

# Wylie Planning and Zoning Commission Regular Meeting

February 20, 2024 – 6:00 PM

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



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## CALL TO ORDER

## INVOCATION & PLEDGE OF ALLEGIANCE

## COMMENTS ON NON-AGENDA ITEMS

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

## CONSENT AGENDA

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

- A. Consider and act upon, approval of the meeting minutes from the February 6, 2024 Planning and Zoning Commission meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 2B1, Block A of Aldi Wylie Addition, amending one commercial lot on 1.162 acres, located at 3457 W FM 544.

## REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan amendment for Lot 1R-4RR, Block C of Woodlake Village for the expansion of a car wash on 1.03 acres. Property located at 2010 N State Highway 78.
- 2. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.074 acres to allow for a drive-through restaurant use. Property located at 2806 W FM 544. (ZC 2023-19).
- 3. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Planned Development 2020-27 (PD 2020-27) to Planned Development (PD) on 20.433 acres. Property located from 2535-2701 S State Highway 78 (ZC 2023-20).

## WORK SESSION

## RECONVENE INTO REGULAR SESSION

## EXECUTIVE SESSION

## RECONVENE INTO OPEN SESSION

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

## **ADJOURNMENT**

### **CERTIFICATION**

I certify that this Notice of Meeting was posted on February 16, 2024 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

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*Stephanie Storm, City Secretary*

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*Date Notice Removed*

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

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

Texas Government Code Section:

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



## Planning & Zoning Commission

# AGENDA REPORT

Department: Planning

Item: A

Prepared By: Gabby Fernandez

### Subject

Consider and act upon, approval of the meeting minutes from the February 6, 2024 Planning and Zoning Commission meeting.

### Recommendation

Motion to approve Item as presented.

### Discussion

The minutes from the February 6, 2024 Planning and Zoning Commission meeting are attached for your consideration.

# Wylie Planning and Zoning Commission Regular Meeting

February 6, 2024 – 6:00 PM

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



## CALL TO ORDER

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

## INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler gave the Invocation and Commissioner Gouge led the Pledge of Allegiance.

## COMMENTS ON NON-AGENDA ITEMS

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

No one approached the Commissioners on Non-Agenda Items.

## CONSENT AGENDA

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

- A. Consider, and act upon, the approval of the February 6, 2024 Regular Meeting Minutes
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Upwind Capital Addition, being a replat of Lots 2R and 3, Block A of Upwind Capital Addition, establishing two commercial lots on 3.107 acres, located at 2009 North State Highway 78.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat of Dodd Elementary Addition, establishing one residential lot on 9.589 acres, located at 1500 Park Boulevard.

## Board Action

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



## REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 1R-3R1, Block C of Woodlake Village for the development of a medical office use on 2.411 acres. Property located at 2016 N State Highway 78.

### Commission Discussion on Regular Agenda Item 1

Senior Planner Molina approached the Commissioners, stating that the applicant has submitted a Site Plan for the development of two buildings, one measuring 13,950 sq. ft. and the second building measuring 10,540 sq. ft. The Site Plan is in compliance with parking requirements. There will be 105 spaces provided with 5 of the spaces being ADA spaces. Provided will also be 20% landscaping and the plan also includes a 10" landscape buffer along Centennial Dr. The structure's exterior material consists of stone, stucco and EIFS. Both buildings are going to be required to be sprinkled as they exceed the 6,000 sq. ft. requirement. Access to the site is through a 24 ft firelane easement which was also shown as an easement on the Plat.

Senior Planner Molina stated that the Plat was reviewed by the Commission at the last meeting and is expected to go to Council on February 13, 2024. The site is zoned Commercial Corridor and is part of the Woodlake Subdivision.

The Commission discussed that the current use will be shelf space, while the site plan states its use will be medical offices, the zoning allows for multiple uses.

David Bond with Spiars Engineering, approached the Commission on behalf of the developer, stating he wanted to be available for any questions the Commission may have. He stated that the developers own the building to the South of the property. No tenants are listed yet.

Commissioner Byrne asked Senior Planner Molina about the firelane backing up to Centennial Drive and if the fire department had reviewed the plans to which Senior Planner Molina confirmed the plans had been reviewed.

### Board Action on Item 1

A motion was made by Commissioner Gouge, seconded by Chair Butler , to approve Item 1 as presented. A vote was taken and carried 7 – 0.

## ADJOURNMENT

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

\_\_\_\_\_  
Joshua Butler, Chair

## ATTEST

\_\_\_\_\_  
Gabby Fernandez, Secretary



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: B

### Subject

Consider, and act upon, a recommendation to City Council regarding a Final Plat of Lot 2B1, Block A of Aldi Wylie Addition, amending one commercial lot on 1.162 acres, located at 3457 W FM 544.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Amit Gupta**

**APPLICANT: Triangle Engineering**

The applicant has submitted a Final Plat to amend Lot 2, Block A of Aldi Wylie Addition. Property located at 3457 W FM 544.

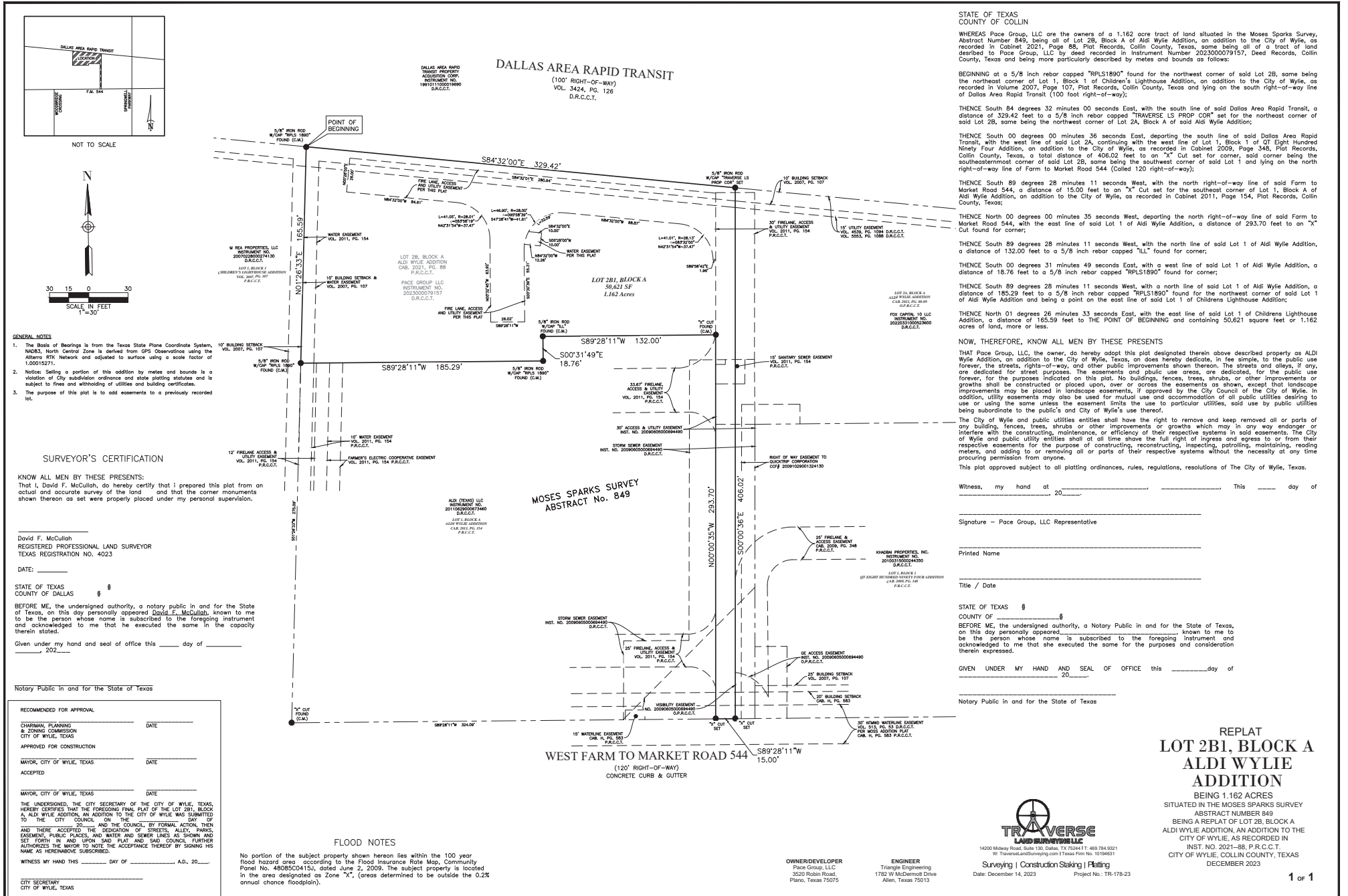
The purpose of this Final Plat is to dedicate fire lane, access, and utility easements for the development of an indoor athletic facility use for badminton Courts. The Special Use Permit for the development was approved in July of 2023 and the Site Plan was approved in September of 2023. The proposed use is allowed by right with the current zoning.

The Aldi Wylie Addition subdivision was originally approved in January of 2011. A replat to create Lot 2, Block A was approved in August of 2020. The subdivision currently contains a grocery store, a minor automobile repair use, and the future site of the athletic facility use.

This plat dedicates a 24' fire lane, access, and utility easement with access from an existing fire lane that connects to FM 544.

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

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





# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 1

### Subject

Consider, and act upon, a Site Plan amendment for Lot 1R-4RR, Block C of Woodlake Village for the expansion of a car wash on 1.03 acres. Property located at 2010 N State Highway 78.

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: Kim Family Ventures LLC**

**APPLICANT: LE Engineering**

The applicant is proposing to expand an existing car wash by adding 271 sq.ft. of office space to serve as a waiting area and reconfigure the vacuum service stalls. The property is located at 2010 N State Highway 78. The property is zoned Commercial Corridor and allows for the proposed use by-right.

The site provides 20.3% landscaping which complies with the Zoning Ordinance requirements. The landscape plan retains the existing landscape buffer and meandering sidewalk along State Highway 78. The development provides one ADA parking space with a crosswalk to the new proposed office space and 20 covered vacuum service spaces. The development also contains 11 offsite parking spaces located to the north of the property.

Access to the site is proposed from an existing 25' firelane located along the southern and eastern border of the property that connects to State Highway 78 and the remainder of the Woodlake Village shopping center.

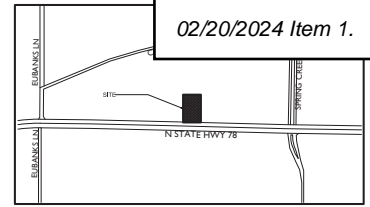
The structure's proposed addition has an exterior of brick veneer with a 32 sq.ft. window that faces State Highway 78.

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

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

REPLAT  
WOODLAKE VILLAGE  
LOT 1R-3R2R, BLOCK C VOL. 2077,  
PG. 31 P.R.C.C.T.

02/20/2024 Item 1.



VICINITY MAP  
N.T.S.

SITE DATA TABLE	
CASE NUMBER	
TOTAL SITE AREA	1.03 AC (45,036 SF)
SITE ZONING DISTRICT	CC
LAND USE	COMMERCIAL (CARWASH)
EXISTING AUTOMATIC CARWASH	5,136 SF
PROPOSED WAITING AREA	271 SF
TOTAL BUILDING AREA	5,407 SF
NEW VACUUM CANOPIES	20 (13' X 18')
VACUUM CANOPIES AREAS	4,680 SF
PARKING SPACE REQUIRED	11 SPACES
CODE REQUIRED ADA SPACES	1 SPACE
PROVIDED TOTAL PARKING SPACES	22
ADA SPACES	1 SPACE

CITY OF WYLIE  
VOL. 2216, PG. 990  
D.R.C.C.T.

LEGEND

- BUILDING LINE
- CANOPY
- LOT BOUNDARY
- EASEMENT
- PIPE LINE
- PARKING STRIP LINES
- DEMO
- EXISTING CONCRETE PAVEMENT
- NO PARKING AREA

MANHOLE

EXISTING OVERHEAD CABLE

PIPE FENCE

SURVEY INFORMATION PROVIDED BY  
TEXAS HEARTACHE SURVEYING LLC  
10010 METRIC DRIVE, SUITE 124  
DALLAS, TX 75243  
PHONE: 214-340-8700

ACCESS EMT. TO HARVEST REAL ESTATE  
COMPANIES, L.L.C.  
VOL. 1002, PG. 408

NEW WAITING AREA (13.50' X 20')  
271 SQ. FT.

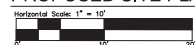
1:12 SLOPE RAUP

DRAINAGE EMT.  
VOL. 2007, PG. 31  
P.R.C.C.T.

N 88°31'00" W 174.11'

NORTH STATE HIGHWAY 78  
(VARIABLE WIDTH  
RIGHT-OF-WAY)

PROPOSED SITE PLAN



REPLAT  
WOODLAKE VILLAGE  
LOT 1R-5, BLOCK C VOL. 2077,  
PG. 31  
P.R.C.C.T.

