

# Wylie Planning and Zoning Commission Regular Meeting

June 21, 2022 – 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, the approval of the June 7, 2022 Meeting Minutes
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Validus Addition, establishing one industrial lot on 0.620 acres, located west of the intersection of Martinez Lane and Kristen Lane.

## REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Validus Addition, a light industrial use on .620 acres, located west of the intersection of Martinez Lane and Kristen Lane.
- 2. Consider, and act upon, a Site Plan amendment for KOW Enterprises, an office/warehouse use on 1 acre, located at 124 Hooper Road.

## ADJOURNMENT

## CERTIFICATION

I certify that this Notice of Meeting was posted on June 17, 2022 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: Mary Bradley

### Subject

Consider, and act upon, minutes from the June 7, 2022 Regular Meeting.

### Recommendation

Motion to approve Item A as presented.

### Discussion

The minutes are attached for your consideration

# Wylie Planning and Zoning Commission Regular Meeting

June 7, 2022 – 6:00 PM

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



## CALL TO ORDER

Chair Cory Plunk called the meeting to order at 6:00PM and announced a quorum was present.

Commissioners present: Chair Cory Plunk, Vice Chair Bryan Rogers, Commissioner Dan Norris, Commissioner Jim Byrne, Commissioner Joshua Butler, and Commissioner Jacques Loraine. Commissioners absent: Commissioner Taylor Newsom.

Staff present: Planning Manager Jasen Haskins, Senior Planner Kevin Molina, City Engineer, Tim Porter, and Administrative Assistant Mary Bradley.

## INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Butler gave the Invocation and Commissioner Loraine 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 for Non-Agenda Item.

## 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 May 3, 2022 Minutes.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat being an Amended Plat for Woodlake Village Addition, establishing one commercial lot on 1.0280 acres located at 2020 N State Highway 78.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat, being a replat for Scenic Point Subdivision establishing one lot on 16.502 acres in the City of Wylie Extra Territorial Jurisdiction, located at 111 Scenic Point Court.

## Commissioners Action

A motion was made by Commissioner Butler, and seconded by Vice Chair Rogers to approve Consent Agenda Items as presented. A vote was taken and carried 6 – 0.

## REGULAR AGENDA

1. Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from Agricultural (AG/30) to Planned Development - Townhome District (PD-TH) to allow for a Townhome development. The property is generally located east of the intersection of N Ballard Avenue and Harvest Bend Drive (ZC 2022-12).

### Staff Presentation

Senior Planner, Molina addressed the Commissioners stating that the applicant is requesting to change the zoning from Agricultural/30 to Planned Development – Townhome District to allow for a development of 43 townhome units and two open space lots on 5.560 acres.

The applicant is proposing a mews area being a shared common area front yard for each row of townhomes. The Zoning Ordinance normally requires for each home, attached or detached, to have its own front yard.

The Planned Development Conditions propose the construction of 43 townhome units with a minimum lot size of 1,848 square feet or 22 feet by 84 feet. The minimum allowed unit size is 1,500 square feet with a maximum height of 35 feet which is larger than the 1,200 square foot minimum requirement in the Zoning Ordinance.

The garage space is proposed to be 400 square feet being a variation from the standard 500 square feet requirement of the Zoning Ordinance.

Public Notifications were mailed to 39 property owners within 200 feet of the subject property. Two were received in favor and six were received in opposition, there were an additional five comments received in opposition from outside the 200 feet notification area.

### Commissioners Discussion

Mr. Jerry Sylo, JBI Partners, representative for the applicant, addressed the Commissioners with a presentation, stating that the closest townhome within the development will be approximately 133 feet from the adjacent existing single-family residential homes. The proposed development will have access to Ballard and align with Harvest Bend Drive, therefore closing off the first 15 feet of the alley to the existing development. The developer will build a new access point to the alley from the proposed public street. The development will have a 50 feet right-of-way main access with a 24 feet fire lane circling around the development.

Although the garages will allow two vehicles, additional parking will be permitted on the street. The entries are all rear-entry with a mixture of two- and three-bedroom units.

Planning Manager Haskins clarified that the applicant will submit an Alley Abandonment Form with the developer agreeing to purchase the property should the owner of 100 Windsor Drive not be interesting in purchasing it.

### Public Comments

Chair Plunk opened the Public Hearing at 6:25PM.

Citizens addressed the Commissioners with concerns of traffic prior to expansion of Ballard/Parker, enclosing existing alley and access to Ballard across from Harvest Bend with no traffic signal or stop sign: Mr. Derek Harkrider, Ms. Marinell Dowden, Ms. Diney Zane, Mr. Daryl Morgeson and Mr. Jeff Mingis.

