
3' TALL SHRUBS	188 LF/20 LF = 10
1 FLOWERING TREE /20 LF	0 FLOWERING TREES PROVIDED DUE TO PRESENCE OF RIGHT-OF-WAY/EXISTING CONDITIONS

PARKING	
LANDSCAPE AREA REQUIRED IN PARKING:	2,250 SF (50 SF PER 45 SPACES = 1,250 SF)
LANDSCAPE AREA PROVIDED IN PARKING:	3,500+ SF PROVIDED

EACH PARKING SPACE WITHIN 60' OF LANDSCAPE AREA:	PROVIDED
--	----------

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

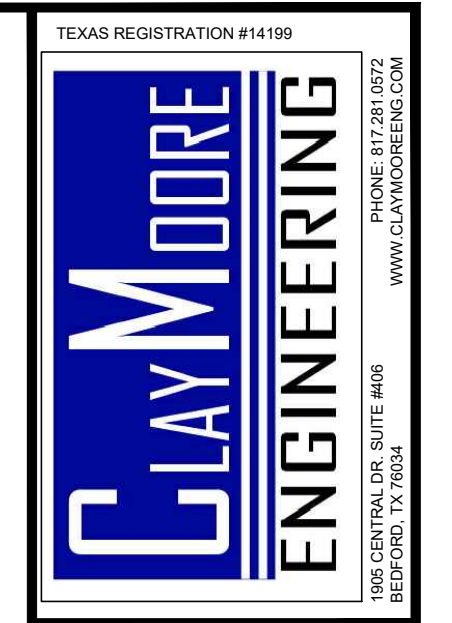
PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

MULCHES

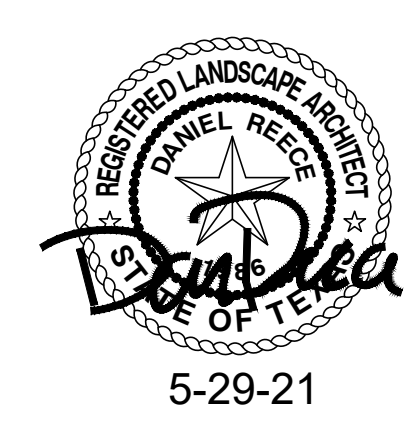
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLOTTED BY: DANIEL REECE
 PLOT DATE: 5/29/2021 6:34 PM
 LOCATION: C:\USERS\DANIEL\DROPBOX (EDG)\EDG - SHARED\2021\DUWEST - WYLIE TX\DUWEST WYLIE TX LP 2021-5-29.DWG
 LAST SAVED: 5/29/2021 6:04 PM



DUWEST WYLIE
WYLIE, TEXAS

No.	DATE	REVISION	BY



5-29-21

EVERGREEN
DESIGN GROUP

(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addicks, TX 75001
www.EvergreenDesignGroup.com

LANDSCAPE PLANTING

DESIGN: ASD
 DRAWN: ASD
 CHECKED: MAM
 DATE: 5/10/2021

SHEET

LP-1

File No. 2021-067

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
 1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
 1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
 1. CONTAINER AND BALLED-AND-BURLAPPED PLANTS.
 1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z601-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS SHARPED ROOTS).
 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT BALL HASN'T BEEN COMPLETELY COVERED, SHALL BE REJECTED.
 2. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFIED SUPPLIER STATING THE COMPOSITION OF THE SOD.
 3. D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
 4. E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
 5. F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 CEC/CMH; NOT EXCEEDING 0.5 PERCENT MERCURY CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS; NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
 6. G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
 7. H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
 8. I. TREE STAKING AND GUYING
 1. STAKES: 6" LONG GREEN METAL T-POSTS.
 2. CUT AND THE WIRE: ASTM A 541, CLASS 1, GALVANIZED STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAINING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
 4. J. STEEL EDGING: PROFESSIONAL STEEL EDGING, 1/4 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
 5. K. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
 1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PRE-PLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE.
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTIONS ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE APPLIED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, VERIFY THAT THE FINISH GRADE IS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 - e. AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
 6. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 7. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

SUBMITTALS

- 1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
- 2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE.
- 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
- 4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

GENERAL PLANTING

- 1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
- 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- 3. TREENCHING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1'-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1'-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1'-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

TREE PLANTING

- 1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
- 2. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES, JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
- 3. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
- 4. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
- 5. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUM LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL BE DONE UNDER THE FOLLOWING GUIDELINES:
 - a. 1"-2" TREES TWO STAKES PER TREE
 - b. 2-1/2"-4" TREES THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER THREE STAKES PER TREE
 - d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
- 6. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS). UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PLACE MULCH WITHIN 6" OF THE TRUNK.

SHRUB, PERENNIAL AND GROUND COVER PLANTING

- 1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
- 2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING AREAS (EXCEPT FOR SODDED AND SEEDED AREAS), LEAVING NO EXPOSED GROUND.

SODDING

- 1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
- 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
- 3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
- 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
- 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

HYDROMULCHING

- 1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. WINTER MIX (OCTOBER 1 - MARCH 31)
 - 50# CELLULOSE FIBER MULCH
 - 2# UNHULLED BERMUDA SEED
 - 2# ANNUAL RYE SEED
 - b. 15-15-15 WATER SOLUBLE FERTILIZER
 - c. SLURRY MIX (APRIL - SEPTEMBER 30)
 - 50# CELLULOSE FIBER MULCH
 - 2# HULLED BERMUDA SEED
- 2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - a. GENERAL
 - 50# CELLULOSE FIBER MULCH
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - b. SEED RATE PER LEGEND

MULCH

- 1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
- 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALLS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP-OF-WALL.

CLEAN UP

- 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
- 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

INSPECTION AND ACCEPTANCE

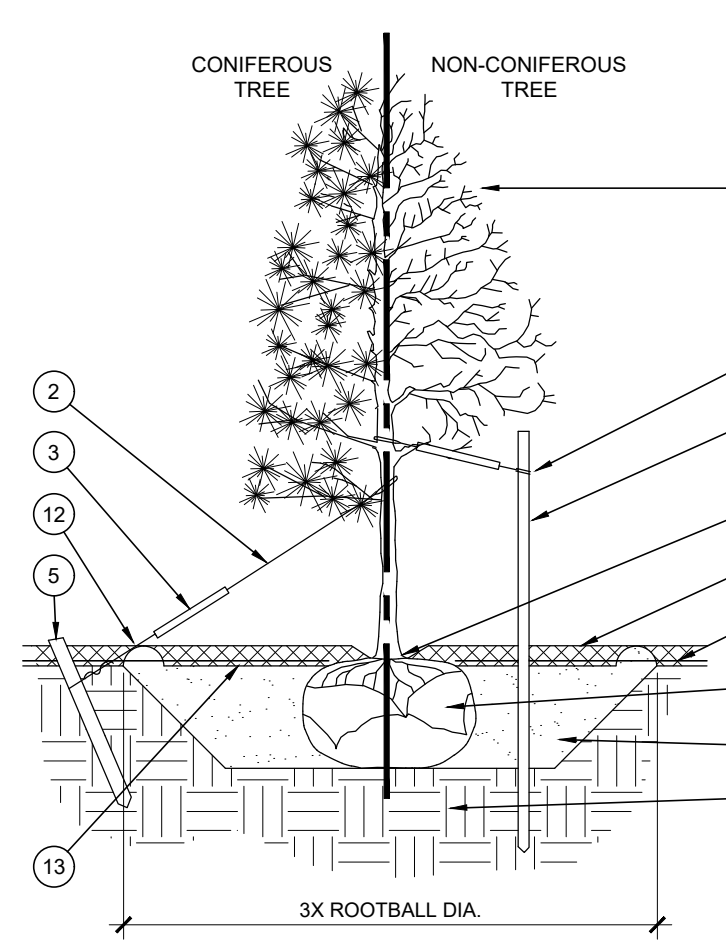
- 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
- 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
- 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

LANDSCAPE MAINTENANCE

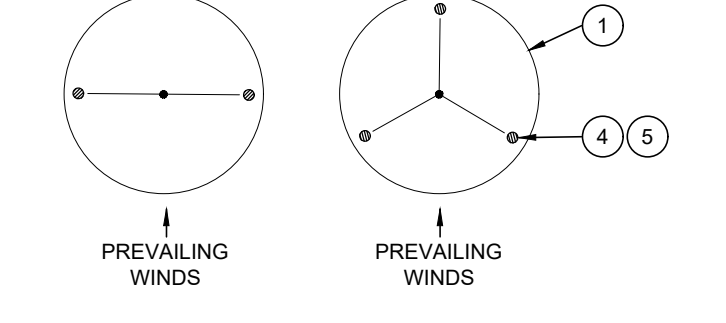
- 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- 2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
- 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHING AREAS MUST BE ACTIVELY GROWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

WARRANTY PERIOD, GUARANTEE AND REPLACEMENTS

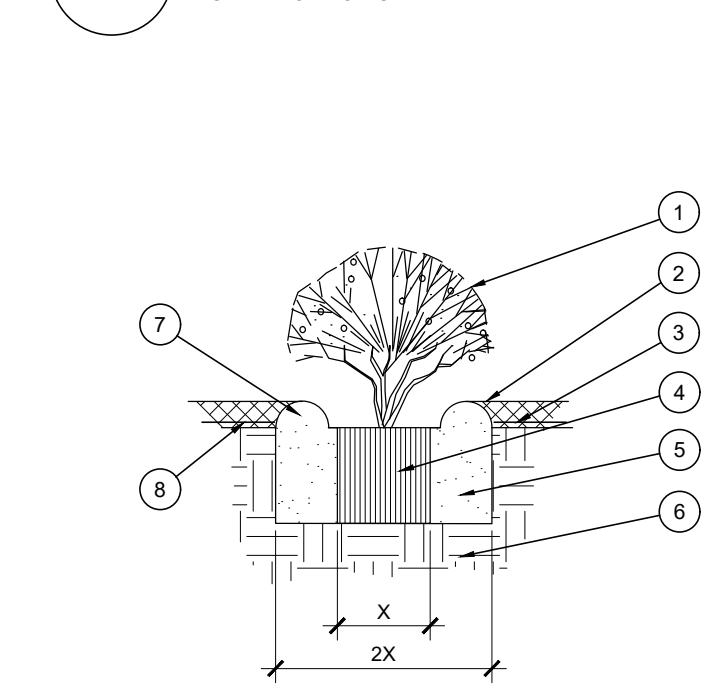
- 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDS/HYDROMULCH PLANTING AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- 3. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



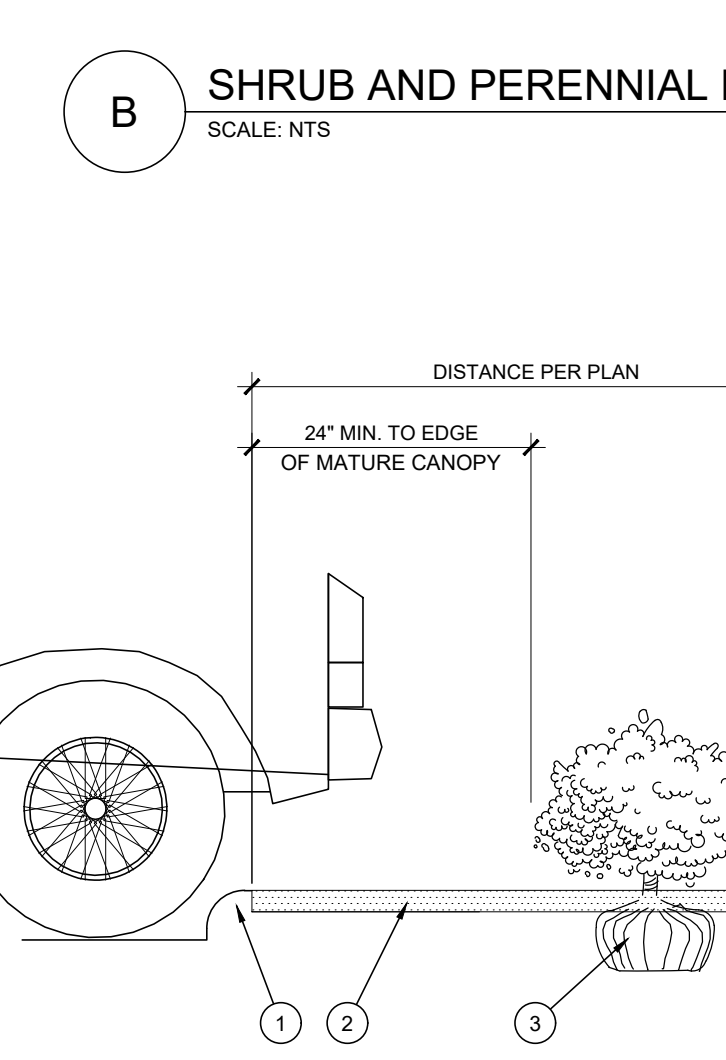
STAKING EXAMPLES (PLAN VIEW)



TREE PLANTING SCALE: NOT TO SCALE



SHRUB AND PERENNIAL PLANTING SCALE: NTS



HEDGE PLANTING AT PARKING AREA SCALE: NOT TO SCALE

- 1. TREE CANOPY.
- 2. CINCH-TIES (24" BOX TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- 4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- 5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- 6. TRUNK FLARE.
- 7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- 8. WEED FABRIC UNDER MULCH.
- 9. ROOT BALL.
- 10. BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 11. UNDISTURBED NATIVE SOIL.
- 12. 4" HIGH EARTHEN WATERING BASIN.
- 13. FINISH GRADE.