PROJECT CASE #

PROJECT TITLE:  
CARWASH UPGRADE

OWNER:

PROPERTY ADDRESS

2010 N STATE HWY 78,  
WYLIE, TX 75098

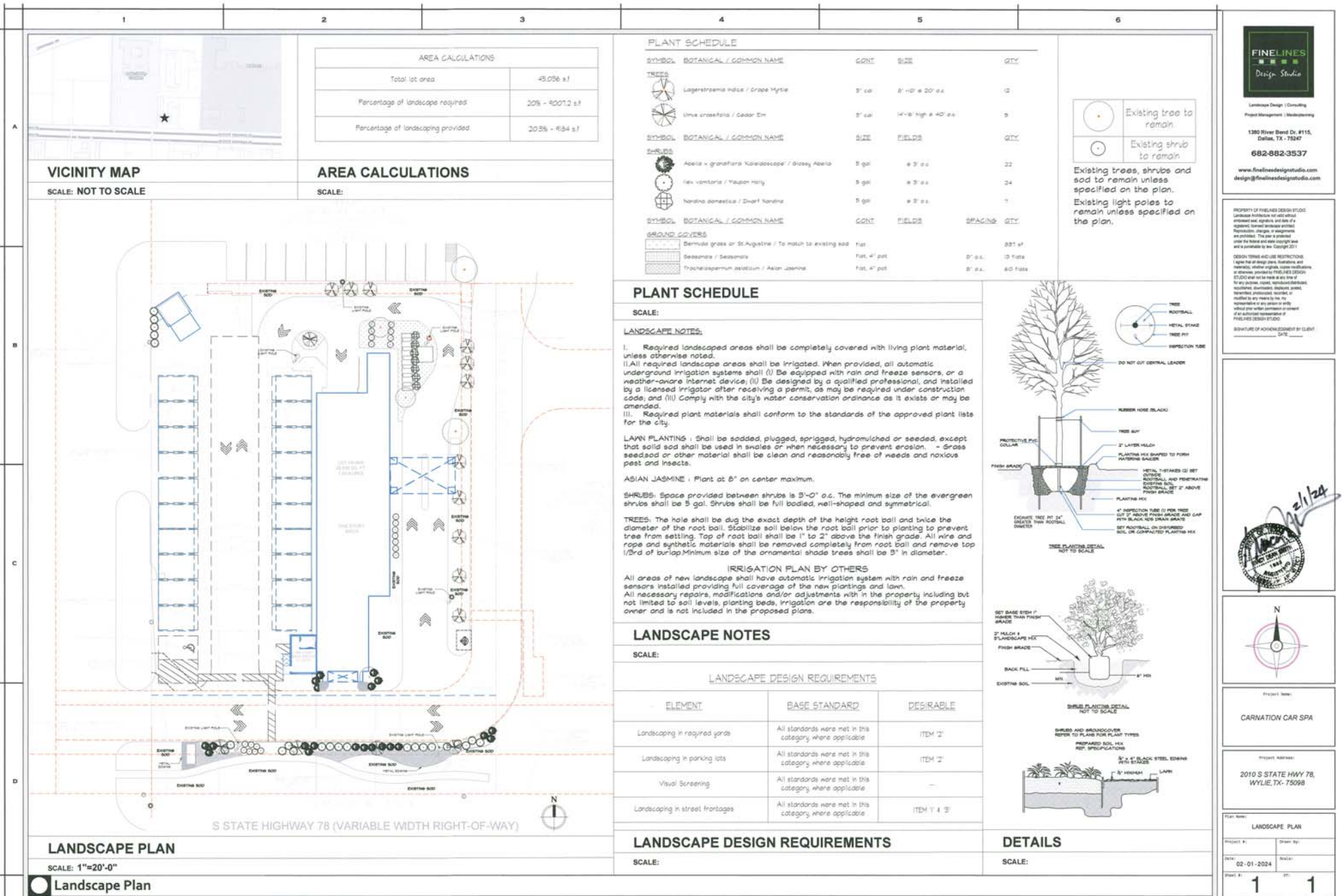
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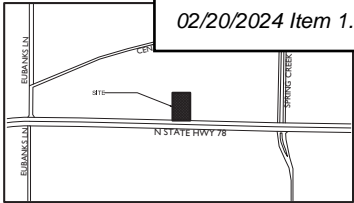
PRINT ON SHEET 36" X 48"

SHEET TITLE:  
PROPOSED SITE PLAN  
SHEET 3-4

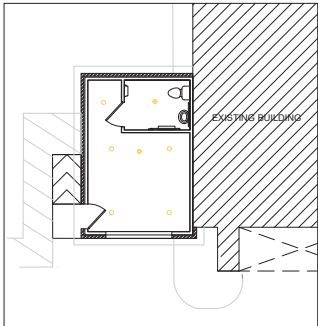
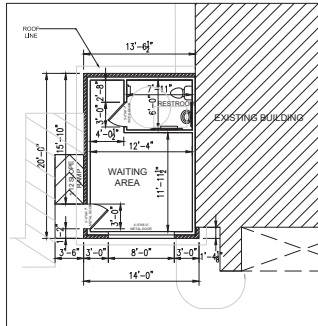
PRELIM DRAWING  
NOT FOR CONSTRUCTION



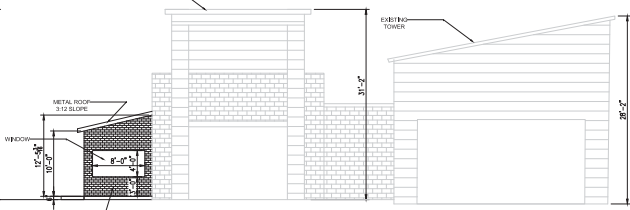
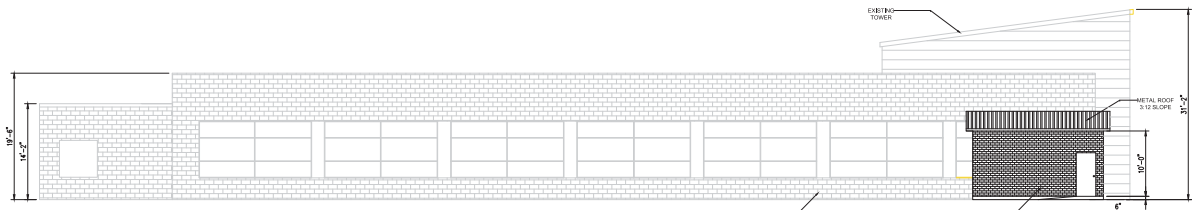
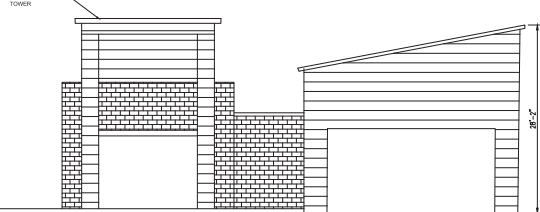
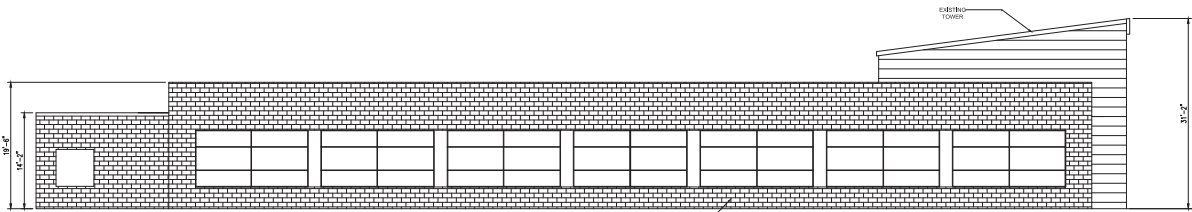
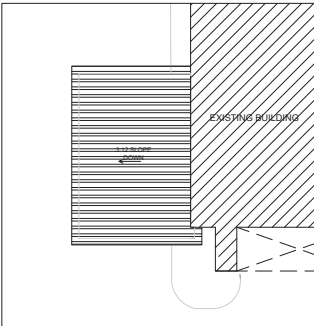




VICINITY MAP  
N.T.S.



ELECTRICAL LEGEND:  
○ 8" DIA. RECESSED DOWNLIGHT  
● SMOKE DETECTOR  
⊕ WATER PROOF CEILING LIGHT



PROJECT CASE #

PROJECT TITLE:  
CARWASH UPGRADE  
OWNER:

PROPERTY ADDRESS:  
2010 N STATE HWY 78,  
WYLIE, TX 75098

REVISION:

PRINT ON SHEET 36" X 48"

SHEET TITLE:  
NEW ADDITION PLANS  
AND EXISTING AND  
PROPOSED ELEVATIONS  
SHEET 4-4

PRELIM DRAW  
NOT FOR  
CONSTRUCT



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 2

### Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.074 acres to allow for a drive-through restaurant use. Property located at 2806 W FM 544. **(ZC 2023-19)**.

### Recommendation

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

### Discussion

**OWNER: Azam Health LLC**

**APPLICANT: idd Architecture**

The applicant is requesting a Special Use Permit (SUP) on 1.074 acres to allow for the expansion of an existing structure to allow for a drive-through restaurant use. The property is located at 2806 W FM 544. The current zoning is Commercial Corridor (CC).

The site plan was originally developed for a drive-through restaurant for a Bush's Chicken. The site plan was approved in October of 2016 prior to the Zoning Ordinance being amended to require for Special Use Permits for drive-through restaurants. The use on the property has changed since then and is now a medical clinic. The applicant is requesting to construct a 2,713 sq.ft. addition and remodel the floor plan for the structure to have 2,716 sq.ft. of drive-through restaurant space and 3,002 sq.ft of medical clinic space. There is no lessee for the restaurant space at this time.

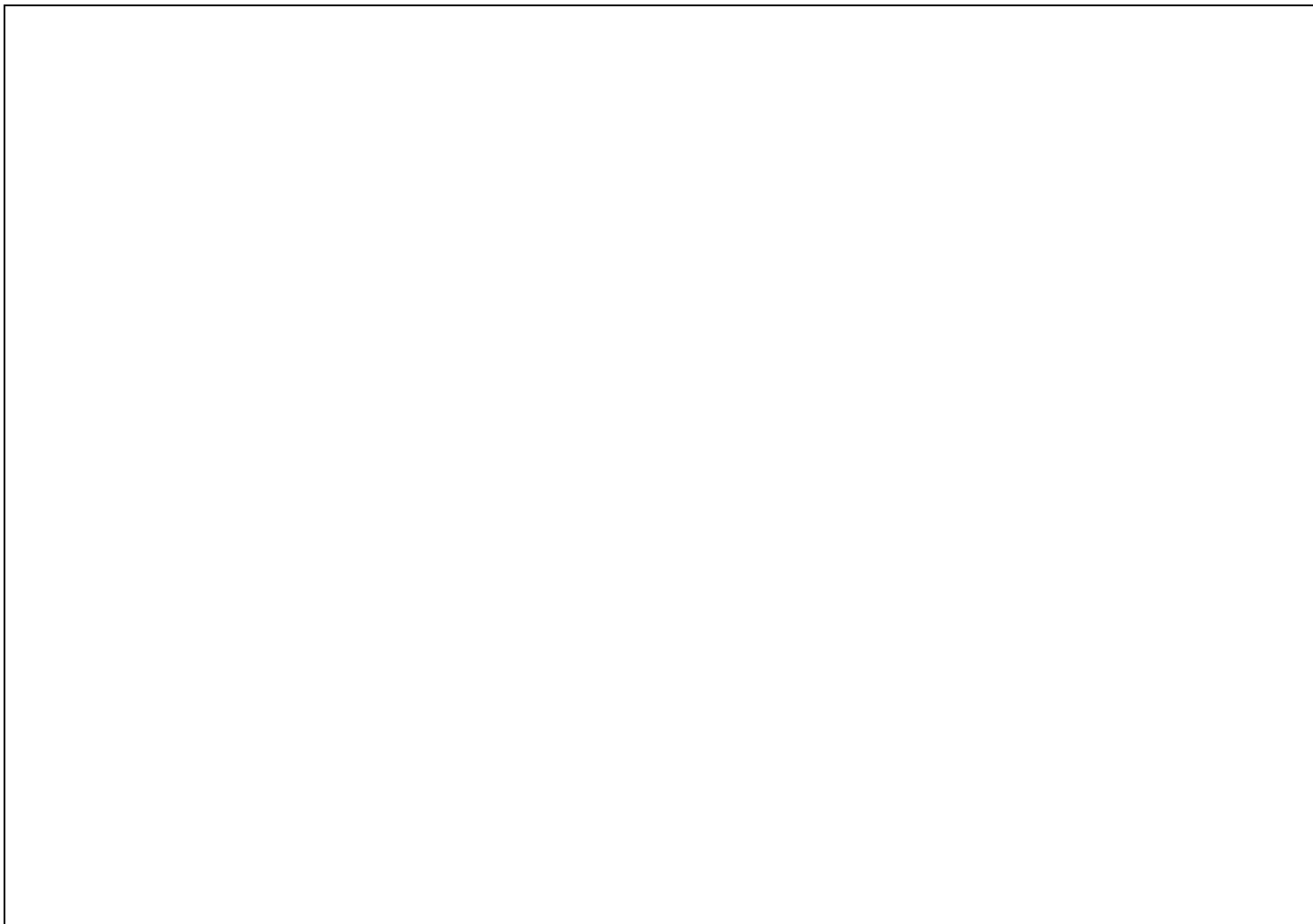
Six additional parking spaces would be added with this site plan addition. The total parking provided for the development is 29 spaces with two being ADA spaces. The existing 24' fire lane, access & utility easement platted on Lot 3R, Block B of Freddy's Addition is unchanged. The site remains in compliance with landscape requirements. The developer was able to make additions to the site due to the original drive-through restaurant being reduced from two drive-through lanes to one lane. The addition's exterior material shall match the exterior of the existing building and is composed of brick, limestone and stucco.