Chair Plunk closed the Public Hearing at 6:31PM.

### Commissioners Discussion

Planning Manager Haskins addressed the concerns voiced by Citizens, stated that the street into the proposed development will be owned and maintained by the city, the access will be required to meet all radius and standards from Engineering and Fire.

City Engineer Porter addressed the Commissioners stating that at this time there is no plan to install a stop sign or traffic signal at the proposed intersection of Harvest Bend and proposed development. Texas Department of Transportation and Collin County have plans to expand Park Boulevard to Spring Creek, which should alleviate traffic coming south on Parker/Ballard. He encouraged all the Commissioners and Citizens to go to website called KeepItMovingDallas.com, and shows Parker/Ballard widening and the expansion of Park Boulevard. The proposed development does not require a Traffic Impact Study. Engineering Department will request the proposed Drive to allow trailers, large vehicles, which means that the access may be wider area, some of the trees will not block the visibility of access, but that will be addressed at the Engineering Review Plans.

Commissioner Byrne questioned if Single Family Homes were considered. Mr. Sylo responded that due the unique layout of the proposed property, and the cost for a home would be approximately \$500,000.

#### Commissioners Action

A motion was made by Commissioner Butler, and seconded by Commissioner Loraine to recommend approval for Item 1 as submitted. A vote was taken and carried 5 – 1, with Commissioner Byrne voting in opposition.

Staff stated that there will be a meeting on June 21, 2022 and a Joint Work Session on June 14, 2022 with Planning and Zoning Commission, City Council and Comprehensive Plan Advisory Committee for the proposed Comprehensive Use Plan.

#### **ADJOURNMENT**

A motion was made by Commissioner Loraine, seconded by Vice Chair Rogers to adjourn the meeting at 6:55pm. A vote was taken and carried 6 – 0.

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**Cory Plunk, Chair**

**ATTEST:**

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**Mary Bradley, Administrative Assistant II**



# 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 Preliminary Plat of Lot 1, Block A of Validus Addition, establishing one industrial lot on 0.620 acres, located west of the intersection of Martinez Lane and Kristen Lane.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Validus LLC**

**APPLICANT: Barton Chapa Surveying**

The applicant has submitted a Preliminary Plat to create Lot 1, Block A of Validus Addition. The property is located west of the intersection of Martinez Lane and Kristen Lane. The land is zoned Light Industrial (LI). The purpose of the Preliminary Plat is to create the lot and access easements for a two building light industrial development.

The site plan for the development is on the regular agenda.

This plat is dedicating a 24' access easement with access from Martinez Lane. A 10' utility easement is also shown along the street frontage of the subject property.

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.

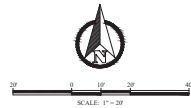
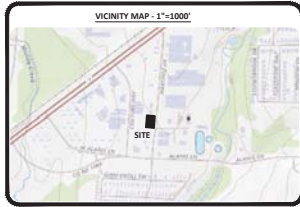
The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

**SURVEYOR'S NOTES:**

- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4302) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00015271.
- This property lies within Zone X of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, map no. 48085C0353, with an effective date of 6/2/2009, via scaled map location and graphic plotting.
- Monuments are found unless specifically designated as set.
- Elevations (if shown) are North American Vertical Datum of 1988 (NAVD '88).