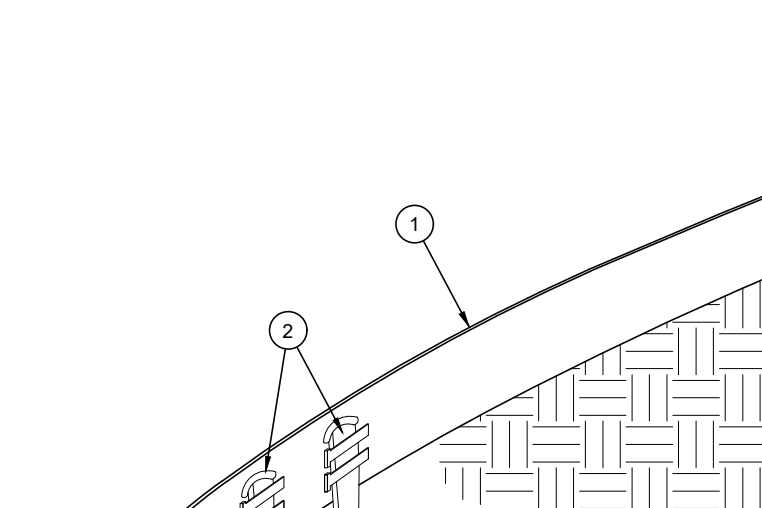
NOTES:

- 1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
- 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-3" ABOVE FINISH GRADE.
- 3. FOR BALLED-AND-BURLAPPED TREES, REMOVE WIRE BASKET AND BURLAP BEFORE BACKFILLING.
- 4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
- 5. FOR TREES OVER 3" CALIPER AND TREES 36" BOX AND LARGER, USE THREE STAKES OR DEADMAN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
- 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

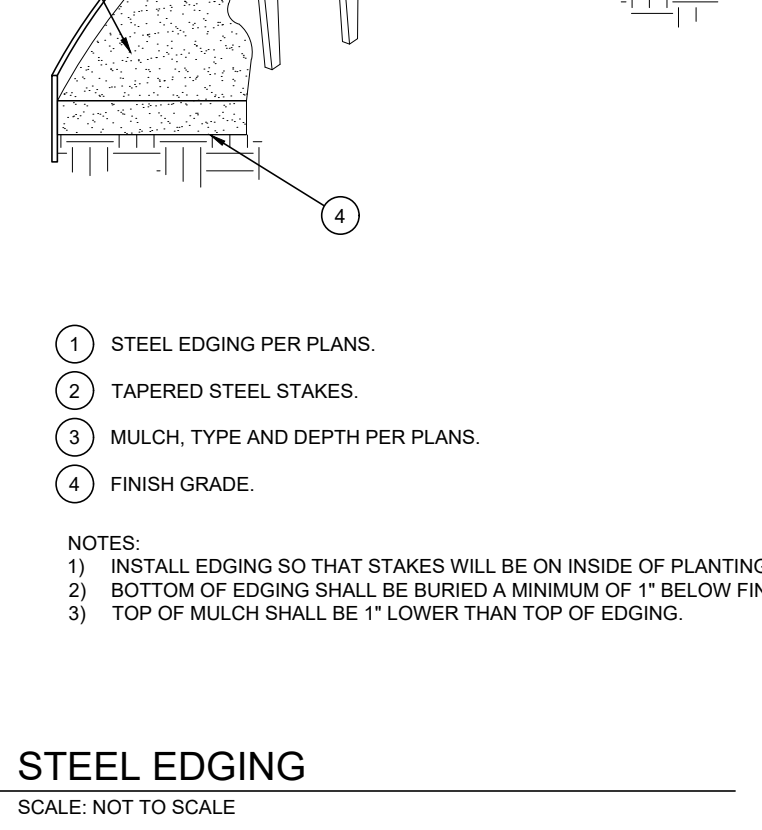
- 1. SHRUB, PERENNIAL OR ORNAMENTAL GRASS.
- 2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- 3. FINISH GRADE.
- 4. ROOT BALL.
- 5. BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 6. UNDISTURBED NATIVE SOIL.
- 7. 3" HIGH EARTHEN WATERING BASIN.
- 8. WEED FABRIC UNDER MULCH.

NOTES:

- 1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
- 2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
- 3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.



STEEL EDGING SCALE: NOT TO SCALE



PLANT SPACING SCALE: NTS

PLANT SPACING	AREA DIVIDER TO DETERMINE NO. OF PLANTS
6"	0.25
8"	0.45
10"	0.69
12"	1
15"	1.56
18"	2.25
24"	4
30"	6.25
36"	9

NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHEN SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

5-29-21

EVERGREEN DESIGN GROUP
 (800) 680-6630
 15455 Dallas Pkwy., Ste 600
 Addison, TX 75001
 www.EvergreenDesignGroup.com

DESIGN: ASD
 DRAWN: ASD
 CHECKED: MAM
 DATE: 5/10/2021

SHEET
 LP-2

File No. 2021-067

TEXAS REGISTRATION #14199

CLAY MOORE ENGINEERING

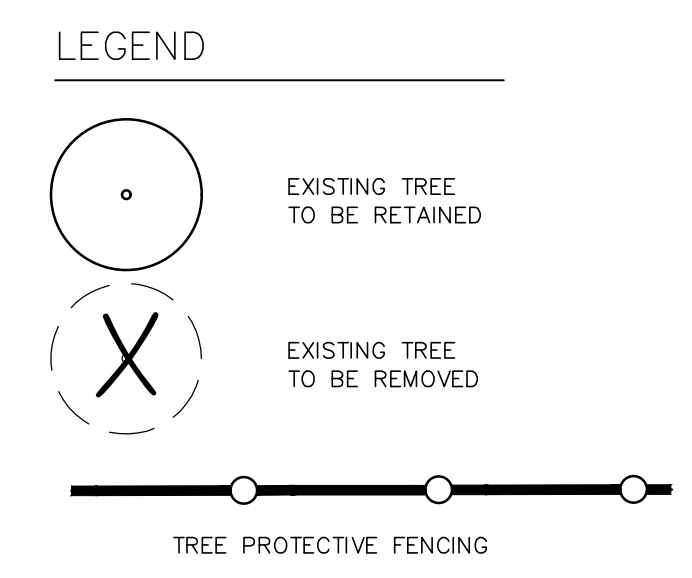
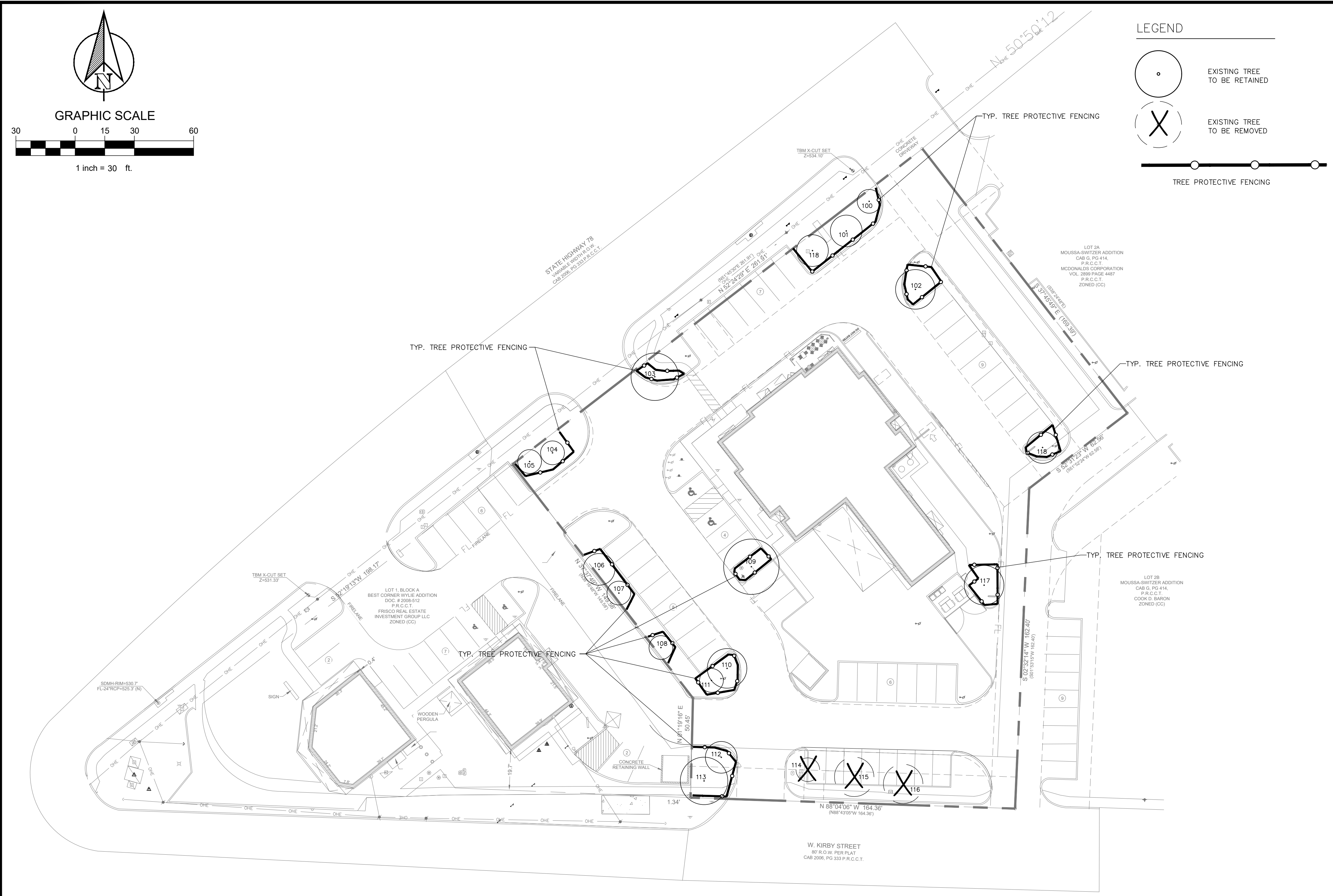
1800 CONTINENTAL SUITE 800
 FORT WORTH, TEXAS 76104
 WWW.CLAYMOOREENGINEERING.COM

DUWEST WYLIE
 WYLIE, TEXAS

No.	DATE	REVISION	BY

LANDSCAPE DETAILS & SPECIFICATIONS

PLOTTED BY: DANIEL REECE
 PLOT DATE: 5/29/2021 6:05 PM
 LOCATION: C:\USERS\DANIE\DROPBOX (EDG)\EDG - SHARED\2021\DUWEST - WYLIE.TX\DUWEST WYLIE.TX_LP_2021-5--29.DWG
 LAST SAVED: 5/29/2021 6:04 PM



ID #	SPECIES	DBH	STATUS	MITIGATION
100	OAK	6"	RETAINED	
101	OAK	8"	RETAINED	
102	OAK	10"	RETAINED	
103	OAK	12"	RETAINED	
104	OAK	6"	RETAINED	
105	ELM	6"	RETAINED	
106	BRADFORD PEAR	8"	RETAINED	
107	BRADFORD PEAR	7"	RETAINED	
108	BRADFORD PEAR	6"	RETAINED	
109	OAK	14"	RETAINED	
110	BRADFORD PEAR	10"	RETAINED	
111	BRADFORD PEAR	6"	REMOVED	
112	BRADFORD PEAR	8"	RETAINED	
113	BRADFORD PEAR	12"	RETAINED	
114	BRADFORD PEAR	6"	REMOVED	NO
115	BRADFORD PEAR	10"	REMOVED	NO
116	BRADFORD PEAR	10"	REMOVED	NO
117	ELM	10"	RETAINED	
118	OAK	8"	RETAINED	
119	OAK	14"	RETAINED	

PLOTTED BY: DANIEL REECE
 PLOT DATE: 5/29/2021 6:27 PM
 LOCATION: C:\USERS\DANIE\DROPBOX (EDG)\EDG - SHARED\2021\DUWEST - WYLIE TX\DUWEST WYLIE TX LP 2021-5-29.DWG
 LAST SAVED: 5/29/2021 6:04 PM

TEXAS REGISTRATION #14199

REG. CONTROL NO. 2412002
 REG. CONTROL NO. 4809
 WWW.GLMOE.COM

**DUWEST WYLIE
 WYLIE, TEXAS**

No.	DATE	REVISION	BY

TREE DISPOSITION PLAN

DESIGN:	ASD
DRAWN:	ASD
CHECKED:	MAM
DATE:	5/10/2021
SHEET	
TD-1	
File No.	2021-067

5-29-21

EVERGREEN
 DESIGN GROUP

(800) 680-6630
 15455 Dallas Pkwy., Ste 600
 Addison, TX 75001
 www.EvergreenDesignGroup.com

TREE PROTECTION SPECIFICATIONS

MATERIALS

1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL T-SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

ALL TREES AND SHRUBS (SHOWN TO REMAIN) WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.

EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST (AND OBTAIN ALL REQUIRED PERMITS) TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING. ENSURE ALL TREES RECEIVE A COMMERCIAL-GRADE ROOT STIMULATOR APPLICATION AFTER PRUNING.

PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE DRIFLINE AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST OR IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS AT THE DRIP LINE OF TREES (ROOT PROTECTION ZONE, RPZ) AND/OR LANDSCAPE PLANT MATERIAL INCLUDING NATURAL AREAS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.

PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.

THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.

THE INSTALLATION POSTS WILL BE PLACED EVERY 6 FEET AROUND THE DRIP LINE OR RPZ AND EMBEDDED TO 18 INCHES DEEP. FABRIC ATTACHMENT SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.

1. DO NOT CLEAR, FILL OR GRADE IN THE RPZ OF ANY TREE.
2. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
3. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE SPREAD OF THE TREE BRANCHES.
4. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE SPREAD OF THE TREE BRANCHES (EX. PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
5. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
6. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE RPZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE RPZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

ROUTE UNDERGROUND UTILITIES TO AVOID THE RPZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

THE CONTRACTOR SHOULD AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION.

REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.

TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S SATISFACTION.

ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER PRIOR TO ITS REMOVAL.

COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.

IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

WATER ALL TREES, MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

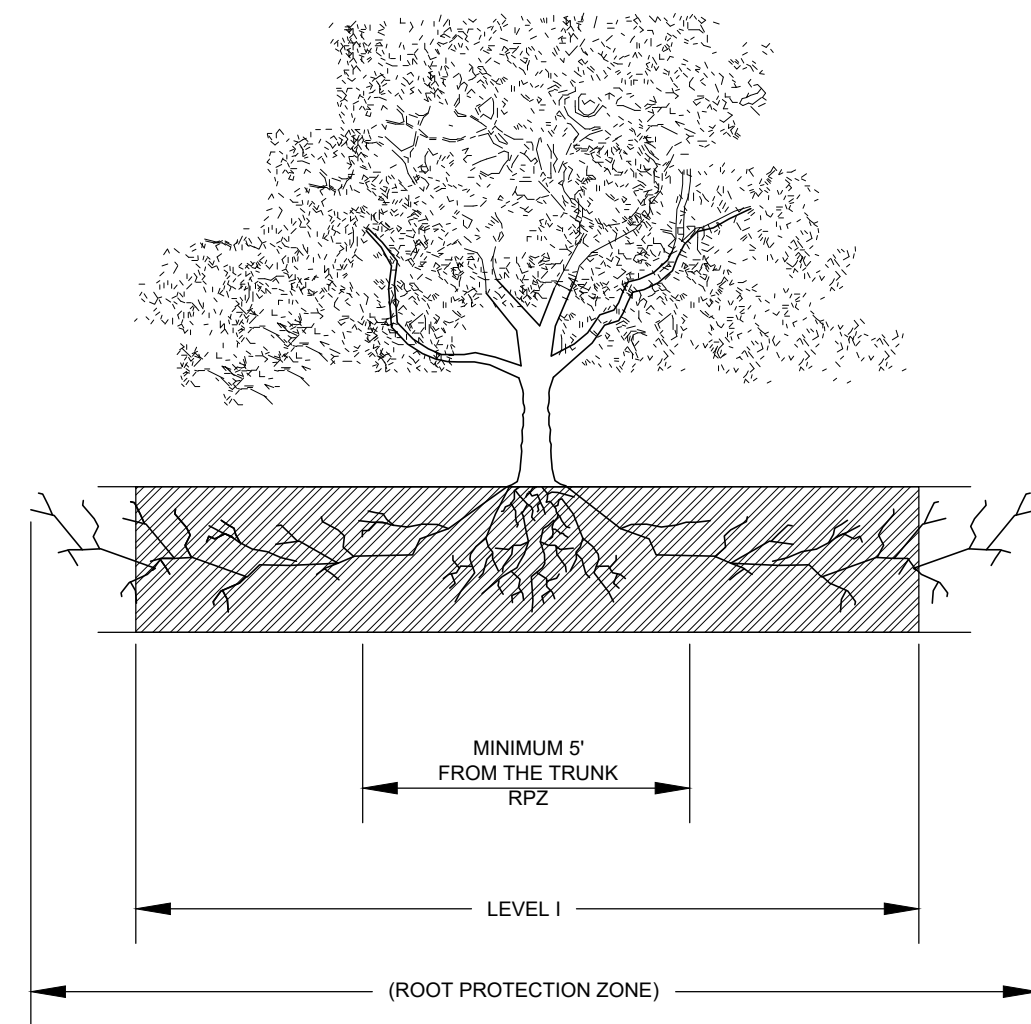
WHEN AN EXCAVATION OR EMBANKMENT IS PLACED WITHIN THE DRIFLINE OF ANY TREE GREATER THAN EIGHT INCHES IN DIAMETER, A TREE WELL SHALL BE CONSTRUCTED TO PROTECT THE TREE AS INDICATED, WHEN THE CUT OR FILL EXCEEDS EIGHT INCHES.

WHERE PAVING OR FILLING IS NECESSARY WITHIN THE DRIFLINE OF ANY TREE EIGHT INCHES OR GREATER, A PERMEABLE PAVEMENT AND AERATION SYSTEM MUST BE INSTALLED.

CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION REQUIREMENTS

1. A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5) OF THE TREE. EXAMPLE: A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
2. NO WORK SHALL BEGIN WHERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
3. ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
4. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
5. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
6. NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
7. ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION (OAK TREES ONLY).
8. ANY TREE REMOVAL SHALL BE APPROVED BY THE LOCAL JURISDICTION'S ARBORIST.
9. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE REPLACED WITH TREE QUANTITIES AND SIZES ACCEPTABLE TO THE LOCAL JURISDICTION.
10. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND/OR WASHING FOLIAGE.
11. NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.
12. THE ROOT PROTECTION ZONE SHALL BE PRESERVED AT NATURAL GRADE. NO CUTTING, FILLING, TRENCHING, ROOT DISTURBANCE, SOIL DISTURBANCE, OR CONSTRUCTION SHALL OCCUR CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS EXCEPT IN PARKING AREAS, WHERE APPROVED ALTERNATIVE MATERIALS AND METHODS MAY BE USED AND CONSTRUCTION MAY OCCUR AS CLOSE AS FIVE (5) FEET FROM THE ROOT FLARES ON ONE SIDE OF THE TREE. NATIVE UNDERSTORY VEGETATION WITHIN THE ROOT PROTECTION ZONE SHALL BE PRESERVED, HOWEVER THE REQUIREMENT DOES NOT APPLY TO ROOT PROTECTION ZONE AREAS THAT HAVE BEEN LANDSCAPED. THE ROOT PROTECTION ZONE MAY BE SHIFTED AND CLUSTERED AS LONG AS THERE IS NO CONSTRUCTION CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS. THE CONSTRUCTION OF SIDEWALKS SHALL BE ALLOWED IN THE ROOT PROTECTION ZONE, AS LONG AS EXCAVATION DOES NOT EXCEED THREE (3) INCHES.
13. DURING CONSTRUCTION ACTIVITY ON SITE, AT LEAST A SIX-INCH LAYER OF A COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE. THE IMPERVIOUS COVER MAY ENROACH WITHIN THE ROOT PROTECTION ZONE IF SAID ENROACHMENT IS APPROVED BY THE ARBORIST.



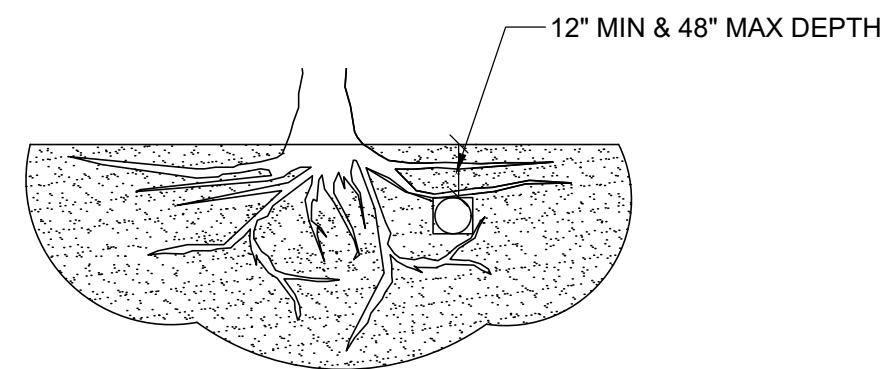
A TREE PROTECTION FENCE - ELEVATION
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

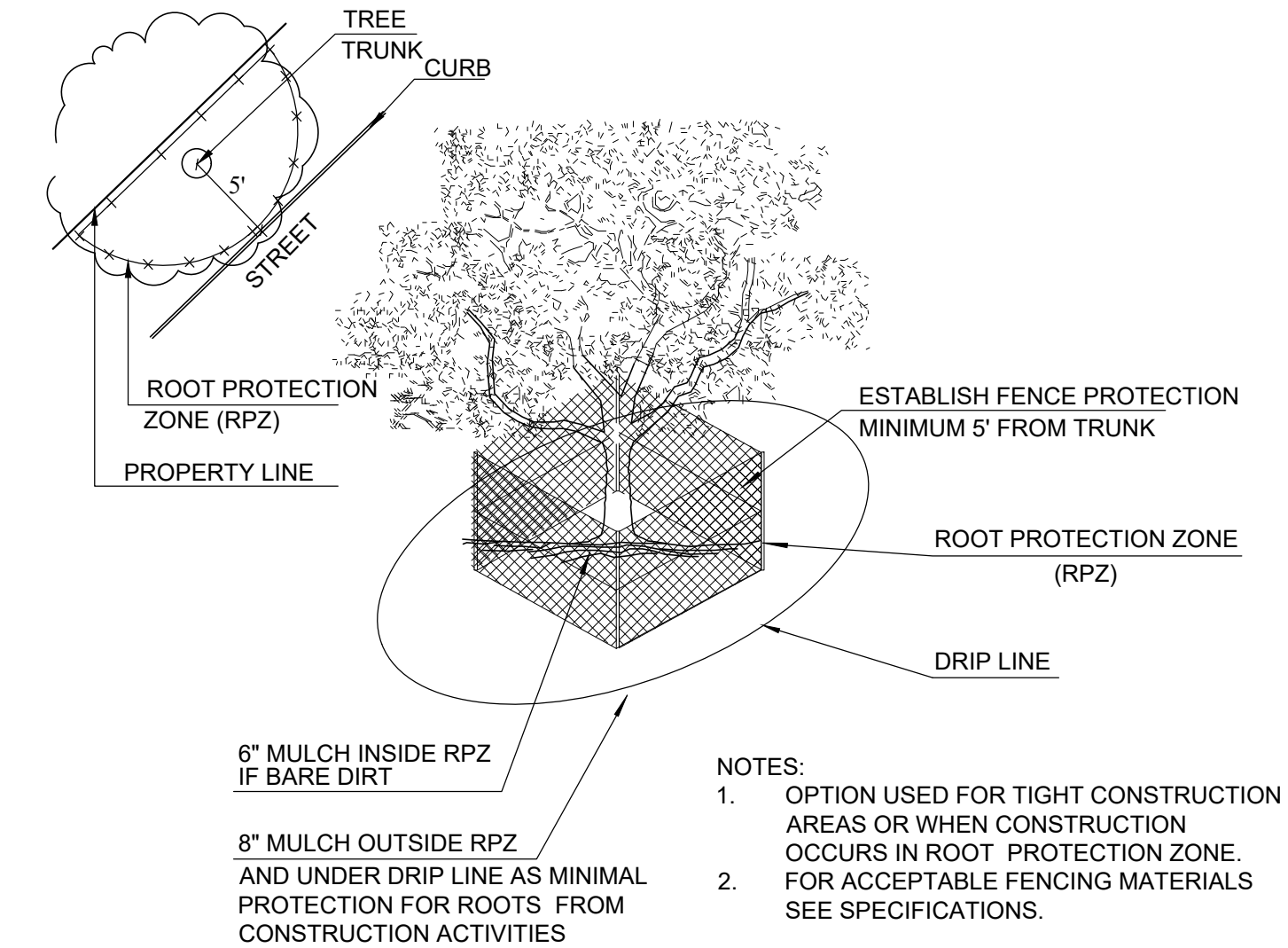
TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.