The Special Use Permit (SUP) is requesting for the Zoning Exhibit to act as the site plan for the development. Approval of the SUP shall act as site approval. As presented, this Zoning Exhibit is in compliance with the design requirements of the Zoning Ordinance. Approval of the site development is subject to additions and alterations as required by the City Engineering Department.

The surrounding property to the west is developed with a multi-tenant commercial building with a dentistry and nail salon. The property to the east and south contains a self-storage use. The property to the north contains a minor automobile repair use. There are five planned or completed drive-thru restaurants within ½ mile (Freddy's Frozen Custard & Steakburgers, Dutch Bros Coffee, and Bojangles). The site is located in the Regional Commercial sector of the future land use map and is consistent with the existing surrounding development and land use classification of the comprehensive plan.

Notices were sent to 15 property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor or in opposition of the request.






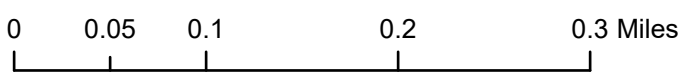


# Locator Map

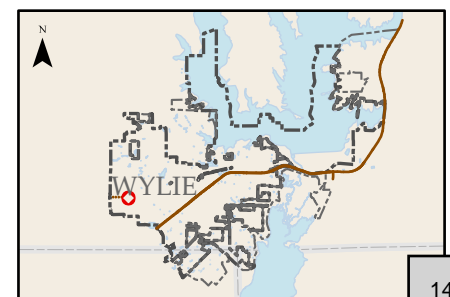


ZONING CASE:  
ZC 2023-19 (SUP)

 SUBJECT property



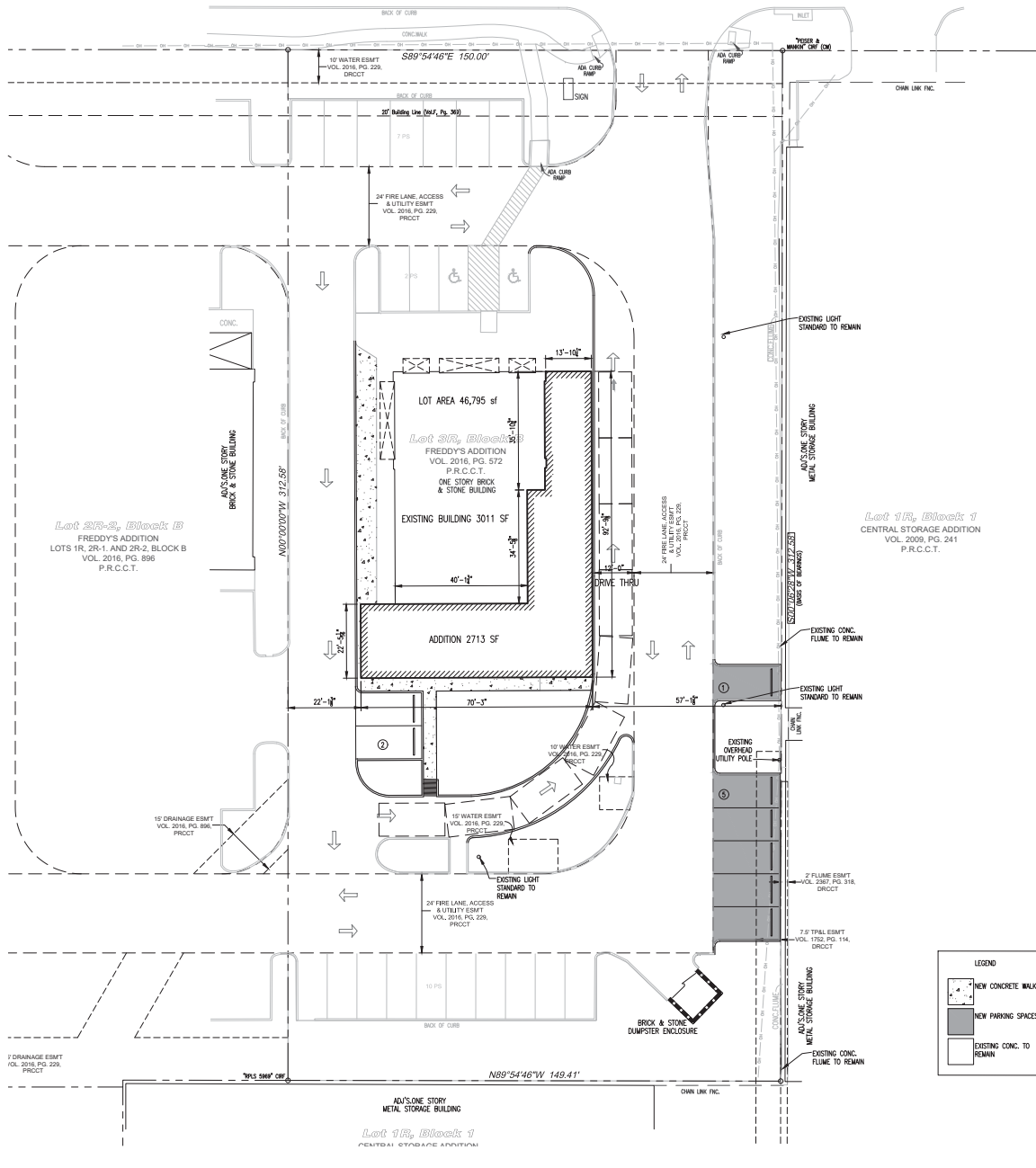
Date: 1/25/2024





# W FM 544

(120' RIGHT-OF-WAY)



LOCATION MAP



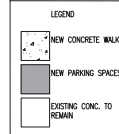
SITE DATA TABLE

Lot Area	46,795	Sq. Ft.
Lot Area	1.07	Acres
Zoning	CC SLP	CC Commercial Corridor
Building Height	24 Feet	50 Feet
Front Yard Setback	97 Feet	25 Feet
Side Yard Setback	22 Feet	10 Feet
Rear Yard Setback	122 Feet	10 Feet
Lot Coverage	12.24%	50.00%
Service & Loading Areas	Not Visible from st.	
Drive through Stacking		
Stacking for first stop	138 Feet	100 Feet
Stacking thereafter	40 Feet	40 Feet

Parking Calculations	Area (SF)	Parking requirements (based on use)	Parking required
Medical	3002	1 per 300	10.01
Rest. w/drive thru	2767	1 per 150	18.4467
Total parking required			28.45
Total parking provided			29
ADA parking required	2		
On-site loading	None required		

Site design requirements	From figure 4-7	Desirable (Minimum 4)
Element	Base Standard	2. Individual buildings w/footprints + or < 10,000 square feet.
Building Placement	1. Entrances and/or facades oriented to the street.	3. Front facade oriented to the street.
Parking Placement	1. Minimum width of drive of 24', turning radius of 25	1. Site plan with no more than 50% of parking in front of the building
Access Drives	2. Access drive at least 150' from intersection.	1. Combined access points with adjacent tracts
Location of Service and Loading Areas	1. Service and loading areas shall not be visible from a public street or adjacent residential lot.	2. Direct connection between buildings and street.
		1. Not visible from public street but provide masonry screening.

NON PERMEABLE SURFACE AREA:  
PRE CONSTRUCTION (ADDITION) 33,100 SF  
POST CONSTRUCTION (ADDITION) 34,295 SF

01 SITE PLAN  
1/16"=1'-0"0 8' 16' 16'  
SCALE: 1/16" = 1'-0"

ARCHITECTURE • PLANNING • INTERIORS

SUSTAINABILITY • FACILITY ASSESSMENTS

14455 WEBB CHAPEL ROAD, SUITE 200  
FARMERS BRANCH, TX 75234

www.iddarch.com

Building Owner  
Wylie Hope LLC, Mohammed A. Mohiuddin2806 E Farm To Market 544  
Wylie, TX 75098Ph: 972.900.8009  
iddarch@gmail.comArchitect  
IDD Architecture, Regd. ArchitectIDD Architecture Firm No BR 1548  
14455 Webb Chapel Rd., Suite 200Farmers Branch, TX 75234  
Ph: 214.205.7959

www.iddarch.com

2806 W FM 544, LOT 3R, BLOCK B  
WYLIE, TX 75098

No.	Revision	Date

Sheet Name

## SITE PLAN

Project number

Date

Drawn by

Checked by

Sheet Number

A 1.00



ARCHITECTURE ■ PLANNING ■ INTERIORS

SUSTAINABILITY ■ FACILITY ASSESSMENTS

14455 WEBB CHAPEL ROAD, SUITE 200  
FARMERS BRANCH, TX 75234

www.iddarch.com

Building Owner:

Wylie Hope LLC, Mohammed A. Mohiuddin

2806 E Farm To Market 544

Wylie, TX 75098

Ph: 972.900.6009

doctoranem@gmail.com

Architecture:

Vijay Sarma, Regd. Architect

IDD Architecture Firm No BR 1548

14455 Webb Chapel Rd., Suite 200

Farmers Branch, TX 75234

Ph: 214.205.7950

vsarma@iddarch.com

2806 W FM 544, LOT 3R, BLOCK B  
WYLIE, TX 75098



No.	Revision	Date

Sheet Name

FLOOR PLAN

Project number

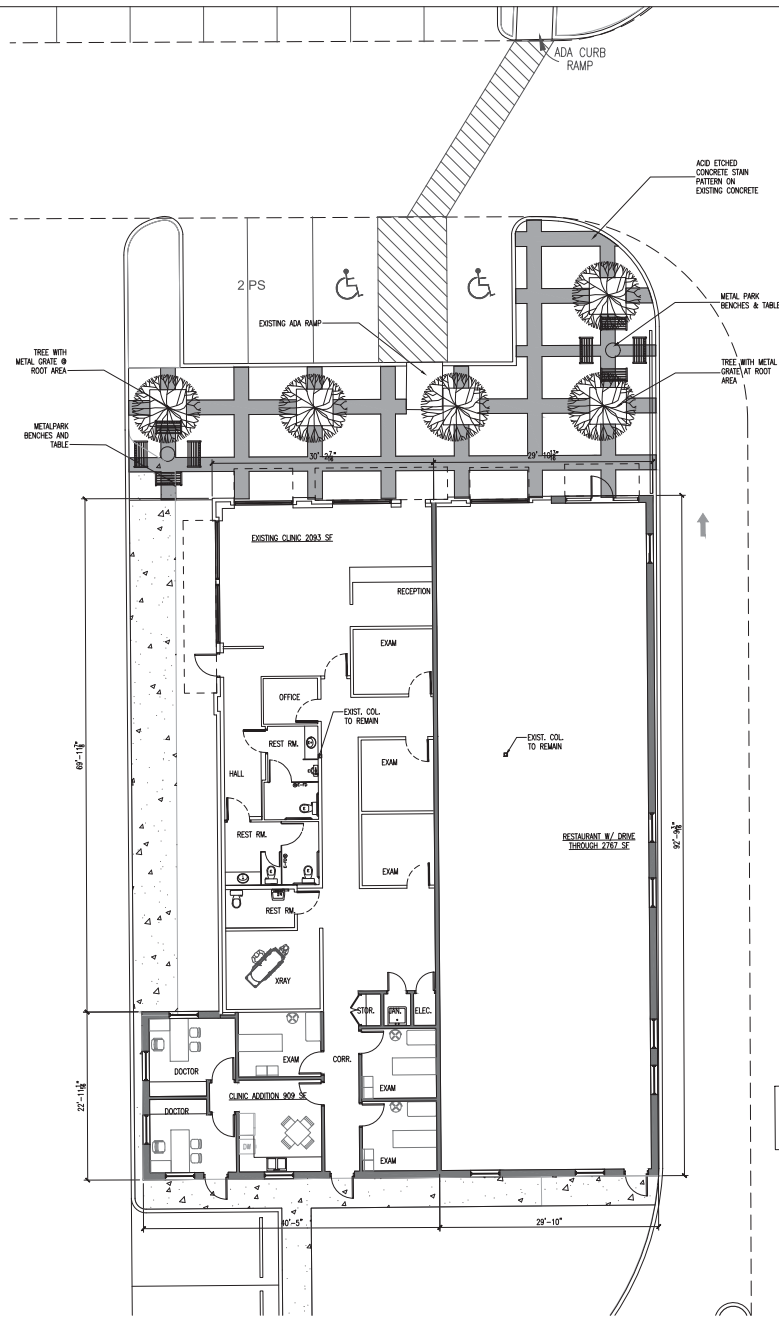
Date

Drawn by

Checked by

Sheet Number

A 2.01



LEGEND  
NEW WALLS  
EXISTING WALLS TO REMAIN

01 FLOOR PLAN  
1/8"=1'-0"





ARCHITECTURE ■ PLANNING ■ INTERIORS

SUSTAINABILITY ■ FACILITY ASSESSMENTS

14455 WEBB CHAPEL ROAD, SUITE 200  
FARMERS BRANCH, TX 75234

**Building Owner**  
Wylie Hope LLC, Mohammed A. Mohiuddin  
2806 E Farm To Market 544  
Wylie, TX 75098  
Ph: 972.900.8009  
mohiuddin@gmail.com

**Architecture**  
Vijay Sarma, Regd. Architect  
IDD Architecture Firm No BR 1546  
14455 Webb Chapel Rd., Suite 200  
Farmers Branch, TX 75234  
Ph: 214.205.7959  
sarma@iddarch.com

# HEAL 360 ADDITION

2806 W FM 544, LOT 3R, BLOCK B  
WYLIE, TX 75098

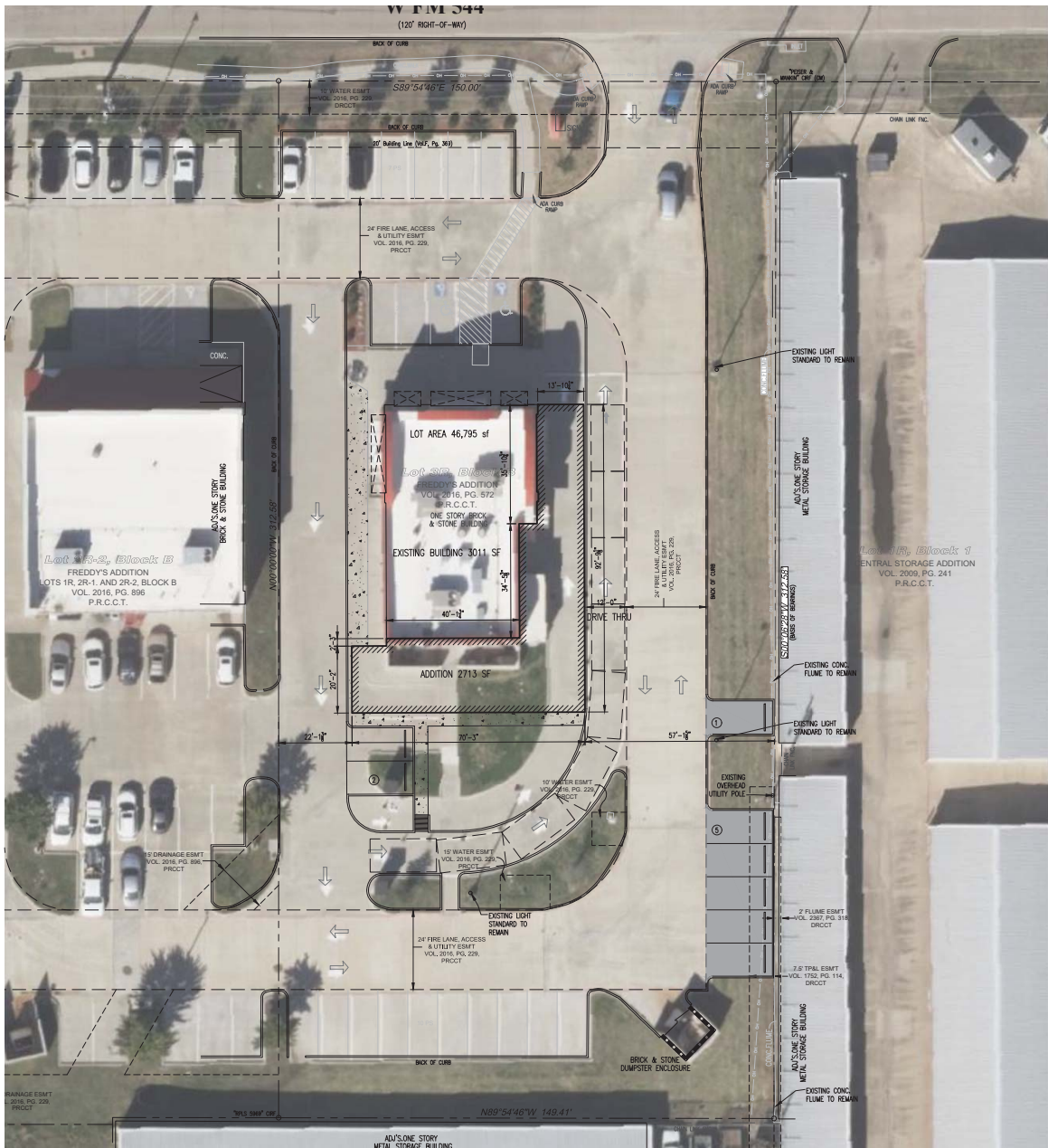


No.	Revision	Date

## Overlay Site Plan

Project number  
Date  
Drawn by  
Checked by  
Sheet Number

A 1.03



LEGEND

- NEW CONCRETE WALK
- NEW PARKING SPACES
- EXISTING CONC. TO REMAIN



01 SITE PLAN  
1/16" = 1'-0"

0 8' 16' 16'  
SCALE: 1/16" = 1'-0"



ARCHITECTURE ■ PLANNING ■ INTERIORS

SUSTAINABILITY ■ FACILITY ASSESSMENTS

14455 WEBB CHAPEL ROAD, SUITE 200  
FARMERS BRANCH, TX 75234

**Building Owner**  
Wylie Hope LLC, Mohammed A. Mohiuddin  
2806 E Farm To Market 544  
Wylie, TX 75098  
Ph: 972.900.6009  
mohiuddin@gmail.com

**Architecture**  
Vijay Sarma, Regd. Architect  
IDD Architecture Firm No BR 1548  
14455 Webb Chapel Rd., Suite 200  
Farmers Branch, TX 75234  
Ph: 214.205.7959  
vsarma@iddarch.com

**HEAL 360 ADDITION**  
2806 W FM 544, LOT 3R, BLOCK B  
WYLIE, TX 75098



No.	Revision	Date

Sheet Name  
**Elevations**

Project number

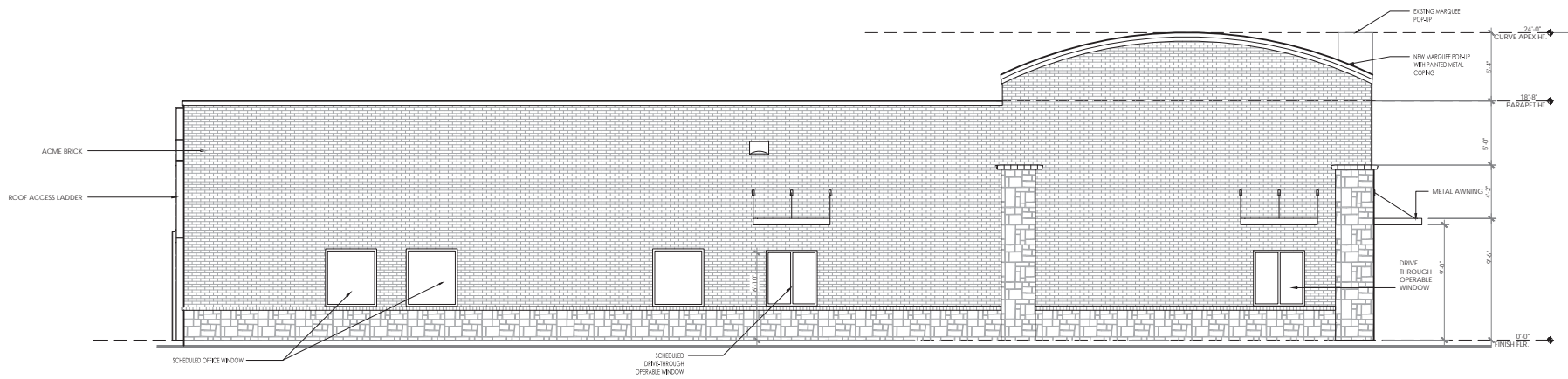
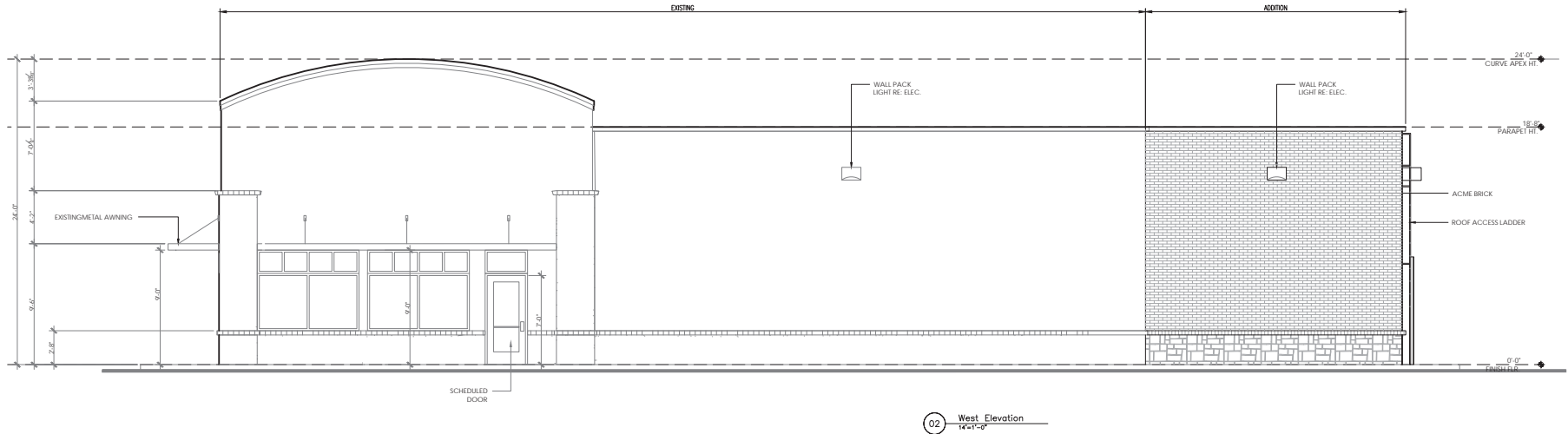
Date

Drawn by

Checked by

Sheet Number

**A 3.01**





ARCHITECTURE ■ PLANNING ■ INTERIORS

SUSTAINABILITY ■ FACILITY ASSESSMENTS

14455 WEBB CHAPEL ROAD, SUITE 200  
FARMERS BRANCH, TX 75234

**Building Owner**  
Wylie Hope LLC, Mohammed A. Mohiuddin  
2806 E Farm To Market 544  
Wylie, TX 75098  
Ph: 972.900.6009  
doctorsmwm@gmail.com

**Architecture**  
Vijay Sarma, Regd. Architect  
IDD Architecture Firm No BR 1548  
14455 Webb Chapel Rd., Suite 200  
Farmers Branch, TX 75234  
Ph: 214.205.7959  
vsarma@iddarch.com

HEAL 360 ADDITION  
2806 W FM 544, LOT 3R, BLOCK B  
WYLIE, TX 75098



No.	Revision	Date

Sheet Name  
**Elevations**  
Project number  
Date  
Drawn by  
Checked by  
Sheet Number

**A 3.02**

MATERIAL FINISHES



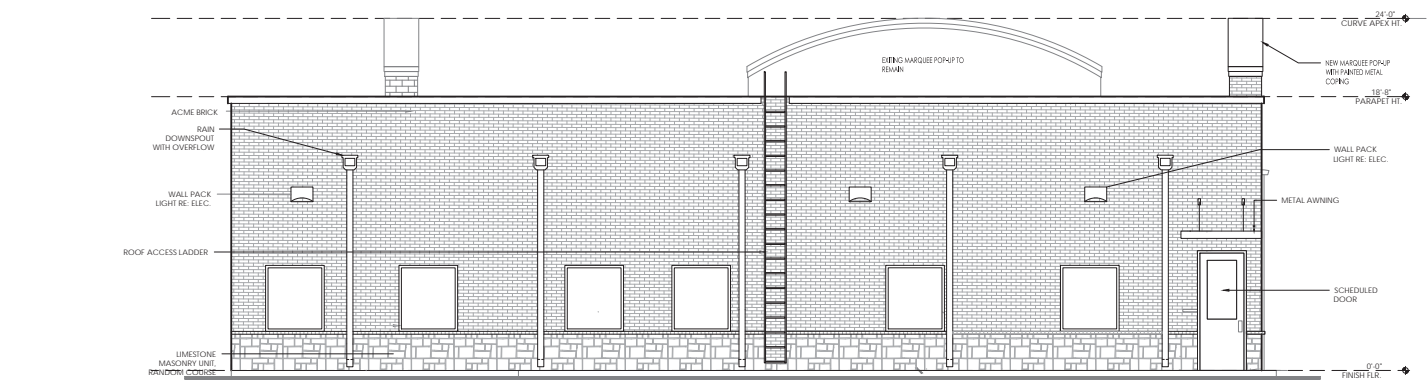
ACME BRICK  
18TH CENTURY HERITAGE TEXTURE  
CHICKADEE BRICK



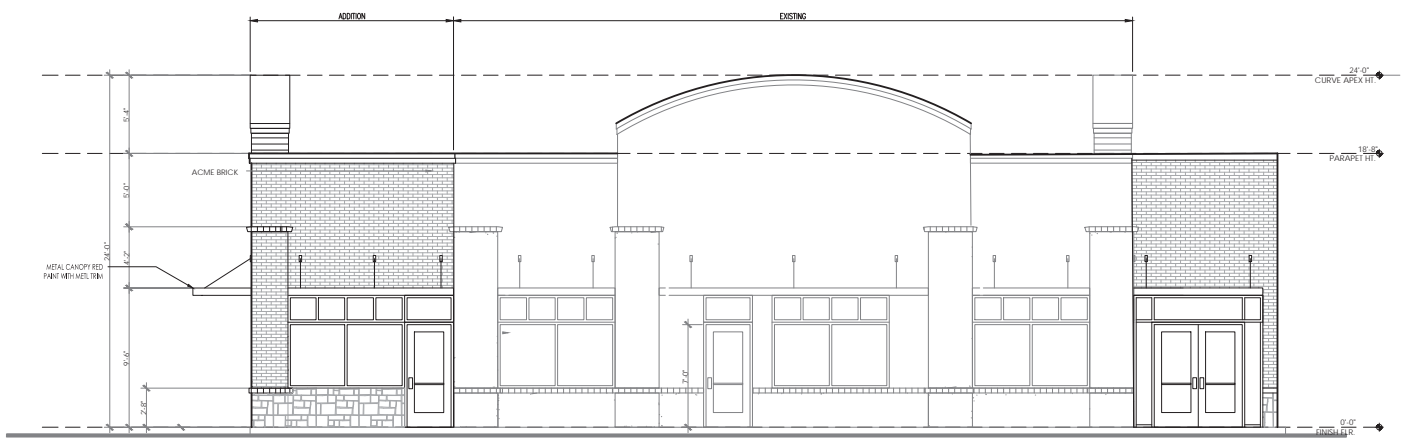
LIMESTONE MASONRY  
UNIT: ACME TEXAS  
CREAM