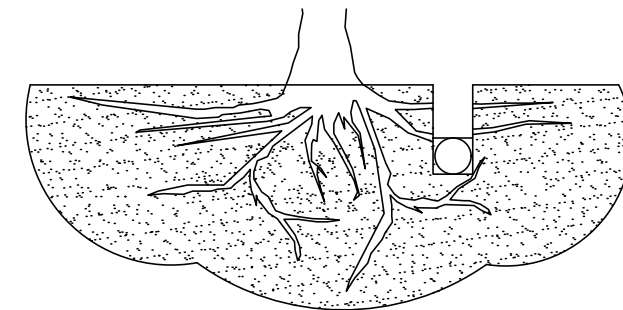


B TREE PROTECTION FENCE
SCALE: NOT TO SCALE



C TREE PROTECTION FENCE - LEVEL 2
SCALE: NOT TO SCALE

TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



D BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE

OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

TEXAS REGISTRATION #14159
GLAY MOORE ENGINEERING
1800 CENTRAL EX. SUITE 4000
HOUSTON, TEXAS 77058
WWW.GLMOOREENGINEERING.COM

DUWEST WYLIE
WYLIE, TEXAS

No.	DATE	REVISION	BY

TREE DISPOSITION DETAILS & SPECIFICATIONS



EVERGREEN DESIGN GROUP
(800) 689-6630
15455 Dallas Pkwy., Ste 600
Addicks, TX 75001
www.EvergreenDesignGroup.com

DESIGN:	ASD
DRAWN:	ASD
CHECKED:	MAM
DATE:	5/10/2021

SHEET

TD-2

File No. 2021-067

PLOTTED BY: DANIEL REECE
 PLOT DATE: 5/29/2021 6:05 PM
 LOCATION: C:\USERS\DANIE\DROPBOX (EDG)\EDG - SHARED\2021\DUWEST - WYLIE TX\DUWEST WYLIE TX LP 2021-5-29.DWG
 LAST SAVED: 5/29/2021 6:04 PM

EXISTING STONE
BANDING,
PAINTED
"KNIGHTS
ARMOR", TYP.

EXISTING STONE

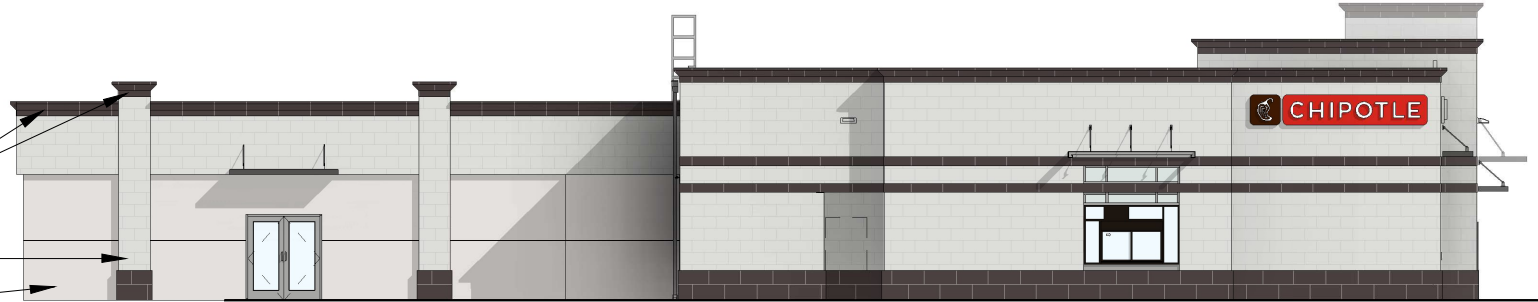


NORTHWEST

EXISTING STONE
BANDING,
PAINTED
"KNIGHTS
ARMOR", TYP.

EXISTING STONE

EXISTING EIFS



NORTHEAST



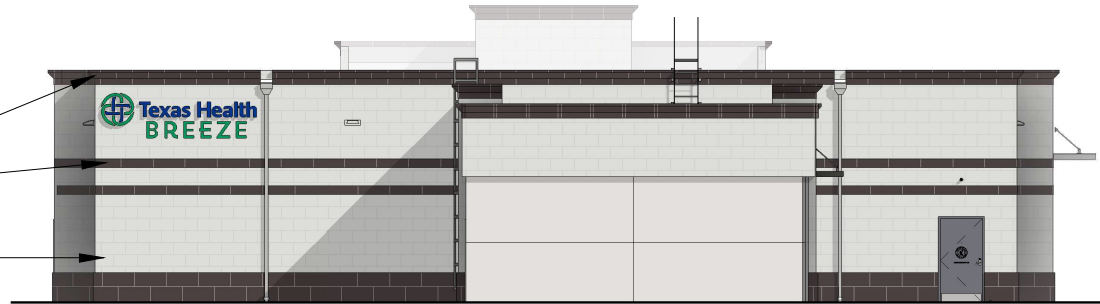
513 Main St
Suite 300
Fort Worth, TX 76102
tel: 817.820.0433
fax: 682.224.8917
www.roguearchitects.com

DUWEST WYLIE SHELL
ELEVATIONS
06/14/2021
1/16" = 1'-0"

499 TX-78
WYLIE, TX 75098

EXISTING STONE
BANDING,
PAINTED
"KNIGHTS
ARMOR", TYP.

EXISTING STONE



SOUTHEAST

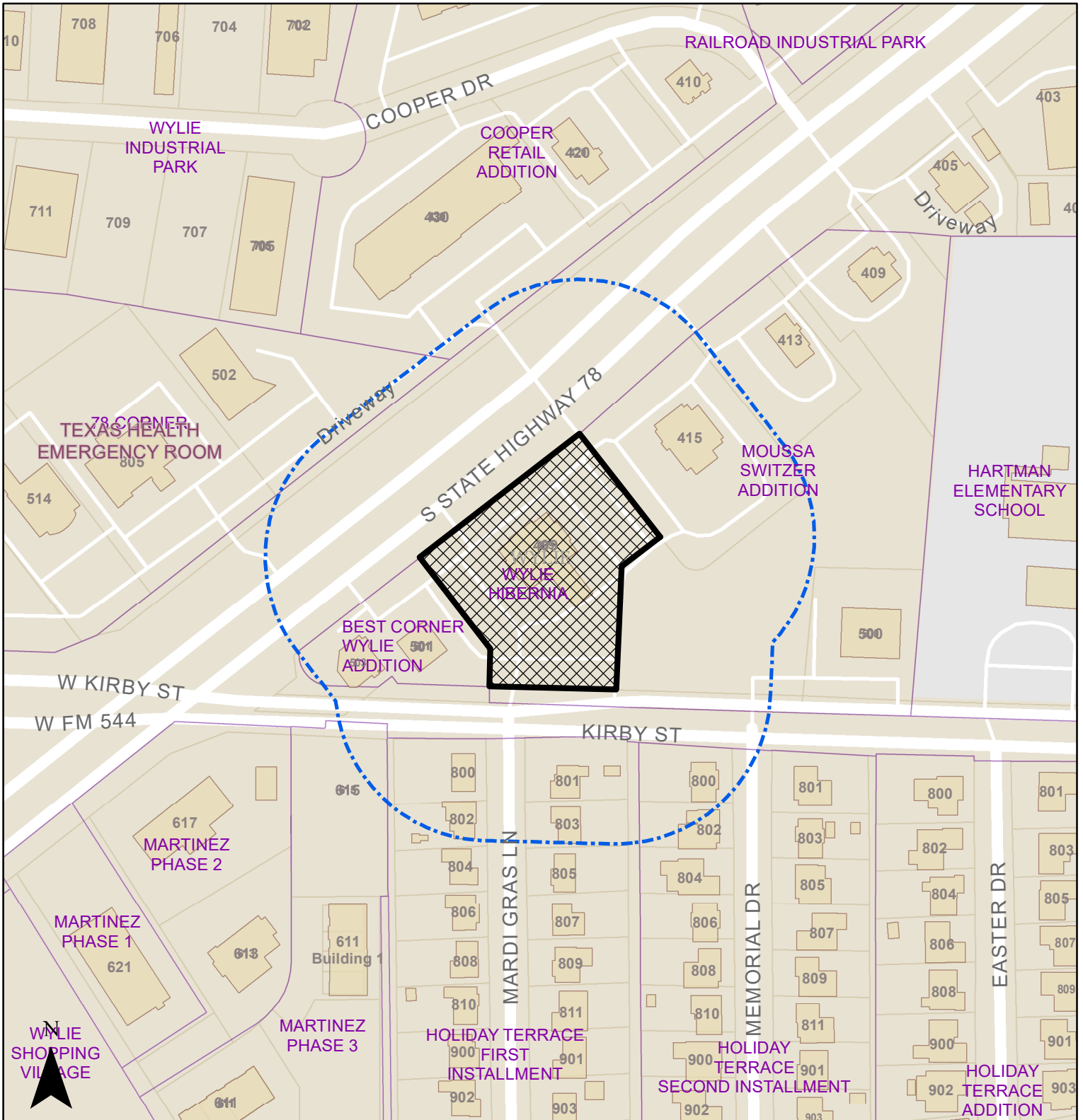
EXISTING STONE
BANDING,
PAINTED
"KNIGHTS
ARMOR", TYP.

EXISTING STONE




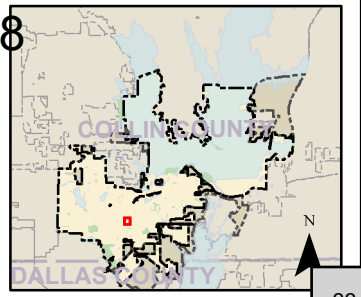
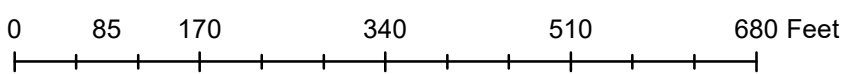
SOUTHWEST

Notification Map



ZC 2021-16; Wylie Crossing; 499 S State Highway 78

 200 Foot Notification Buffer  Subject Property





Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>July 06, 2021</u>	Item:	<u>3</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Kevin Molina</u>	Subdivision:	<u>William Patterson Survey Tract 23</u>
Date Prepared:	<u>June 17, 2021</u>	Zoning District:	<u>Agricultural - 30</u>
		Exhibits:	<u>Zoning Exhibits</u>

Subject

Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Agricultural (AG/30) to Planned Development (PD), to allow for a mixed-use community on 47.29 acres generally located at 2301 FM 1378. **(ZC2021-15)**

Recommendation

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

Discussion

OWNER: Estates of Monroe Alfred Fall

ENGINEER: Kimley Horn

The applicant is requesting to rezone 47.29 acres located at 2301 FM 1378.

The property is currently zoned Agricultural. The requested rezoning to a Planned Development is to allow for a mixed-use community, consisting of three subdistricts containing a mix of commercial, residential and open space uses.