3-COAT STUCCO, SHERWIN  
WILLIAMS DUSTY ACCESSIBLE  
RED



02 South Elevation  
14'-1 1/2"=1'-0"



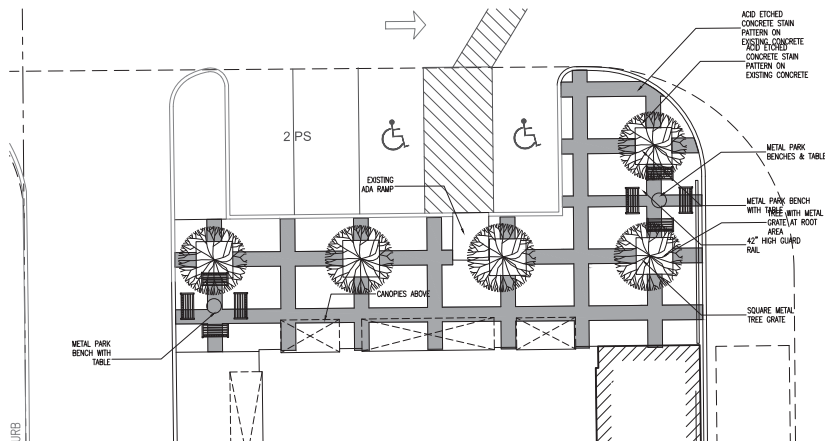
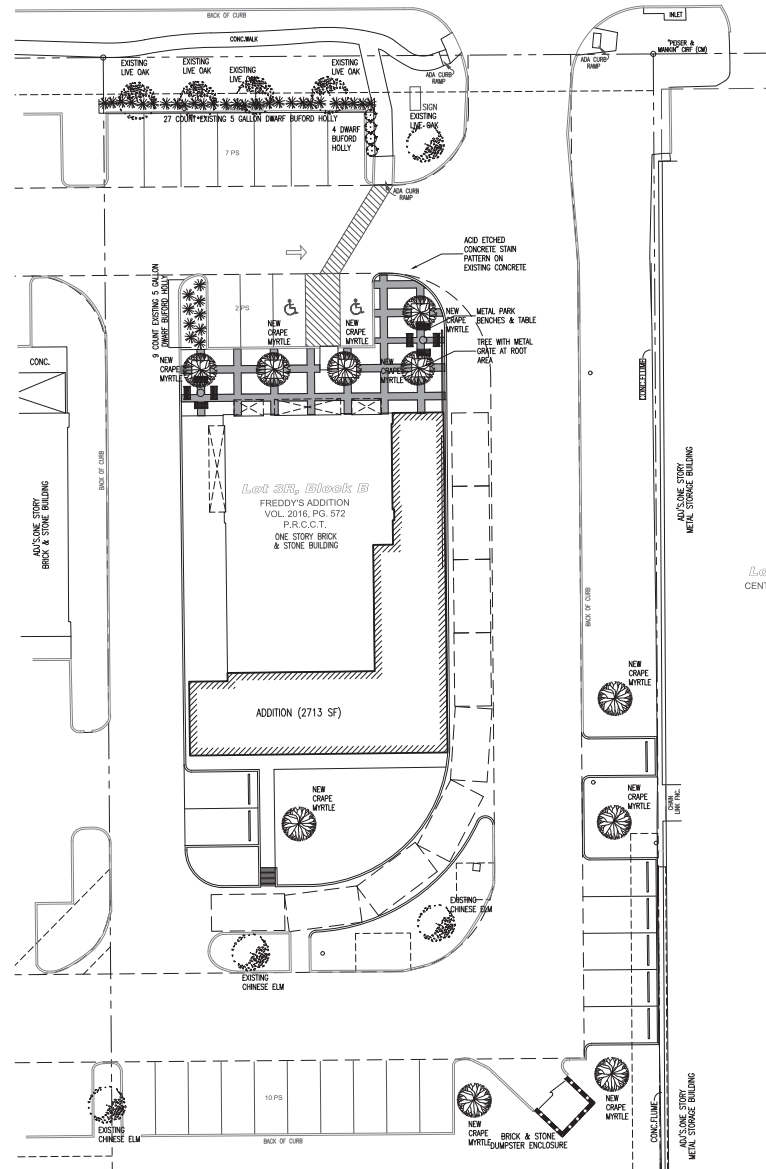
01 North Elevation  
14'-1 1/2"=1'-0"



Landscape Design Requirements met (Figure 4-8)		
Element	Base Standard	Desirable
Landscape in Required Yards	1. 20% of the Site to be landscape area	1. Landscaping that exceeds the minimum by 10%
	2. Landscaping is required in the front yard	2. Landscaping in side and rear yard not otherwise required.
Landscape of Parking Lots	1. Site plans requiring more than 12 spaces required to have 50 sq. ft. of landscaping per space.	1. Landscaping 10% or more in excess of 50 sq. ft./space.
	2. No parking space further than 60' from landscaped area on site.	2. Parking lots with no space further than 40 feet from a landscaped area.
	3. Parking rows 12 spaces or longer shall have landscaped islands at end.	
	4. All parking rows shall have landscaped areas at least every 12 spaces.	
Visual Screening	1. Required screening in strip at least 5' wide, plants 3' in height when planted, include one flowering tree for every 20 linear feet of area.	3. Provision of special benches, pedestrian lighting other streetscape elements.
Landscape of street frontages	1. At least 50% of the required front yard developed as landscaped buffer, at least 10' in width.	
	3. Required trees at least 3" in caliper.	
	4. At least 4' meandering concrete walkway on perimeter when adjacent to thoroughfare.	

Landscape requirements calculations			
1. 20% of the Site to be landscape area			
Total Site Area	46,795		Sq. Ft.
Min 20% required		9,359.00	
2. Additional Landscape Area (Desirable)	10%	935.90	Sq. Ft.
3. All parking stalls shall have 50sf of landscaping per stall			
Parking Landscape Area Req'd for 29 stall	50 SF per stall	1,450.00	Sq. Ft.
5. Additional Landscape Area (Desirable) 10% in excess of 50 sf per space			
29 stalls with 5 additional of of landscaping		145.00	Sq. Ft.
Total Landscape area required		11,885.90	Sq. Ft.
Landscape area provided		12,510.00	Sq. Ft.

Trees and shrubs Provided				
Common Name	Scientific name	Caliper	Count	Note
Live Oak	Quercus virginiana	6 inch	5	Existing at ROW
Live Oak	Quercus virginiana	5 inch	2	Existing at drive through
Chinese Elm	Ulmus parvifolia	6 inch	1	Existing at rear parking
Crape Myrtle Muskogee	Lagerstroemia Muskogee	4 inch	10	New, single stem
Buford Holly	Ilex cornuta	5 Gallon	36	Existing
Buford Holly	Ilex cornuta	5 Gallon	5	New



01 LANDSCAPE AT PATIO  
1/8"=1'-0"

01 LANDSCAPE PLAN  
1/16"=1'-0"

0 8' 16' 16'  
SCALE: 1/16" = 1'-0"



ARCHITECTURE • PLANNING • INTERIORS

SUSTAINABILITY • FACILITY ASSESSMENTS

14455 WEBB CHAPEL ROAD, SUITE 200  
FARMERS BRANCH, TX 75234

www.iddarch.com

Building Owner:  
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Ph: 972.900.6009  
aaronmohiuddin@gmail.com

Architect:  
Vijay Sarma, Reg'd. Architect  
IDD Architecture Firm No BR 1546  
14455 Webb Chapel Rd., Suite 200  
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Ph: 214.205.7959  
sarma@iddarch.com

HEAL 360 ADDITION  
2806 W FM 544, LOT 3R, BLOCK B  
WYLIE, TX 75098



No.	Revision	Date

Sheet Name  
**Landscape Plan**  
Project number  
Date  
Drawn by  
Checked by  
Sheet Number

**L 1.01**





ARCHITECTURE • PLANNING • INTERIORS

SUSTAINABILITY • FACILITY ASSESSMENTS

14455 WEBB CHAPEL ROAD, SUITE 200  
FARMERS BRANCH, TX 75234

Building Owner  
Wylie Hope LLC, Mohammed A. Mohiuddin  
2008 E Farm To Market 544  
Wylie, TX 75098  
Ph: 972.900.6009  
adam@wylie.com

Architect  
Vivian Smith, Regd. Architect  
IDD Architecture Firm No BR 1546  
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Farmers Branch, TX 75234  
Ph: 214.205.7959  
adam@iddarch.com

HEAL 360 ADDITION

2806 W FM 544, LOT 3R, BLOCK B  
WYLIE, TX 75098



No.	Revision	Date

Sheet Name

Landscape Details

Project number

Date

Drawn by

Checked by

Sheet Number

L 1.02

LANDSCAPE GENERAL NOTES

PREPARATION

LANDSCAPE CONTRACTOR AND REPRESENTATIVE OF OWNER SHALL BE RESPONSIBLE FOR VERIFYING THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS.

PLANT LOCATIONS

REFER TO PLANTING PLAN FOR PLANTING LOCATIONS AND PLANT MATERIAL LEGEND FOR SPECIFICATIONS. PLANT MATERIAL LOCATION TO BE STAKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.

GRADING AND DRAINAGE

MESA DESIGN GROUP ASSUMES NO RESPONSIBILITY FOR FAILURE OF ANY HARDSCAPE AMENITY SUCH AS WALKWAYS, ENTRANCES TO STRUCTURES, AND PLANTER BEDS FORMED OR ENCLOSED BY EDGING AND FLATWORK, WHICH DO NOT DRAIN DUE TO IMPROPER SET UP OF ELEVATIONS DURING CONSTRUCTION. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING, VERIFYING THAT WATER DRAINS AWAY FROM BUILDING.

COORDINATION

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.

MAINTENANCE

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL PLANTING BEDS IN A WEED AND DEBRIS FREE CONDITION AND SHALL ACCOMPLISH WATERING BY HAND AS DEEMED NECESSARY UNTIL SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER. THE CONTRACTOR SHALL MAINTAIN ALL WORK FOR A PERIOD OF 30 DAYS AFTER SUBSTANTIAL COMPLETION AND ACCEPTANCE.

VERIFICATION

CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS BY THE LANDSCAPE ARCHITECT. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDSCAPE ARCHITECT TO BE NOTIFIED IF DISCREPANCIES OCCUR. OTHERWISE, THE CONTRACTOR IS TO BID THEIR OWN VERIFIED QUANTITIES.

PLANTING BEDS

MULCH  
ALL BED AREAS ARE TO BE LEFT 3" ABOVE FINISHED GRADE OF ADJACENT PAVEMENT TO INCLUDE 3" OF MULCH AFTER COMPACTION AND SETTLEMENT. ALL BED AREAS SHALL BE ROTOTILLED TO A DEPTH OF 6", AFTER PREPARED SOIL MIXTURE AS REQUIRED.

AFTER SETTLEMENT AND COMPACTION ALL PLANTING BEDS SHALL RECEIVE A MINIMUM 3" LAYER OF MULCH. ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE FINE GRADED AND SEEDED.

STANDARDS

ALL PLANT MATERIAL SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "USA STANDARD FOR NURSERY STOCK", LATEST EDITION. ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT.

PRUNING

ALL TREES TO BE PRUNED AT INSTALLATION TO REMOVE DEAD AND UNSIGHTLY LIMBS. ALL TREES ARE TO MATCH IN HEIGHT, SPREAD, AND CLEAR TRUNK AND SHALL HAVE STRAIGHT TRUNKS.

PLANTING SOIL MIXTURE

PLANTING SOIL MIXTURE TO BE AS FOLLOWS:  
TREES, SHRUBS, AND GROUNDCOVER 4" LIVING EARTH COMPOST TILLED INTO TOP 8" OF EXISTING SOIL.

FERTILIZER

ADD FERTILIZER TABLETS TO ALL TREES AND SHRUBS, ONE TABLET PER 1/2" CALIBER FOR TREES AND ONE TABLET PER 12" OF HEIGHT OR SPREAD FOR EACH SHRUB AT INSTALLATION.