The commercial subdistrict measures 4.2 acres with frontage along Country Club (FM 1378). This district is planned for commercial structures with permitted uses to generally comply with the Community Retail District Regulations with the addition of the following uses allowed by-right:

- Financial Institution with drive-thru
- Financial Institution, Alternative
- Car Wash
- Restaurant with drive-thru

20,000 square feet of building area is proposed with 109 parking spaces being provided. The parking ratios are in line with the uses and requirements of the Zoning Ordinance.

The multifamily subdistrict contains a mixture of townhome and single family units on 25.2 acres with an allowed maximum density of 11 dwelling units per gross acre, or about 25% less density than the maximum allowed in the Zoning Ordinance. A total of 187 townhome units and 61 single family rental homes are proposed on the Zoning Exhibit. The subdistrict provides a total of 529 parking spaces with a parking ratio of ~2.1 parking spaces per unit. The PD conditions contain an allowance of tandem parking.

The open space subdistrict includes an open space dedication to the City of 17.8 acres for a city park. This area includes a four acre pond that will be dedicated to the City after water impoundment concerns are resolved. Water

impoundment generally deals with the holding of water that will eventually move to downstream entities. The developer has proposed splitting the legal costs of resolving impoundment with the City, estimated to be \$120,000.

An 8' wide pedestrian trail approximately 3700' in length, with a connection to a City of Wylie Pedestrian trail to the west is planned. The Parks Board reviewed the dedication and improvements and recommended approval of the open space district as presented, with the stipulation that the City Park be named at a later date.

The subdistrict will allow for the following uses:

- Accessory Agricultural Buildings
- Community Park/Recreation Center (public or private)
- Neighborhood park/playground.

The conclusion of the Traffic Impact Analysis found that the proposed development does not have a disproportionate effect on the existing vehicle traffic operations. While there is a ~30 minute AM Level of Service issue aligning with student drop-off at Smith Elementary, the TIA predicts that Country Club Road and the nearby intersections do not experience a LOS reduction due to the proposed development. The proposed site driveways provide the appropriate level of access for the development. While the TIA didn't find that a southbound deceleration lane necessary, a City Engineering review believes that the inclusion of the deceleration lane is in the interest of the City and the public health, safety, and welfare.

The student impact analysis conducted by the applicant concluded that approximately 55 students would be added to the school district upon completion of the project. The ISD has not provided input on the effect of this increase.

If approved, this development will require the review and approval of a site plan for the development of subdistricts 1 and 2. All development within this subject property will generally adhere to design requirements of the planned development requirements and the zoning exhibit.

Notifications/Responses: Sixteen notifications were mailed to property owners. No responses for or against were received from within city limits. Four responses were received in opposition from property owners outside of city limits.


Council consideration on July 27, 2021

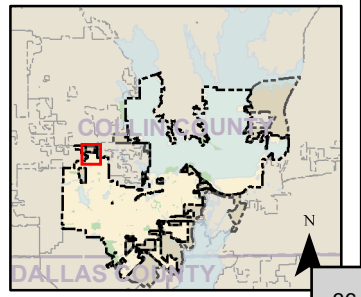
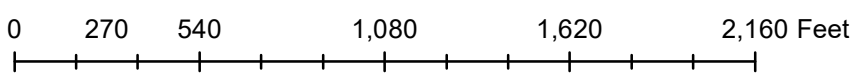
Approved By	<i>Initial</i>	<i>Date</i>
Department Director	JH	June 30, 2021

Locator Map



ZC 2021-15; Monroe Lake; 2301 FM 1378

 Subject Property



DRAFT
5/28/21

Exhibit B
PROPOSED MONROE LAKE WYLIE PLANNED DEVELOPMENT CONDITIONS
Zoning Case 2021-15

A. Purpose.

The purpose of this planned development district is to allow a mixed-use development on an approximate 47.3 acre parcel located at 2301 FM 1378, adjacent to Country Club Rd. This community will contain retail, personal service, multifamily and a major open space amenity. The regulations in this Planned Development (PD) District will allow for an innovative development project that can assist in the implementation of the Comprehensive Plan and other development goals and objectives.

B. District Regulations

1. General.

a. Subdistricts established: This PD shall be developed in three subdistricts as follows:

- i. Subdistrict 1: Retail Subdistrict
- ii. Subdistrict 2: Multifamily Subdistrict (Single Family Rental)
- iii. Subdistrict 3: Open Space Subdistrict
- iv. The zoning exhibit (Exhibit C) shall serve as a subdivision concept plan for purposes of Zoning and Land Design, Street and Sidewalk requirements. Separate plat submittals for all subdistricts shall be required. A separate site plan submittal for Subdistrict 1 & 2 shall be required.

2. Development of the Property shall generally conform to the following regulations:

a. Retail Subdistrict:

- i. Except as otherwise provided herein, development of the Retail Subdistrict shall comply with the Community Retail District regulations of the April 2021 Zoning Ordinance of the City of Wylie.
- ii. Permitted Uses: Uses permitted in the Community Retail District are permitted in the Retail Subdistrict. Additionally, the following uses are permitted by right and do not require additional requirements or a Special Use Permit:
 - a. Financial Institution (with drive-thru)
 - b. Financial Institution. Alternative
 - c. Car Wash
 - d. Dry Cleaning or Laundry, Drop-off or Self Service
 - e. Restaurant with Drive-in or Drive-through Service
- iii. Development Standards: Following are the yard, lot and space requirements for the Retail Subdistrict, including density, height, lot and unit size.

DRAFT
5/28/21

Retail Subdistrict	
Height	
Height of Main Structure (feet)	36
Number of Stories	2
Residential Proximity	NA
Building Placement and Coverage	
Front Yard Setback (feet)	25
Side Yard Setback (feet)	10
Rear Yard Setback (feet)	10
Lot Coverage	45%
Buffering and Screening	
Nonresidential Use Adjacent to Single Family	NA
Nonresidential Use Adjacent to Multifamily	Double Side & Rear Setback – 5' required landscaping w/screening
Service and Loading Areas	Not visible from public street

b. Multifamily Subdistrict

- i. Except as otherwise provided herein, development of the Multifamily Subdistrict shall comply with the Multifamily District regulations of the April 2021 Zoning Ordinance of the City of Wylie .
- ii. Permitted Uses: Uses permitted in the Multifamily District are permitted in the Multifamily Subdistrict including the following:
 - a. Single Unit Rental Home
- iii. Parking: 2.0 spaces per unit. Tandem parking spaces are allowed by right.
- iv. Development Standards: Following are the yard, lot and space requirements for the Multifamily District, including density, height, lot and unit size.

Multifamily Subdistrict	
Lot Size	
Lot Area (sq. ft.)	43,560
Lot Width (feet)	As shown on the Zoning Exhibit
Lot width of corner Lots (feet)	NA
Lot Depth (feet)	As shown on the Zoning Exhibit
Lot Depth of Double Front Lots (feet)	NA
Dwelling Regulations	
Minimum Square Footage	1 BR- 850 sf 2 BR- 1,000 sf 3 BR – 1,200 sf
Maximum Density	11 Dwelling Units/Gross Acre
Building Separation between detached buildings (feet)	20
Design Standards Level of Achievement	See Section B.2.(c), (d), and (e) below
Yard Requirements – Main Structures	
Front Yard (feet)	30 from any public street frontage

DRAFT
5/28/21

Side Yard (feet)	20 from any interior lot line
Side Yard of Corner Lots (feet)	NA
Side Yard of allowable nonresidential use (feet)	NA
Rear Yard (feet)	20 from any interior lot line
Rear Yard Double Front Lots (feet)	NA
Maximum Height of Structures	
Townhome Main Structure (feet)	40 feet and 3 stories
Single Unit Rental Home Structure (feet)	29 feet and 2 stories
Accessory Structure (feet)	14

c. Land Design Requirements. Development of the Property shall comply with the Land Design Requirements in the following table which replace the Land Design Requirements in Figure 3-9(a) in the April 2021 Zoning Ordinance of the City of Wylie:

Land Design Requirements (For all Residential Districts unless specified otherwise)	
Element	All Development must comply fully with all listed below
Public Open Space Easements	a. 30 ft wide buffer with 8 ft wide trail to rear of houses beside open space and perpendicular 30' wide access from street. b. Partial single-loaded street along open space.
Perimeter Screen Along Thoroughfares	25 ft wide landscape buffer along Country Club Road with large canopy trees 50 ft. o.c.
Walkways and Landscape Along Country Club Rd.	Large canopy trees 50 ft. o.c. and 5 ft. concrete walk.
Lighting and Furnishings along open space easements and trails	None.

d. Street and Sidewalk Requirements. Development of the Property shall comply with the Street and Sidewalk Requirements in the following table which replace the Street and Sidewalk Requirements in Figure 3-9(b) in the April 2021 Zoning Ordinance of the City of Wylie:

Street and Sidewalk Requirements (For all Residential Districts unless specified otherwise)	
Element	All Development must comply fully with all listed below
Curvilinear Streets	N/A
Entry Features and Medians	Architectural features on stone screen wall or stone monument within landscaped median to first cross street, with decorative paving and crosswalks.
Signage at Entries	Incorporated into screen wall or monument sign within median or landscape buffer and illuminated by means other than street lights.
Street Name Signs	a. Including block numbers, incorporated with street lighting coordinated throughout.
Pedestrian Crosswalks	10 ft or wider, decorative pavers.
Sidewalk Locations	Minimum 5 ft wide as shown on the Zoning Exhibit.
Mail Boxes	N/A – mail to be located within leasing/amenity building or stand alone building
Sidewalk Lighting	None.
Perimeter Alleys	N/A

DRAFT
5/28/21

- e. Architectural Requirements. Development of the Property shall comply with the Architectural Requirements in the following table which replace the Architectural Requirements in Figure 3.9(c) in the April 2021 Zoning Ordinance of the City of Wylie:

Architectural Requirements (For all Residential Districts unless specified)	
Element	All Development must comply fully with all listed below
Building Bulk and Articulation	Minimum 25% of street façade offset minimum 1 ft.
House Numbers	a. Stone plaque with number beside main entry. b. Lighted front wall plaque.
Exterior Façade Material	a. Masonry or fiber cement lap siding and panels. b. Masonry or fiber cement fascia, soffits and under hangs includes porches. c. Faux wood front door with and without glass inserts. d. Operable and fixed vinyl windows. e. Faux cedar metal garage doors. f. 30-year architectural shingles. g. Other materials permitted by the Zoning Ordinance.
Chimneys	a. Chimney enclosed with masonry matching exterior walls and capped. b. 40% stone to match house accent material.
Roof Pitch	a. For single unit rental home, 8:12 minimum roof pitch; with articulation, dormers or hip/gable. b. For townhomes, 6:12 minimum roof pitch, with articulation, dormers or hip/gable.
Roof Materials	Architectural-grade overlap shingles, tile or standing seam metal, no wood shingles, Paint rooftop accessories to match.
Roof Eaves	No wood fascia or soffit.
Repetition of floor plan and elevation	a. For single unit rental home: 7 lots skipped on same side of street before repeating similar elevation; 4 lots skipped opposite side of street. b. For townhomes: None.
Garage Entry	Garage shall be a minimum of 500 square feet in size.
Dwelling Size	Minimum dwelling size exclusive of garages and breezeways.
Fencing	Fencing not required. If fencing is provided along the side and/or rear, it shall be minimum 4 feet tall wood or wrought iron.
Landscaping	a. Established front lawn and minimum 2 trees and 5 shrubs in front yard. b. Automated, subsurface irrigation system.
Outdoor Lighting	Front entry and drive/garage illuminated by standard porch light.
Conservation/Sustainability	Complies with Energy component of Building Code.

DRAFT
5/28/21

f. Open Space Subdistrict

- i. Permitted Uses: Uses permitted in the Open Space Subdistrict District include the following:
 - a. Accessory Agricultural Buildings
 - b. Community Park, Recreation Center, (Public or Private)
 - c. Neighborhood Park or Playground

1 STORY SINGLE FAMILY

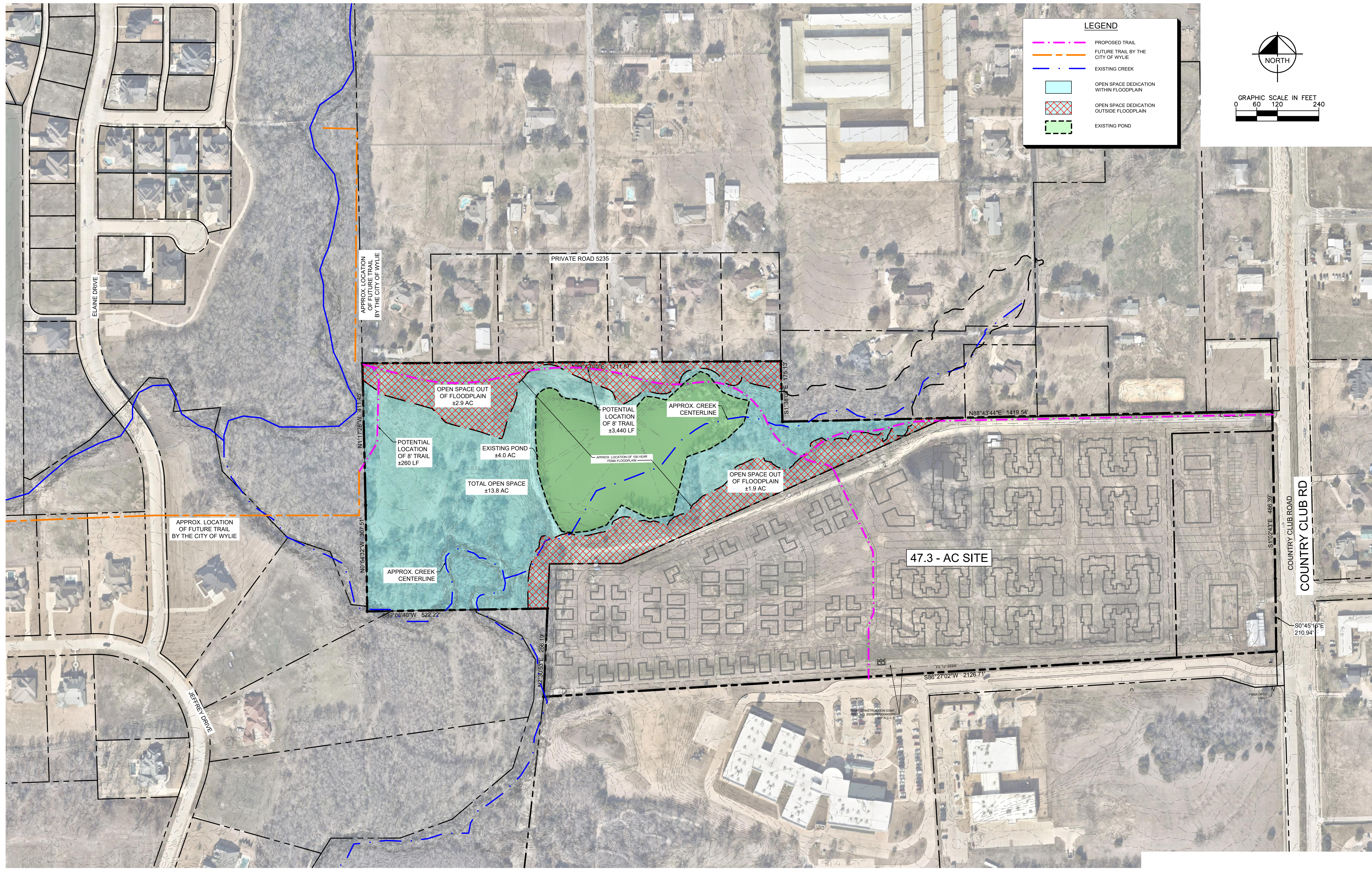


2 STORY SINGLE FAMILY



TOWNHOMES





IMAGES: EPK20014_DWG20210201_LandUse00001_Len.06.07.2021_Mpl022901R
 PROJECTED BY: MWALIE, HAWTHORNE, K.S. 5/25/2021 10:22 AM
 DWG NAME: KSDAL_CIVIL060520162-50 AC WYLIE C&D EXHIBIT TRAIL AERIAL EXHIBIT DWG [Layout]
 JOB NUMBER: 1525241-00014

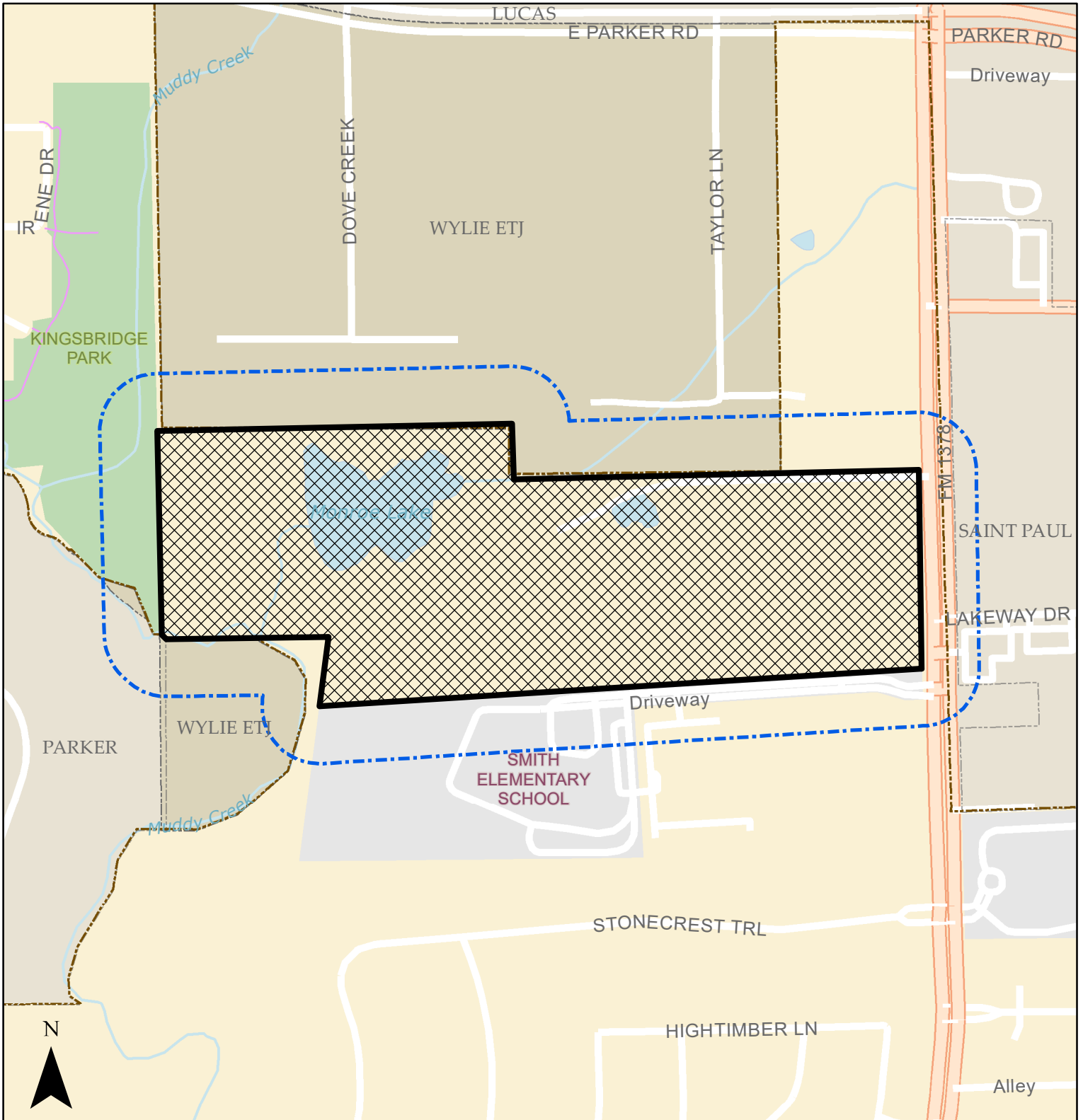
MONROE WYLIE PUBLIC TRAIL EXHIBIT

MAY 2021




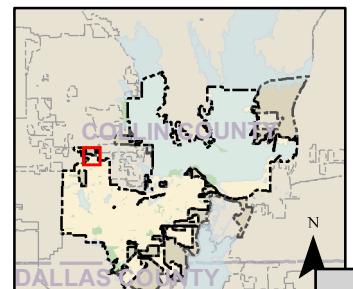
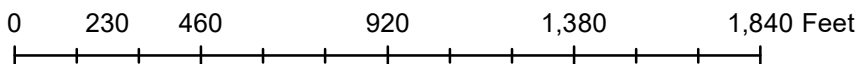
13455 NOEL ROAD, TWO GALLERIA TOWER, SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-238-3920
 WWW.KIMLEY-HORN.COM TX-F-928
 © 2017 KIMLEY-HORN AND ASSOCIATES, INC.

Notification Map



ZC 2021-15; Monroe Lake; 2301 FM 1378

 200 Foot Notification Buffer  Subject Property



PUBLIC COMMENT FORM
(Please type or use black ink)

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2021-15.
 I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-15.

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

Date, Location & Time of
Planning & Zoning

Commission meeting: Tuesday, July 06, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, July 27, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Clint and Kelly Hankey
(please print)

Address: 10946 Dove Creek Drive
Wylie, TX 75098

Signature: *Clint Hankey Kelly Hankey*

Date: June 29, 2021

COMMENTS:

Please see attached comments.

Comments of Clint and Kelly Hankey for Case Number 2021-15

We are the homeowners of 6946 Dove Creek Drive, which directly abuts the land that is the subject of the proposed zoning change requested by case number 2021-15 regarding 2301 Country Club in Wylie, Texas. We vehemently oppose the proposed zoning change for several reasons, many of which are provided below.

1. Wylie City Counsel strongly rejected a similar rezoning proposal for multiple reasons last year (case 2020-05). This proposal should fail for many of the same reasons.

When the City Council took up the applicant's proposed zoning change from agriculture to a mixed-use development in Case 2020-05, it strongly voted against approving the rezoning for many reasons, including but not limited to the traffic concerns, density concerns, overcrowding at neighboring Rita Smith Elementary, and frustration that much of the proposed open space was within in a floodplain. For example, one city council member stressed that the applicant neglected to seek approval of the proposed rezoning from Wylie ISD since surely the administration would have an opinion on the zoning change. Does the applicant now have approval from WISD? If so, he should share that input in writing with the Commissioners, City Council, and the public. If not, the failure to obtain that consent speaks volumes to the opposition that the applicant faces with this proposed zoning change and even more so, his disregard for the impact that it will have on this community.

2. The proposed location is not suitable for multifamily development.

Section 3.3(B) of the 2021 City of Wylie Zoning Ordinance ("City Ordinance") states the following as the purpose of the Multifamily District: "Purpose: The MF district allows for high density residential development immediately adjacent to shopping and activity centers." The property at issue is not, and nowhere near, "shopping and activity centers." On the contrary, the area is primarily single-family properties. In fact, many of those properties are situated on at least one acre, and those homeowners, like us, bought their properties specifically because of the country-type feel that they provide but within access to a great school district like WISD. The construction of a multifamily space in the location as proposed is not consistent with the surrounding area, and further, is contrary to the intended purpose of such a district as describe by the City Ordinance.

3. The proposed development will result in Rita Smith Elementary exceeding its capacity.

We have two children. One will start fourth grade at Rita Smith Elementary this August, and the other will start kindergarten. The proposed zoning change will harm the City's current residents with children who attend Rita Smith Elementary by overcrowding the school. Rita Smith Elementary is already at or over its existing capacity and simply cannot accommodate the many school-aged children who would occupy the proposed multifamily and single-family properties.¹

¹ See Wylie ISD, Bond 2019, Frequently Asked Questions, available at <https://www.wylieisd.net/Page/14115> (last accessed June 28, 2021) (stating, in part, "Nearly every campus is approaching or is at capacity.").

While the City requested and obtained its voters' approval for \$193.7 million dollars to fund school improvements in a May 2019 bond package, not one dollar of those funds was contemplated for use at Rita Smith Elementary.² Further, in its Frequently Asked Questions regarding that bond package, in response to the question "Is Wylie Really Growing that Much?" the City provided, in part, the following:

Fortunately, we are able to predict growth a little more accurately than in years past. We utilize two demographers who study available land and housing trends to help us determine where the growth will occur. *The challenge is when a development like Inspiration decides to reduce lot sizes to build more homes or when additional property is sold to developers which was previously unavailable.*³

As the City itself noted as justification for the 2019 bond package, undeveloped land that is later developed, as the applicant also intends to do here, puts an enormous burden on the City's existing campuses to accommodate more students. If the Planning and Zoning Commission and City Council approves the proposed zoning change, it will overcrowd classrooms at Rita Smith Elementary, which would then require the City to come up with money to expand the school. This cost should not be passed to the City's taxpayers. Rather, if the Commissioners and Council members are inclined to approve the proposed zoning change, the Applicant should be required to pay construction costs to expand Rita Smith Elementary to accommodate the students that will flow into it following this development.