WARRANTY

ALL PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM SUBSTANTIAL COMPLETION AND ACCEPTANCE BY THE OWNER.  
IRRIGATION  
CONTRACTOR TO INSTALL NEW IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE FOR AFFECTED TURF AND BED AREAS. INSTALL NEW CONTROLLER AS REQUIRED, SIZED TO ALLOW FOR FUTURE DEVELOPMENT. THE CONTRACTOR SHALL VISIT SITE TO DETERMINE REQUIREMENTS PRIOR TO BID.

SANDY LOAM  
SANDY LOAM SHALL BE NATURAL, FERTILE, FRIABLE SOIL POSSESSING CHARACTERISTICS OF REPRESENTATIVE PRODUCTIVE SOILS IN THE VICINITY. IT SHALL NOT BE EXCESSIVELY ACID OR ALKALINE OR CONTAIN TOXIC SUBSTANCES WHICH MAY BE HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE WITHOUT ADMIXTURE OF SUBSOIL AND SHALL CONTAIN A MINIMUM OF LUMPS, STONE, STUMPS, ROOTS OF SIMILAR SUBSTANCES ONE INCH OR MORE IN DIAMETER. LOAM SHALL BE FREE FROM WEEDS AND OTHER NOXIOUS MATERIALS. LOAM SHALL NOT BE STRIPPED, COLLECTED OR DEPOSITED WHILE WET.

STAKING, GUYING  
ALL TREES ARE TO BE STAKED AND GUYED THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY (REFER TO PLANTING DETAILS).

WEED BARRIER

ALL BED AREAS SHALL RECEIVE DEWITT WEED BARRIER OR APPROVED SUBSTITUTE. SEE SPECIFICATIONS.



NOTE: PROVIDE AT ALL PATIO TREES

LANDSCAPE NOTES

1. ALL LANDSCAPE AREAS ARE TO BE RECEIVED WITHIN .1' OF PROPOSED FINISHED GRADE AND FREE FROM ALL TRASH AND DEBRIS.

1. ALL TREES ARE TO BE PLANTED IN PITS TWICE THE DIAMETER OF THE TREE BALL AND NO DEEPER THAN THE DEPTH OF THE BALL. SCARIFY ALL TREE PITS PRIOR TO PLANTING. ALL TREES ARE TO BE PLANTED PLUMB AND AT OR SLIGHTLY ABOVE FINISH GRADE. ALL TREE PITS ARE TO HAVE A 2" WATERING SAUCER FORMED AROUND THE PERIMETER OF THE PIT. ALL TREE PITS ARE TO BE TOP DRESSED WITH A 2" LAYER OF SHREDED HARDWOOD MULCH, STAKE AND/OR GUY TREES ONLY AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

3. ROTOTAKE THE EXISTING SOIL OF ALL PLANTING BEDS TO A MINIMUM DEPTH OF 6". ADD A 3" LAYER OF PREMIUM COMPOST AS SUPPLIED BY LIVING EARTH TECHNOLOGY AND TILL INTO THE TOP 3" OF THE EXISTING SOIL. INSTALL ALL SHRUBS 1" ABOVE FINISH GRADE AND FERTILIZE WITH AGRI-FORM SLOW RELEASE FERTILIZER TABLETS AT THE MANUFACTURER'S RECOMMENDED RATES OF APPLICATION. TOP DRESS ALL PLANTING BEDS WITH A 2" LAYER OF SHREDED HARDWOOD MULCH.

4. ALL PLANTING BEDS NOT FORMED BY A CONCRETE CURB OR SIDEWALK ARE TO BE EDED WITH EVERSON STEEL EDGING (1/8"x4" PAINTED OR AN APPROVED EQUAL. ALL EDGING STAKES ARE TO BE PLACED TO THE INSIDE OF THE BED AND THE TOP OF THE EDGING IS TO BE NO LESS THAN 1" AND NO MORE THAN 1.5" ABOVE PROPOSED FINISH GRADE.

IRRIGATION NOTES:

1. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN IRRIGATION SYSTEM CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIALS USED. IRRIGATION WILL BE PROVIDED BY AN UNDERGROUND IRRIGATION SYSTEM OR SUBIRRIGANAL DRIP SYSTEM AS APPROVED BY THE CITY OF WYLIE.

2. AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A FREEZE GUARD SET AT 38 DEG. F.

3. AREAS OF OPEN SPACE WHICH CONTAIN PRESERVED TREES NEED NOT BE IRRIGATED IF THE CITY OF WYLIE DETERMINES THAT IRRIGATION WOULD BE HARMFUL TO THE PRESERVED TREES.

GENERAL NOTES:

1. IF ANY SIDEWALKS ARE REQUIRED THEY WILL BE DESIGNED TO PROVIDE HANDICAP ACCESS AT THE DRIVE APPROACHES PER ADA AND TEXAS ACCESSIBILITY STANDARDS.

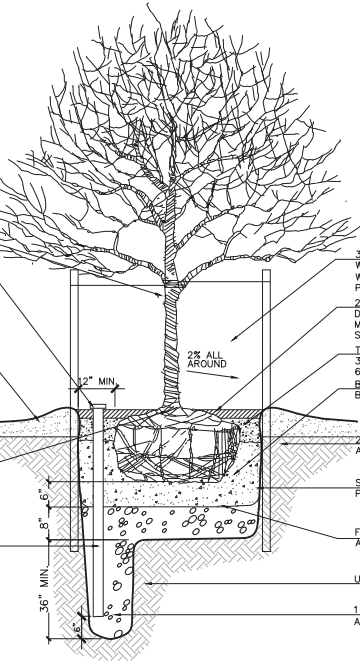
2. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING AND MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY GROWING CONDITION AT ALL TIMES.

3. ALL LANDSCAPING WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS.

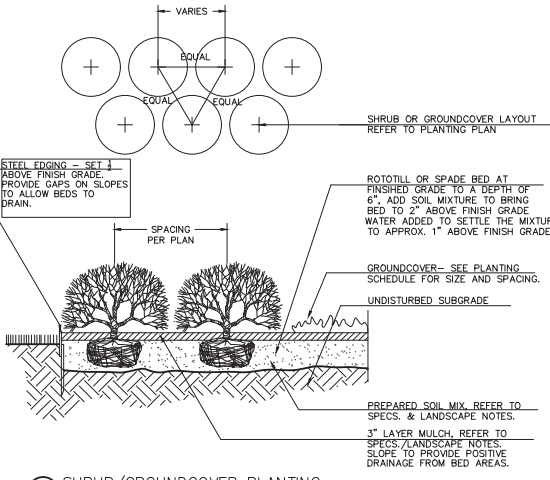
4. WATER AND SANITARY SEWER FACILITIES OWNED BY THE CITY SHOULD BE SHOWN ON THE PLANS OR LOCATED IN THE FIELD BY CONTACTING OUR FIELD OPERATIONS DIVISION. ALL WATER METERS, FIRE HYDRANTS, VALVES, MAINLINES, AND/OR ADJACENT TO THE SUBJECT PROPERTY MUST BE EASILY ACCESSIBLE FOR MAINTENANCE DURING CONSTRUCTION AND UPON THE COMPLETION OF THE NECESSARY GRADING AND LANDSCAPING. THE EXISTING FACILITIES SHOULD BE ADJUSTED TO THE FINAL GRADE, ABOVE THE FINISHED GRADE OF THE LANDSCAPING PRIOR TO THE COMPLETION OF THE WORK.

MAINTENANCE NOTE:

THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION. ALL REQUIRED LANDSCAPING 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 THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. ALL IRRIGATION HEADS WHICH ARE BROKEN AND FLOW WATER SHALL BE REPLACED OR REPAIRED IMMEDIATELY TO PREVENT THE WASTE OF WATER.



3 CANOPY TREE PLANTING DETAIL  
NOT TO SCALE



2 SHRUB/GROUNDCOVER PLANTING  
NO SCALE

1 TREE METAL GRATE  
NO SCALE

**EXHIBIT “B”****Conditions For Special Use Permit  
Wylie - Lot 3R Block B of Freddy’s Addition  
2024-XX****I. PURPOSE:**

This Special Use Permit shall be established to provide Commercial use, including restaurant w/ drive thru to support the economic growth within the region.

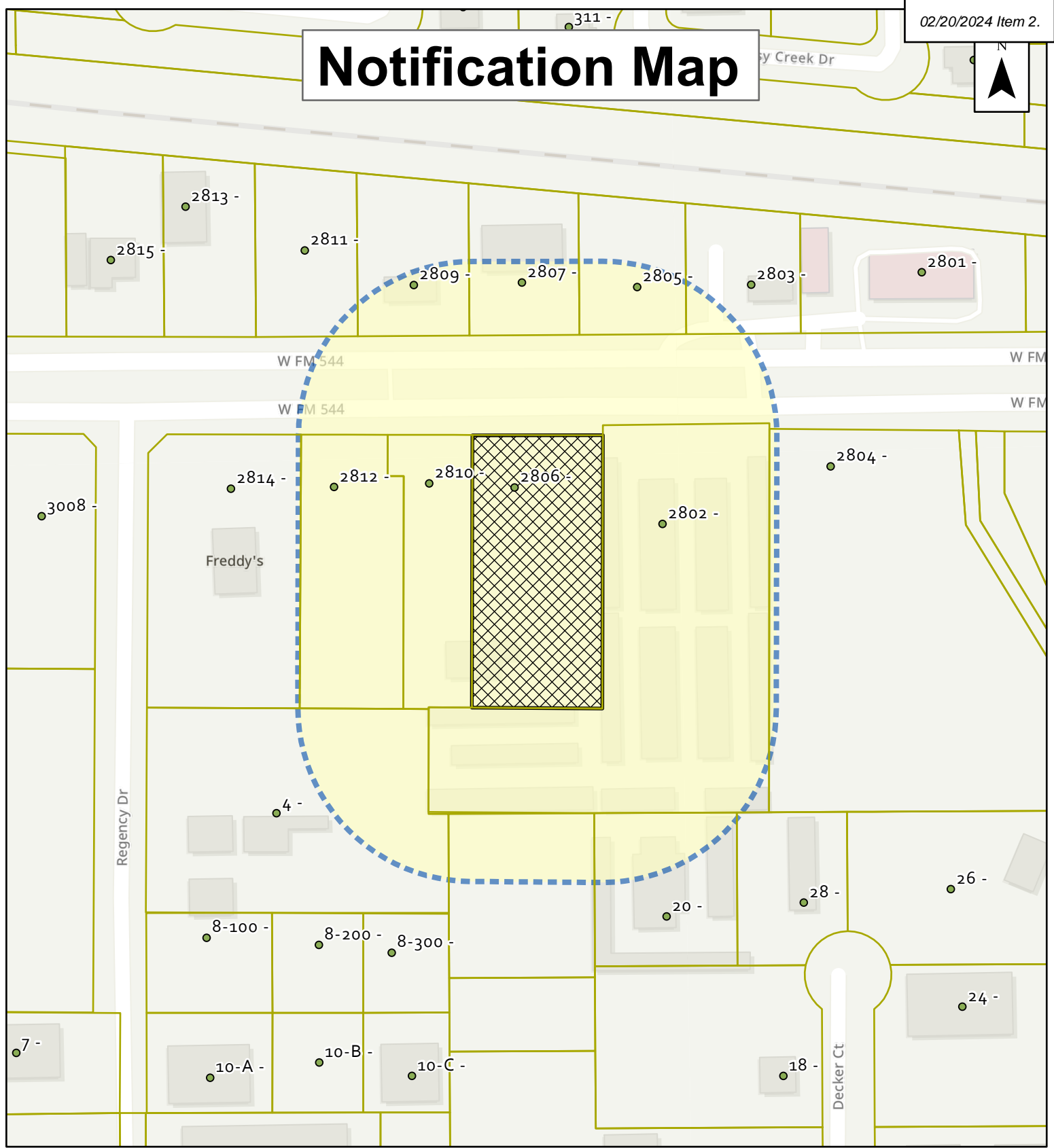
**II. GENERAL CONDITIONS:**

1. This Special Use Permit shall not affect any regulations within the Code of Ordinance except as specifically provided herein.
2. This Special Use Permit shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4, Section 4.1 of the Comprehensive Zoning Ordinance (adopted as of June 2023)




**III. SPECIAL CONDITIONS:**

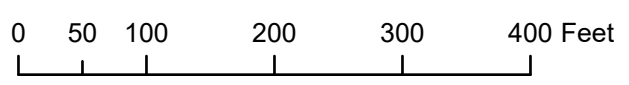
1. All allowed uses in the Commercial Corridor District (CC) set forth in Article 5 of the Comprehensive Zoning Ordinance (adopted as of June 2023, in addition to those listed in this paragraph shall be allowed by-right uses.
  - a. Restaurant with Drive in or Drive-Through Service.
2. The Zoning Exhibit (Exhibit C) shall serve as the Site Plan for the above uses. Approval of the SUP shall act as site plan approval.

# Notification Map

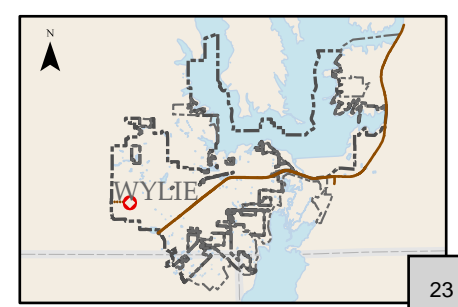


## ZONING CASE: ZC 2023-19 (SUP)

 SUBJECT property  200 foot Notification Buffer  Parcel Lines



Date: 1/25/2024





# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 3

### Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Planned Development 2020-27 (PD 2020-27) to Planned Development (PD) on 20.433 acres. Property located from 2535-2701 S State Highway 78 (**ZC 2023-20**).

### Recommendation

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

### Discussion

**OWNER: CL Blackbeard Holdco LLC**

**APPLICANT: Wild Land Development Consulting**

The applicant is requesting to amend Planned Development 2020-27 on 20.433 acres to allow for modified development standards for a commercial and multi-family development. The property is located from 2535-2701 S State Highway 78. The current zoning is Planned Development 2020-27.

The original Planned Development was approved by the City Council in April of 2020. The purpose of this Planned Development is to amend the development conditions and zoning exhibit. This proposal is being requested by the new property owners of the commercial and multifamily tract.

The Planned Development amendment allows for 250 multi family units, an increase of 100 units from the originally approved Planned Development . The maximum height allowed for the multi family development shall be 60' (3 stories). Two parking spaces shall be required per unit. The applicant is requesting that tandem parking be allowed and shall count as ½ space if the space is 10' wide by 20' long.

The development standards shall require for the property owner of the Commercial and Multi-Family development to complete all necessary construction for the commercial lots prior or concurrently with the Multi-Family Development. Necessary infrastructure shall include required utilities, access drives, fire lanes, perimeter landscaping/sidewalks, including a pedestrian bridge along SH 78 and Maxwell Creek.

The Townhome tract remains with the same ownership of the original Planned Development, Serene District Townhomes LLC. The 4.165 acres called out as Tract 1 of Planned Development Ordinance 2020-27 shall be amended to remove the development schedule requirements for development of the Townhome Units due to the property of the Silverlake Station commercial and multi-family tracts no longer being part of the current approved Planned Development of 'The District'

The adjacent property to the east contains apartments within the city of Sachse. The property to the south contains a golf course. The property to the north is undeveloped and is zoned Agricultural. The property to the west is undeveloped and is zoned Multi-Family. The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to four property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor or in protest of the request.

If zoning is approved, preliminary plats, final plats and site plans shall be required for the entire development.

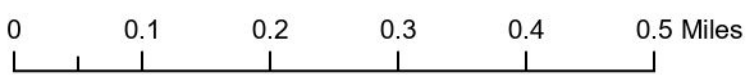


# Locator Map



ZONING CASE:  
ZC 2023-20

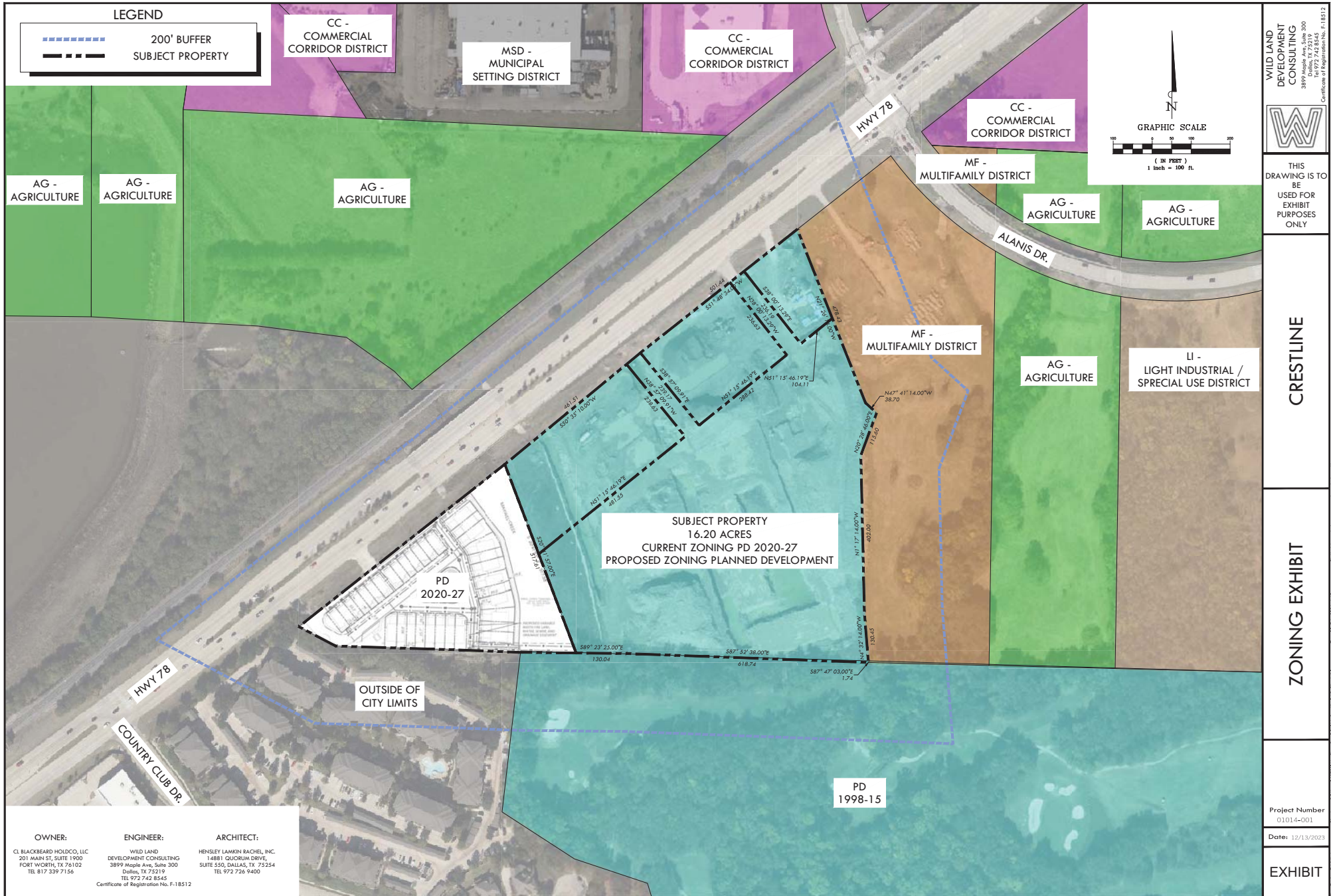
 SUBJECT property



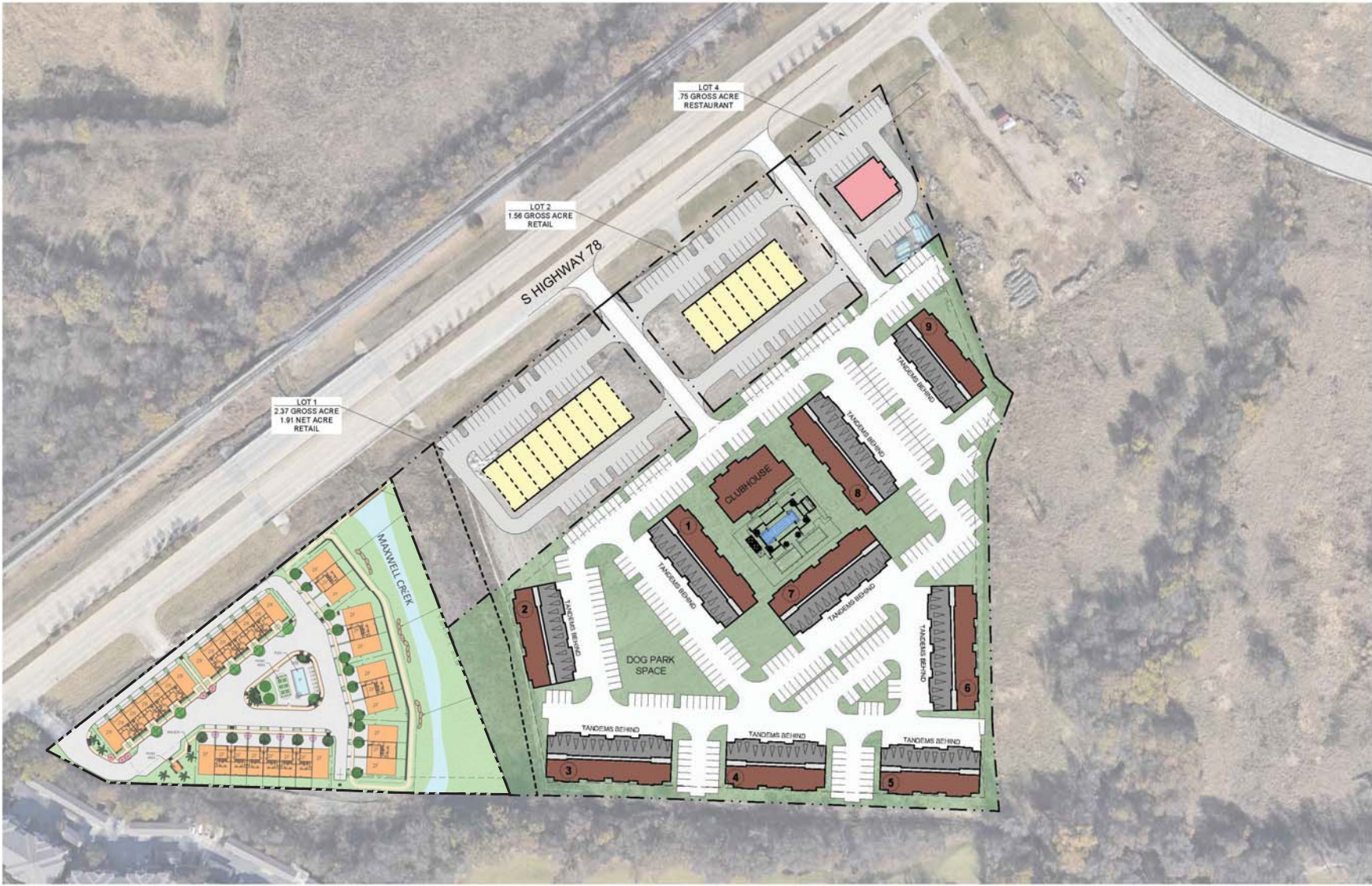
Date: 1/25/2024









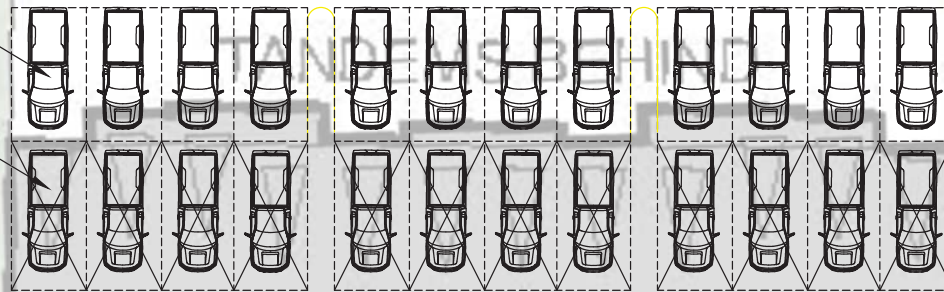


**SITE DATA**

SITE LOCATION		
WYLIE, TX		
STRUCTURE		
3 STORY GARDEN APARTMENTS		
SITE DENSITY		
GROSS SITE AREA	+/- 11.59 GROSS ACRES	
TOTAL UNITS	250	
PROPOSED DENSITY	+/- 21.57 UNITS/GROSS AC	
UNIT MIX		
TYPE OF UNIT	# OF UNITS	TOTAL %
ONE BEDROOM	135	54%
TWO BEDROOM	115	46%
TOTAL	250	100%
NUMBER OF BEDS	365	
ONE BED SF AVG	805	
TWO BED SF AVG	1190	
TOTAL UNIT SF AVG	982	
MINIMUM PARKING REQUIRED		
TYPE OF UNIT	SPACES/UNIT	TOTAL
ONE BEDROOM	2	270
TWO BEDROOM	2	230
TOTAL		500
PARKING PROVIDED		
SURFACE		315
TANDEMS	(123 TOTAL) 62 COUNTED	
GARAGES		123
TOTAL	2 SP/UNIT	500
COMMERCIAL		
LOT 1 RETAIL SF		18,500
REQ. PARKING	1/400 SP/SF	46 SP
PARKING PROVIDED		60 SP
LOT 3 RETAIL SF		14,400
REQ. PARKING	1/400 SP/SF	36 SP
PARKING PROVIDED		51 SP
LOT 4 RESTAURANT SF		4950
REQ. PARKING	1/150 SP/SF	33 SP
PARKING PROVIDED		26 SP

NOTE:  
THIS PLAN IS CONCEPTUAL IN NATURE  
AND MAY HAVE BEEN PRODUCED  
WITHOUT THE USE OF A SURVEY, OR  
CONTACT WITH THE CITY OR COUNTY,





**WILD LAND  
DEVELOPMENT  
CONSULTING**  
3899 Maple Ave, Suite 300  
Dallas, TX 75219  
Tel 972 742 8545  
Certificate of Registration No. F-18512

TANDEM PARKING EXHIBIT

2-7-2024

**PLANNED DEVELOPMENT STANDARDS  
EXHIBIT “C”  
SILVERLAKE STATION  
2024-XX-PD**

**I. PURPOSE:**

The purpose of this Planned Development is to provide development standards for a mixed use development that will provide concurrent development of commercial and residential uses.

**II. DEVELOPMENT SCHEDULE:**

The owner of Tract 2 property shall complete or cause completion of construction of all necessary infrastructure on Lots 1, 2, and 4 prior to or concurrently with any multi-family development on Lot 3. Necessary infrastructure shall include required utilities, access drives, fire lanes, perimeter landscaping/sidewalks, including a pedestrian bridge along SH 78 over Maxwell Creek. Parking, permanent signage and interior landscaping shall be constructed in conjunction with vertical construction on the commercial lots.