4. Applicant seeks to confirm to multifamily district regulations when the exhibit shows many of the structures to be townhomes.

The applicant calls for the 187 units described his development conditions exhibit (Exhibit B) to conform to the Multifamily District standards at Section 3.3(B) of the City Ordinance. However, the applicant's zoning map refers to these 187 structures as "Townhomes," which is controlled by City Ordinance Section 3.3(A). It is therefore not possible to determine if the proposed townhomes conform to the standards in Section 3.3(A). Moreover, the applicant contemplates 61 "single home units" in the zoning map but fails to show that these structures conform to the single-family requirements in Section 3.1(B) of the City Ordinance. It appears that the applicant is identifying that the structures will be developed pursuant to Multifamily standards when they need to comply with the Townhome standards or Single-Family standards.

² See Wylie ISD, Bond 2019, Bond Proposal, available at <https://www.wylieisd.net/Page/14121> (last accessed June 28, 2021).

³ See Wylie ISD, Bond 2019, Frequently Asked Questions, available at <https://www.wylieisd.net/Page/14115> (last accessed June 28, 2021) (emphasis added).

5. The proposed zoning change would create a traffic nightmare.

The development map appears to suggest that the road leading to Rita Smith Elementary will be used by the new development. This road cannot accommodate any more traffic. Moreover, anyone who travels in the area around school start and dismissal times knows that adding at least 638 vehicles⁴ in and out of that area daily is untenable.

6. Applicant misstates permitted uses for the community retail district.

Applicant's Exhibit B states that the proposed zoning change for Subdistrict 1 to a Community Retail District permits many uses that "do not require additional requirements or a Special Use Permit," including a Financial Institution (without drive-thru), a Car Wash, and a Dry Cleaning or Laundry, Drop-off or Self Service. The Use Chart at Section 5.1 of the City Ordinance states the opposite, that a Special Use Permit is required for these uses.

7. Applicant's land design requirements, street and sidewalk requirements, and architectural requirements are not consistent with the City Ordinance.

The Applicant's proposed zoning conditions also are not consistent with the City Ordinance regarding the land design, street and sidewalk requirements, and architectural requirements. Among other things, the City Ordinance specifies that all Multifamily districts have a minimum number of "Desirables" selected by the developer. For example, Figure 3-9 of the City Ordinance shows Land Design requirements, where all developments must meet at least 3 of 6 "Desirables" from the list. The Land Design Requirements in applicant's Exhibit B at page 3 comes nowhere near that, boarding on zero or perhaps 0.5 depending on how you classify partial compliance with one. Similarly, the applicant includes only 1 of 4 of the Desirables in the Street and Sidewalk Requirement, short of the minimum of 2. These are only a few ways that the applicant's proposal fails to comport with the City Ordinance.

In sum, we urge the Commissioners and City Council to deny the applicant's proposed rezoning in Case 2021-15 for many reasons, such of which are set forth above.

⁴ The zoning exhibit shows 109 spaces for Subdistrict 1 and 529 parking spaces for Subdistrict 2.

PUBLIC COMMENT FORM
(Please type or use black ink)

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2021-15.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-15.

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

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

Tuesday, July 06, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, July 27, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Christine Monroe

(please print)

Address:

6954 Dove Creek
Wylie

Signature:

Christine Monroe

Date:

June 29, 2021

COMMENTS:

We are against the zoning change for the land
our property borders for many reasons. We are
strongly opposed to any multifamily structures
and retail structures. We are also opposed to any
park amenity or walking trail behind our property
for several reasons.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

_____ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2021-15.

_____ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-15.

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

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

Tuesday, July 06, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, July 27, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: JOHN POTOTSCHNIK
(please print)

Address: 6944 TAYLOR LN

Signature: John Pototschnik

Date: 18 JUN 21

COMMENTS:

THE PLANNED DEVELOPMENT LAYOUT SENT SERVED
NO PURPOSE IN HELPING ONE ANALYZE OR AID IN
MAKING/FORMING ANY OPINION CONCERNING THE
PROPOSED DEVELOPMENT. RESIDENTS WOULD BE MUCH
BETTER SERVED IF WE WERE ACTUALLY PRESENTED
WITH SOMETHING WE COULD READ.



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>July 6, 2021</u>	Item:	<u>4</u>
Department:	<u>Planning</u>		
Prepared By:	<u>Jasen Haskins, AICP</u>	Subdivision:	<u>N/A</u>
Date Prepared:	<u>July 1, 2021</u>	Zoning District:	<u>N/A</u>
		Exhibits:	<u>N/A</u>

Subject

Consider and act upon appointing a Commissioner to the Comprehensive Plan Advisory Committee

Recommendation

Appoint a Commissioner to the Comprehensive Plan Advisory Committee

Discussion

At the direction of City council, staff has begun work with a consultant for an update to the 2012 Comprehensive Master Plan for the City of Wylie.

The city's comprehensive plan can be defined as a long-range planning tool (document) that is intended to be used by citizens, the City Council, City Staff, and other decision-makers to guide the growth and physical development of the community for the near future. The plan will address future land uses, transportation, housing, along with some aspects of economic development, parks and trails, and neighborhood and business enhancement topics.

A beginning step in this process is the formation of a Comp Plan Advisory Committee (CPAC). The CPAC will work directly with the consultant team to develop the draft plan and will serve as a way for various citizens and City Staff to be directly involved in the planning process. The CPAC and the consultants will take public input and use that input to create a draft plan. Once the draft comprehensive plan has been completed, it will then be presented to the Planning and Zoning (P&Z) Commission and City Council for their consideration.

CPAC members are asked to attend meetings, bring their ideas for what is best for the City of Wylie, and to think critically and creatively about the community. CPAC members are asked to read meeting materials and be prepared to discuss those materials at the CPAC meetings. Lastly, CPAC members should advocate for the plan and encourage neighbors and people they know to participate in the planning process by attending an open house or taking a survey online.

CPAC will meet about once a month for 2-3 hours for each meeting. This encompasses meetings, work sessions, and open houses. The process is expected to last about one year and be completed by Summer of 2022.

Council has directed staff to ask the P&Z Commission to designate one member of the Commission to the CPAC. Staff is asking for the Commission to discuss and vote to confirm that member.

For reference a copy of the current Comp Plan can be found [HERE](#).

Approved By

Department Director

Initial

JH

Date

July 1, 2020



Planning & Zoning Commission

AGENDA REPORT

Meeting Date:	<u>July 6, 2021</u>	Item:	<u>WS1</u>
Department:	<u>Planning</u>	Subdivision:	<u>N/A</u>
Prepared By:	<u>Jasen Haskins, AICP</u>	Zoning District:	<u>N/A</u>
Date Prepared:	<u>June 29, 2021</u>	Exhibits:	<u>P&Z R&P, presentation</u>

Subject

Hold a work session to discuss the Planning and Zoning Commissions rules, procedures, and responsibilities

Recommendation

N/A

Discussion

Discussion of the Planning and Zoning Commission rules, procedures, and responsibilities.

Approved By

	<i>Initial</i>	<i>Date</i>
Department Director	<u>JH</u>	<u>June 29, 2021</u>

Our Mission...
*...to be responsible stewards of the public trust,
 to strive for excellence in public service, and
 to enhance the quality of life for all*

**City of Wylie, Texas
 Planning and Zoning Commission
 Rules of Procedure**



1. Statement

- 1.1. It is hereby declared that appointment to the Planning and Zoning Commission is a distinct honor and the trust imposed in the appointee involves the corresponding obligation of the appointee to serve the community by regular attendance and participation in the proceedings of the body.

2. Creation and Membership

- 2.1. The Commission was created by a 1956 Ordinance, amended by Ordinance 79-26, and the City Charter in 1985, and serves at the will of the City Council.
- 2.2. The Planning and Zoning Commission shall consist of seven (7) regular members who will serve for terms of two (2) years. A Commissioner shall generally be limited to three two-year terms, per Ordinance 2020-07. The members will be resident citizens, taxpayers, and qualified voters of the City.
- 2.3. In accordance with State law, the Commissioners are required to complete Open Meetings training and receive a Certificate of Completion within the first ninety (90) days of first year appointment. This may be taken online via the Office of Attorney General's website (www.oag.state.tx.us). The Office of the Attorney General offers free video training courses to ensure that all elected and appointed government officials have a good command of both open records and open meetings laws.

3. Officers

- 3.1. The Commission shall, at the first meeting after July 1st (and at such other times as these offices may become vacant), select from among its members a Chairperson and Vice-Chairperson to serve for a period of one (1) year.
- 3.2. In the absence of both the Chairperson and Vice-Chairperson during a meeting, the remaining Commissions shall elect an Acting Chairperson.

4. Officer's Duties

- 4.1. The Chairperson shall preside over all meetings and briefing sessions, and perform all duties as required by law.
- 4.2. The Vice-Chairperson shall assume all duties of the Chairperson in the absence of the Chairperson.

5. Powers and Duties of the Commission

- 5.1. The Planning and Zoning Commission shall make recommendations to the City Council on all questions concerning the overall development and environment of the City, including Comprehensive Plan and Zoning Ordinance amendments, Thoroughfare Plan amendments, General Zoning changes, Specific Use Permits, Planned Developments, and Capital Improvements Plan through the Impact Fee Advisory Committee.
- 5.2. The Commission shall perform all duties as prescribed by State statutes and the City's Subdivision Ordinance concerning plats. The City Council has final authority in these matters, but should seek recommendations from the Planning and Zoning Commission prior to making final decisions.
- 5.3. The Commission shall recommend to the City Council for adoption of a Comprehensive Master Plan as a whole or in parts, for the future development and redevelopment of the City and its environs, and will be expected to recommend changes in the Master Plan from time to time, which will facilitate the movement of people and goods, promote the health, recreation, safety, and general welfare of the citizens of Wylie.
- 5.4. The Commission shall perform all duties as prescribed by State statutes and the City's Zoning Ordinance concerning site plans.
- 5.5. The Commission shall perform all other duties as the City Council may direct.

6. Rules of Order

- 6.1. The Chairperson shall rule on all points of order.
- 6.2. The Commission may overrule the Chairperson on points of order by a two-thirds (2/3) vote of members present.
- 6.3. Any provisions of these rules not governed by City Ordinance may be temporarily suspended by a favorable two-thirds (2/3) vote of all members of the Commission, which vote shall be entered upon the minutes.

7. Quorum

- 7.1. A quorum shall consist of four (4) members.
- 7.2. No matters may be handled without the presence of a quorum.

8. Agendas

- 8.1. An agenda shall be prepared by the City Planner or his/her designee for each meeting of the Planning and Zoning Commission. A copy of the agenda shall be posted in the Municipal Complex as required by law, as well as on the website.
- 8.2. There shall be attached to each agenda item, a report of matters pending further action by the Commission.
- 8.3. All regular and special meetings shall follow, as closely as possible, the printed agenda. The agenda should include, but is not limited to the following;
 - a. Ratification of Minutes;
 - b. Citizens' participation on items not on the agenda;
 - c. Executive Session, as needed;
 - d. Consent agenda;
 - e. Items for individual consideration;
 - f. Breaks at the discretion of the Chairperson;
 - g. Commissioners or Staff comments on general business;
 - h. Adjournment.
- 8.4. Agendas may be amended by the Chairperson as to order of items, but not as to content, unless overruled by a majority of the members present.

9. Minutes of Meetings

- 9.1. Minutes of all regular and special meetings shall be kept by the Secretary, designated by the City Planner, and are subject to amendment and ratification by the Commission at the next regular meeting.
- 9.2. The minutes of the Commission's proceeding shall show the overall vote, or if absent or failing to vote, shall reflect that fact.

10. Regular meetings

- 10.1. The Commission shall meet on the first and third Tuesday of each month at 6:00 pm in the Council Chambers of the Municipal Complex, unless noted otherwise. All meetings shall be open to the public, and the public is encouraged to attend.
- 10.2. Any commission member missing three (3) consecutive regularly scheduled meetings without prior notification to Staff and/or a valid reason, which may include family emergency, illness, , or other reasonable cause, may be subject to dismissal from the Commission by the City Council.

- 10.3. Under special circumstances the Commission may reschedule regular meeting dates. The new dates should be announced at a regularly scheduled meeting, and agendas posted accordingly.

11. Special Meetings

- 11.1. Special meetings may be called by the Chairperson, or at the request of two (2) or more members, or may be scheduled by a majority of the Commission at any previous meeting. The time and place of the special meeting shall be determined by the convening authority.
- 11.2. All members must be notified of any special meeting by giving written notice to all members by an email address of record at least seventy-two (72) hours before the meeting, and the notice must specify the purpose of the meeting.
- 11.3. Special meetings must be posted in accordance with the open meetings act.

12. Planning Sessions

- 12.1. The Commission may be convened as a committee of the whole in the same manner as prescribed for the calling of a special meeting for the purpose of holding a planning session, provided that no official business shall be conducted thereat and no quorum shall be required.

13. Public Hearings

- 13.1. Conduct of public hearings will follow the general guidelines listed below and as outlined in Section 14 Addressing the Commission:
- a. Introduction of agenda item by the Chairperson;
 - b. Report by the City Planner or designee;
 - c. A maximum of 15minute presentation by the applicant;
 - d. Opening of public hearing by the Chairperson;
 - e. Comments from organized groups and individuals in opposition to the issue of the public hearing; group comments should not exceed 6 minutes, individual comments should not exceed 3 minutes unless an interpreter is needed, in which case 6 minutes is allowed.;
 - f. Comments from organized groups and individuals in favor of the issue of the public hearing; group comments should not exceed 6 minutes, individual comments should not exceed 3 minute unless an interpreter is needed, in which case 6 minutes is allowed.;
 - g. A maximum 15 minute rebuttal by the applicant;
 - h. Questioning by the Commissioners of the applicant and audience members who addressed the Commission.
 - i. Close public hearing;
 - j. Commission query of Staff;
 - k. Commission action pertaining to the issue of the public hearing.

- 13.2. All meetings shall be held in full compliance with the provision of state law, ordinances of the City, and these rules of procedure

14. Addressing the Commission

- 14.1. Persons desiring to address the Commission shall complete a "Request to Speak" card and submit the card to the Secretary.
- 14.2. The Secretary will sort the speaker cards by agenda item and deliver them to the Chairperson.
- 14.3. The Chairperson will refer to the speaker cards for comments on items not on the printed agenda, individual agenda item comments, and public hearing comments.
- 14.4. Persons who note on a speaker card their desire to address the commission will be called to the podium by the Chairperson at the appropriate time and will follow the guidelines of Ordinance 2019-29 as outlined below when addressing the Commission;
- a. Approach the podium, state their name and address and whether or not they are representing a person, group, or organization;
 - b. Speak so that all present in the room may hear clearly;
 - c. Address all statements and questions to the Chairperson;
 - d. Be courteous in language and deportment;
 - e. Be concise and focused in their Comments;
 - f. Group comments should not exceed 6 minutes, individual comments should not exceed 3 minutes unless an interpreter is needed, in which case 6 minutes is allowed.
- 14.5. Persons addressing the Commission during a public hearing will follow the public hearing guidelines noted in Section 13.
- 14.6. The Chairperson will read into the record the names of persons who filled out a speaker card in support of or in opposition to an agenda item but did not wish to address the Commission.
- 14.7. The Chairperson may interrupt an individual to redirect or terminate remarks when they are not relevant to the matter before the Commission, or when the Chairperson determines the remarks to be out of order.

15. Evidence

- 15.1. Only relevant evidence and testimony will be received.
- 15.2. Petitions and other physical evidence should be submitted to the Chairman of the Commission. Petitions may not be read in full into the record, but may be noted into the record.

15.3. Ex Parte Communications

- a. Any Commissioner having new factual information regarding regular meeting or work session agenda items shall make that information known to all Commission members.
- b. Commissioners shall not make voting commitments prior to hearing all submitted evidence regarding meeting agenda items.

16. City Staff Responsibilities

- 16.1. The City Planner or designee shall be responsible for providing the Commission with the necessary professional, technical, and clerical services, including:
 - a. Prepare and submit the agenda with staff reports and any special items as directed by the Chairperson;
 - b. Give and serve all notices required for public hearings;
 - c. Introduce and factually explain each item on the agenda;
 - d. Coordinate the services of all City Staff and other sources of public information for and on behalf of the Commission;
 - e. Maintain a true copy of all Commission proceedings;
 - f. Maintain all Commission records;
 - g. Attend all official correspondence and communications to and of the Commission.

17. Written Request Required

- 17.1. Every proposal submitted for Commission action shall be made in accordance with approved application procedures from the appropriate Ordinance or Regulations from the The proposal shall be complete in all respects before being accepted for filing and Commission consideration.

18. Conflict of Interest Rules

- 18.1. Conflict of Interest. Should any member of the Commission feel he/she has a conflict of interest with an agenda item before the Commission, they should openly declare so at the introduction of the item. They are thereby prohibited from discussing, participating in, or voting on the item in question. They shall also fill out a Conflict of Interest form and file it with the Secretary.
- 18.2. Abstention. Should any member of the Commission choose to abstain from voting on any question before the Commission where no declared conflict of interest exists, their vote shall be recorded as an affirmative vote in the official minutes.

19. Motions

- 19.1. A motion may be made by any member. A second to the motion shall be required before an item is put to a vote.

- 19.2. All votes shall be by a simple majority of members present, except as otherwise stated in these rules of procedure.
- 19.3. When fewer than all the members are present for voting and when all motions for a given application fail to carry by a majority vote, consideration of the application shall be continued under this rule to the next regular meeting, to the extent allowed by law. Failure of the Commission to secure a majority concurring vote at said next regular meeting shall be recorded in the minutes as a denial of the proposal under the rule.
- 19.4. When a vote is required by state law or other requirement, and fewer than all members are present, and a simple majority is not reached, the vote shall be recorded as a denial.


20. Repealing Clause

- 20.1. All previously adopted Rules of Procedure of the Planning and Zoning Commission are hereby expressly repealed


21. Suspension of Rules of Procedure

- 21.1. Any one or all of these rules of procedure may be suspended in order to allow a particular consideration of a matter, provided that it does not violate the state law or home rule charter, and provided that not less than two-thirds Commissioners vote in favor of such suspension. Where any rule embodies a provision of state law, identically or in substance, such rule may not be suspended.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WYLIE THIS 17 day of March 2020.



 Ron Smith, Chairman



 Randy Owens, Vice-Chairman

Filed in the Office of the City Secretary this _____ day of _____, 2019

 Stephanie Storm, City Secretary
 City of Wylie, Texas



So you are on the Planning and
Zoning Commission....



Everything you need to know
about the role and responsibility of
the P&Z Commissioner (almost).

Municipal Planning Authority

- Overall Authority to protect the Health, Safety, and Welfare
- Zoning Authority (legislative) Chapter 211 LGC
- Subdivision Authority (ministerial) Chapter 212 LGC
- Land Use Authority (planning) Chapter 213 LGC

P&Z Commission is mandated for all home-rule cities by **Sec 211.007** of the State of Texas Local Government Code

Created in Wylie by Ordinance in 1956 and included in 1985 Charter

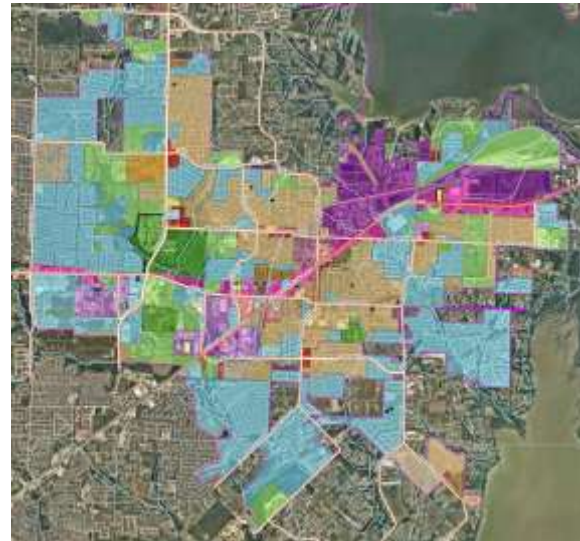
(only Non-Council group to have it's own section)

Generally responsible for:

- Zoning Changes
- Plats
- Site Plans
- Ordinance and Regulation Amendments
- Land Use Plan

Zoning Changes

- Generally governed by the Land Use Plan
- Covers allowed uses
- P&Z makes a recommendation to Council
- Legislative in nature



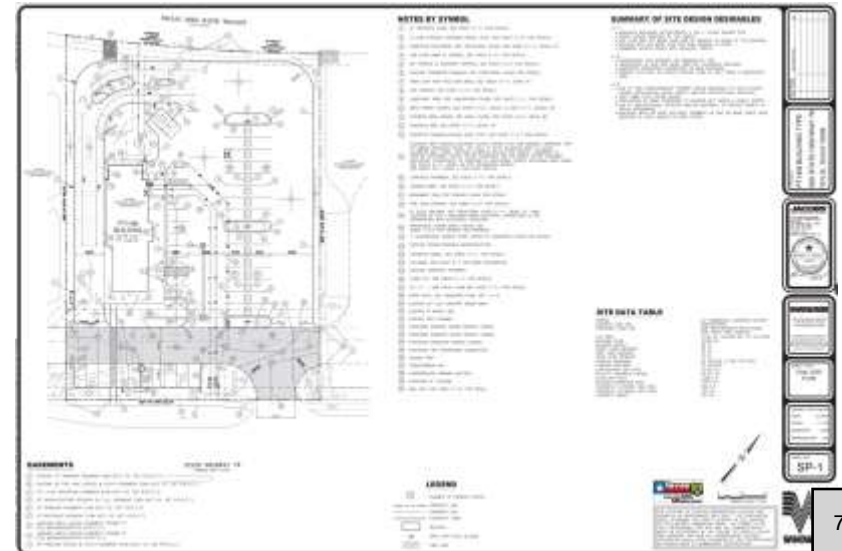
Plats

- Generally governed by the Subdivision Regulations
- Covers lot size, ROW access, easements
- P&Z makes a recommendation to Council
- Ministerial in nature



Site Plans

- Generally governed by the Zoning Ordinance
- Covers bulk and architectural requirements, access and parking, and landscaping
- P&Z has approval authority
- Generally ministerial

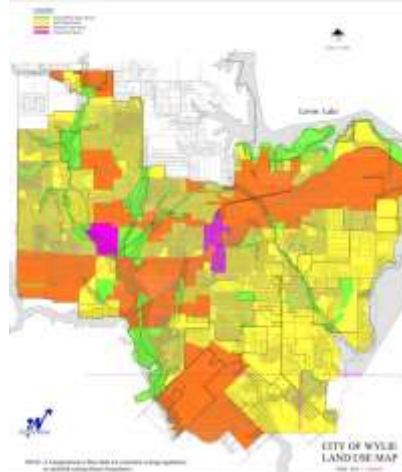


Ordinance and Regulation Amendments

- Generally initiated by City Council or Zoning Board of Adjustments
- Covers Zoning Ordinance and Subdivision Regulations
- P&Z makes recommendation to City Council
- Legislative in nature

Land Use Plan

- Generally governed by State Law (LGC 213)
- Covers land use, demographics, social goals, capital improvements, environment, etc.
- P&Z makes a recommendation to City Council
- Legislative



P&Z operates by an adopted Rules and Procedures.

- Written by P&Z
- Approved by City Council
- Updated March 2020

General meeting format

- Chairman calls meeting
- Invocation and Pledge
- Citizen comments on non-agenda items
- Executive session, as needed
- Consent Items (minutes and plats)
- Regular agenda items
- Public Hearings
- General business
- Adjournment

General item format

- Chairman introduction
- Staff report
- Applicant remarks and citizen comments
- Public hearing, if required
 - Citizen Comment
 - Applicant rebuttal
- Commission discussion
- Motion (approve, approve with conditions, disapprove, or continue)

Other considerations

- Packet delivery
- Attendance
- Quorums / Open meetings
- Pre-meeting questions
- Open records
- Conflict of Interest



Planning Staff

Planning Manager

- jasen.haskins@wylietexas.gov
- 972-516-6324

Senior Planner

- kevin.molina@wylietexas.gov
- 972-516-6323

Administrative Assistant

- mary.bradley@wylietexas.gov
- 972-516-6320