**III. GENERAL CONDITIONS:**

1. This Planned Development District shall not affect any rules or regulations within the City of Wylie Zoning Ordinance, Subdivision Regulations, or Code of Ordinances, as of February 29, 2024, except as specifically provided herein.
2. The development shall be in general conformance with Exhibit “B” (Zoning Exhibit). Should the City Planner, through their sole decision, or the Planning and Zoning Commission, through a majority vote, decide that any other plans, including but limited to, site plans, plats, or civil plans, do not generally conform with the Zoning Exhibit, those plans shall constitute a new zoning case.
3. The landscaping shall be a cumulative minimum 25% landscape coverage of all lots (excluding Maxwell Creek green space measured between the retaining walls).

**IV. COMMERCIAL SPECIAL CONDITIONS:**

1. The following uses as defined in the Comprehensive Zoning Ordinance as of the date of Planned Development adoption shall be prohibited:
  - a. Sexually Oriented Business
  - b. Equipment Rental
  - c. Automobile Rental
  - d. Automobile Repair Minor
  - e. Car Wash
  - f. Vehicle Display, Sales or Service
  - g. Smoke Shop
  - h. Smoking Establishments

- i. Any and all uses listed under Sections 5.2.H and 5.2.I of the Zoning Ordinance.
2. Lots 1, 2, and 4 shall allow drive-thru restaurants by-right. The commercial development may have drive-through speakers within 75' of multi-family use.

V. MULTI-FAMILY SPECIAL CONDITIONS:

1. The maximum height allowed for the multi-family development shall be 60' (3 stories).
2. The maximum number of multi-family units shall not exceed 250 units.
3. Two parking spaces per unit shall be required. Tandem Parking (the apron in front of a garage door of a tuck under garage in a multi-family building) shall count for ½ space if the space is 10' wide by 20' long.

VI. RESIDENTIAL TOWNHOME DESIGN STANDARDS:

1. The 4.165 acres called out as Tract 1 of Planned Development Ordinance 2020-27 shall be amended to remove the development schedule requirements for development of the Townhome Units due to the property of the Silverlake Station commercial and multi-family tracts no longer being part of the current approved Planned Development of 'The District'
2. All regulations of the Townhouse District set forth in Article 3.3 of the Comprehensive Zoning Ordinance shall apply to Tract 1 except as specifically provided herein:

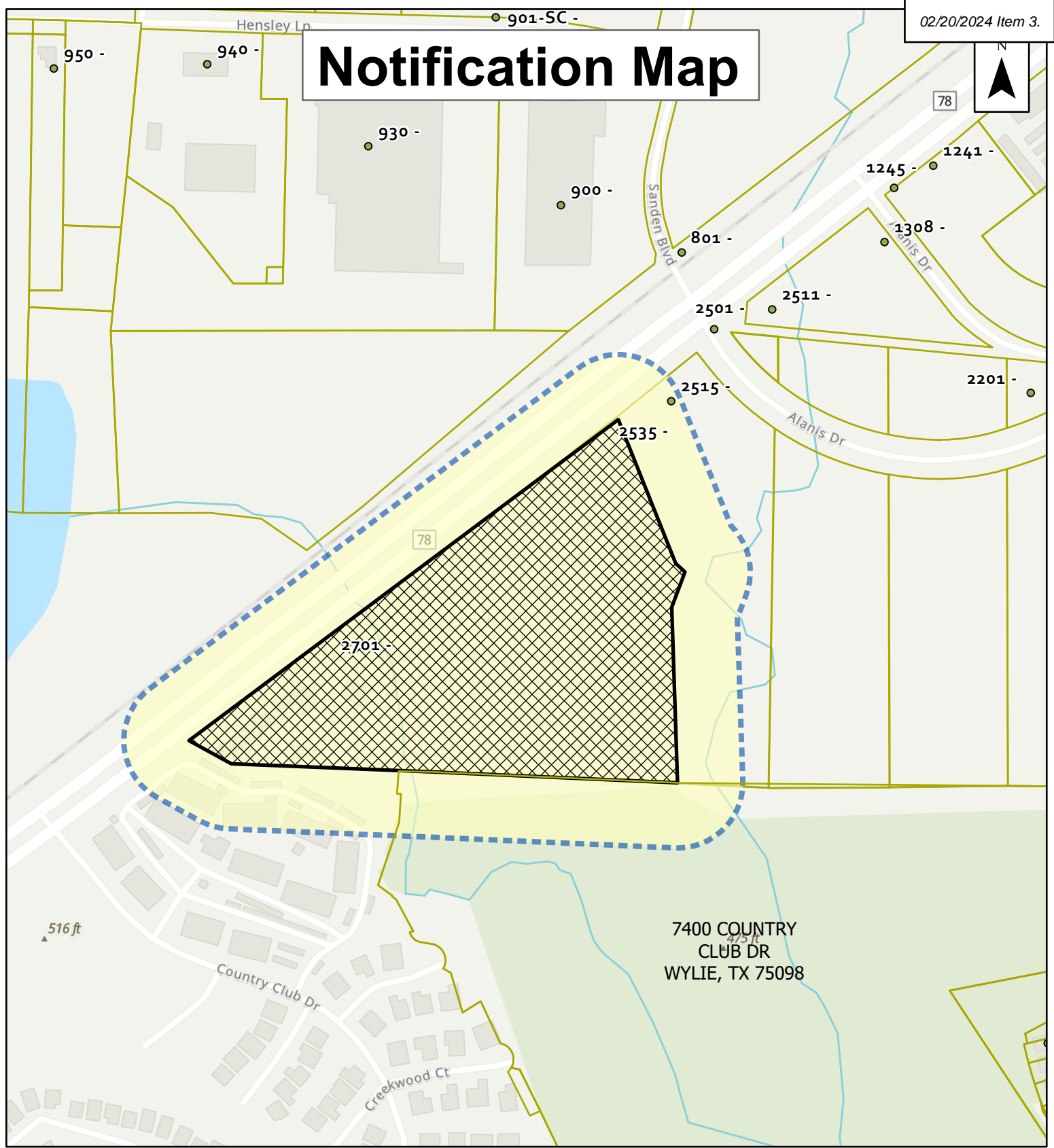
Figure 7-1 Tract 1 4.16 Acres Townhomes	
Lot Size	Min of 1,495 SF on Rear Entry Units, 1,875 SF on Front Entry
Lot Width	23'
Lot Depth	66'
Corner Lot	15'
Minimum Rear Yard	10'
Minimum Front Yard	11'
Building Articulation	15%, 1 <sup>st</sup> Floor: 25% Max
Max. Roof Pitch	6:12
Repetition of Floor Plan	14 same sides with color variation
Minimum Dwelling Area	1,403 Square feet excludes garage

3. The following uses as defined in the June 2023 Comprehensive Zoning Ordinance shall be allowed:
  - a. Single Family Dwelling Attached
  - b. Community Park (Public)
  - c. Neighborhood Park or Playground
4. Site Plans and Plats
  - a. A landscape plan shall be provided in conjunction with the preliminary plat. The landscape plan shall require City approval including open space approval by the City of Wylie Park Board. The plan shall comprehensively address edge treatments, perimeter screening, and individual townhouse landscape design. The




Developer shall coordinate with the City on the selection of type, style location, and size of all landscape improvements, including but not limited to plants, trees, mulch, irrigation, and benches.

5. The maximum number of townhomes in Townhome Community (Tract 1) shall be 34 Townhomes.
6. A masonry and wrought iron perimeter screen shall be provided along the property adjacent to State Highway 78 as generally shown on Exhibit F.
7. Entry Features: Architectural features shall be stone, brick, and wrought iron screening wall monuments.
8. Signage at Community Entrance: Illuminated community identification shall be incorporated into a stone screening wall or monument at the Community entrance. The sign shall be illuminated by means other than streetlights. Landscaping and upright towers for the Community entrance signage shall be constructed to generally conform to those shown in Exhibit F.
9. Sidewalk Locations: Five- foot sidewalks shall be provided within the property. Primary walkway paving shall be enhanced using earth -tone colored concrete (stain mixed, not applied after), stamped/ pattern concrete, aggregate or brick/ paver stone at a minimum of 7. 5 feet every 75 feet.
10. Sidewalk Lighting: Decorative street pole lighting shall be provided throughout the Community. The Developer shall pay for the installation including electrical connections. Operation and maintenance shall transfer to the HOA thereafter.
11. Mailboxes: Shall be located in a dedicated area as required by the United States Postal Service. Mailboxes shall be of a uniform style selected by the Developer and shall be stylistically consistent with the Townhomes Community.
12. A minimum of 15% of the land within the Townhome tract shall be used as Open Space as shown on Exhibit.
  - a. The swimming pool/grill open space area will be owned and maintained by the homeowners' association (the HOA).
13. Maintenance of all open space shall be the responsibility of the Developer until it is turned over to the Homeowners Association (HOA). Developer will be the contact entity with the City for all concerns regarding the maintenance of open space until 100% of HOA control is turned over to the homeowners.
14. Water and sanitary sewer will be extended by the Developer to the site, per the Annexation Services Agreement (City of Wylie Ordinance 2020-17) and to Texas Department of Transportation and/ or City of Wylie standards.
15. Roof pitches shall be a maximum of 6: 12 for main gables and hips. Dormer roofs and roofs over porches may have a lesser pitch.
16. Roofing materials shall be architectural grade overlap architectural shingles, metal, or composite Spanish roof tile and other roof appearances shall match the color of the roof.
17. Garage doors shall be carriage style in appearance.
18. Landscaping: Sodded front yards must be provided with a minimum of one - three- inch caliper trees. Landscaping shall also be provided along the primary walkway to any home. When automated, subsurface irrigation systems are provided, rain sensors shall be installed and operational.

# Notification Map



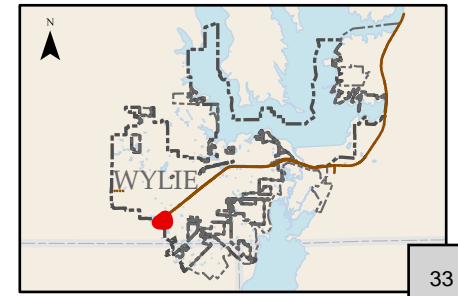
ZONING CASE:  
ZC 2023-20

 SUBJECT property  200 foot Notification Buffer  Parcel Lines

0 200 400 600 800 1,000 Feet



Date: 1/25/2024





WILD LAND  
DEVELOPMENT  
CONSULTING

02/20/2024 Item 3.

# SILVERLAKE STATION

Wylie, Texas







## Existing Site Current Status

The previous developer proposed a vertical mixed-use project with various commercial users who did not materialize. Permits were pulled and construction started, but the project was not well capitalized and the construction has stalled.

**1**

### Existing Zoning

Proposed commercial development with apartments. Vertical mixed use with some architectural controls.

**2**

### Unrealistic Plans

We feel that the current plan is not viable for the site. We feel that no one could realistically execute the previous property owner's plan.

# Proposed Development Plan



## SITE DATA

SITE LOCATION  
WYLIE, TX

STRUCTURE  
3 STORY GARDEN APARTMENTS

SITE DENSITY  
GROSS SITE AREA +/- 11.99 GROSS ACRES  
TOTAL UNITS 250  
PROPOSED DENSITY +/- 21 STUN/GROSS AC

UNIT MIX		
TYPE OF UNIT	# OF UNITS	TOTAL %
ONE BEDROOM	135	54%
TWO BEDROOM	115	46%
TOTAL	250	100%
NUMBER OF BEDS	395	
ONE BED SP AVG	302	
TWO BED SP AVG	1190	
TOTAL UNIT SP AVG	862	

MINIMUM PARKING REQUIRED		
TYPE OF UNIT	SPACES/UNIT	TOTAL
ONE BEDROOM	2	270
TWO BEDROOM	2	230
TOTAL		500

PARKING PROVIDED		
SURFACE	(129 TOTAL) 42 COUNTED	315
TANDEMS		123
GARAGES		
TOTAL	2 SP/UN	500

COMMERCIAL		
LOT 1 RETAIL SF		18,300
REQ. PARKING	1/400 SP/SPF	46 SP
PARKING PROVIDED		60 SP
LOT 3 RETAIL SF		14,400
REQ. PARKING	1/400 SP/SPF	36 SP
PARKING PROVIDED		51 SP
LOT 4 RESTAURANT SF		4,950
REQ. PARKING	1/150 SP/SPF	33 SP
PARKING PROVIDED		28 SP

NOTE  
THIS PLAN IS CONCEPTUAL IN NATURE  
AND MAY HAVE BEEN PRODUCED  
WITHOUT THE USE OF A SURVEY, OR  
CONTACT WITH THE CITY OR COUNTY.





## Commercial Development

The proposed plan preserves the commercial corridor along SH 78. We are working with the Wylie EDC to find folks active in the marketplace to start construction as soon as possible.



The proposed plan includes outdoor dining and neighborhood services to support residents on the subject property and the surrounding area.

## Multi-Family Development

The proposed Multi-Family development will be highly amenitized to attract a young professional demographic. The plan includes large core open spaces with a resort style pool and a dog park.



The minimum unit count to attract institutional financing for these projects is **250 units**. We are requesting this number to position ourselves competitively within the marketplace.