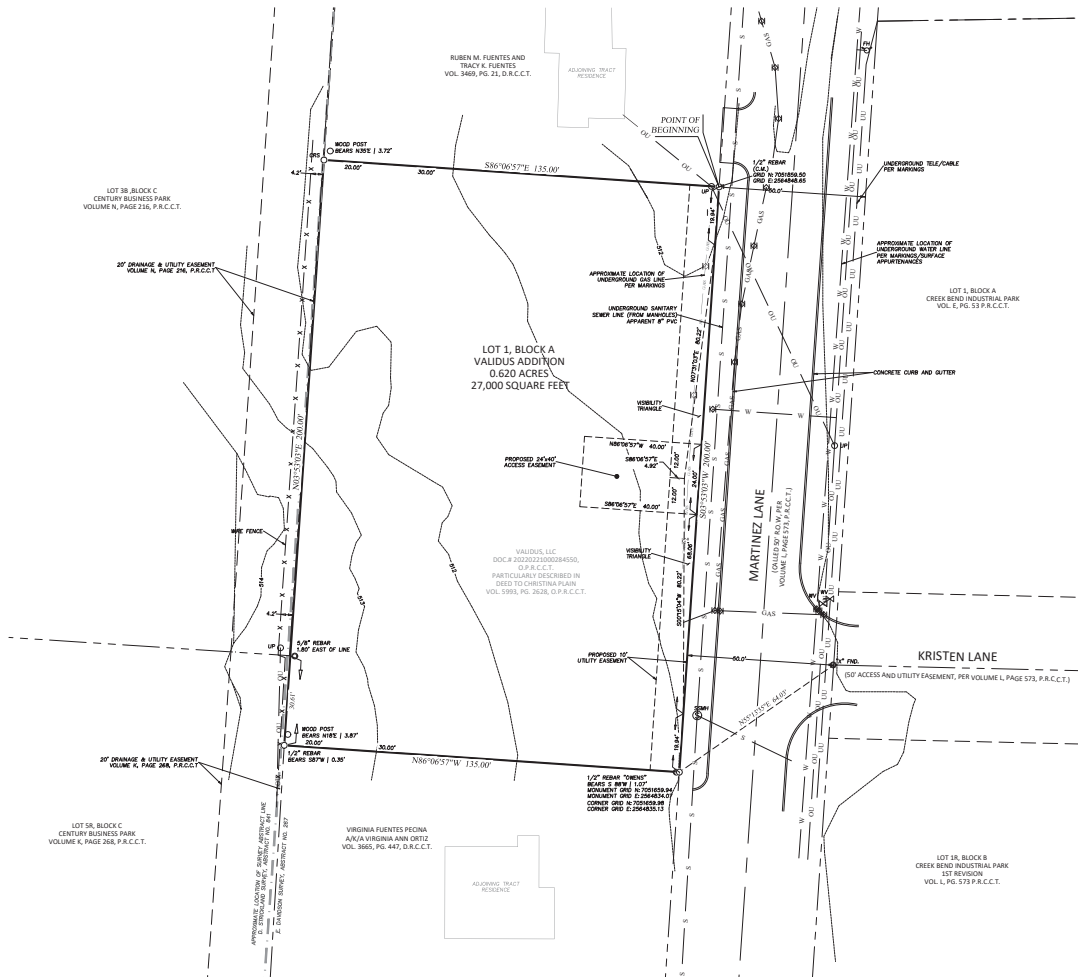
**LEGEND OF ABBREVIATIONS**

- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- O.P.A.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- DOC.# DOCUMENT NUMBER
- C.M. CONTROLLING MONUMENT
- SQ. FT. SQUARE FEET
- ROW RIGHT OF WAY
- CRS CAPPED REBAR SET



**LEGEND OF LINETYPES**

- SUBJECT TRACT BOUNDARY
- ADJOINING TRACT BOUNDARY
- EASEMENT
- SANITARY SEWER LINE
- FENCE (WIRE/WOOD/METAL)
- WATER LINE
- CENTER LINE
- GAS LINE
- OVERHEAD UTILITY



**STATE OF TEXAS**

**COUNTY OF COLLIN**

BEING a tract situated in the E. Davidson Survey, Abstract Number 267, City of Wylie, Collin County, Texas, being the same tract described in the deed to Validus, LLC, recorded in Document Number 20220221000284550, also originally described in the deed to Christina Platin, recorded in Volume 5993, Page 2628, both in the Official Public Records, Collin County, Texas, the subject tract being more particularly described as follows:

**BEGINNING** at a 1/2 inch rebar found at the northeast corner of the herein described tract, lying on the west right-of-way of Martine Lane (called 50-foot right-of-way, by plat recorded in Volume 1, Page 573, Plat Records, Collin County, Texas);

**THENCE** with the east line of said Validus tract, SOUTH 03 degrees 53 minutes 03 seconds WEST, a distance of 200.00 feet to a point from which a 1/2 inch rebar with cap stamped "OWINS" found bears SOUTH 88 degrees WEST, 1.07 feet;

**THENCE** with the south line of said Validus tract, NORTH 86 degrees 06 minutes 57 seconds WEST, a distance of 135.00 feet to a point from which a 1/2 inch rebar found bears SOUTH 87 degrees WEST, 0.35 feet, and from which a 4" wood post found bears NORTH 18 degrees EAST, 3.87 feet;

**THENCE** with the west line of said Validus tract, NORTH 03 degrees 53 minutes 03 seconds EAST, passing at a distance of 30.61 feet the southeast corner of Lot 3B, Block C, Century Business Park, an addition to the City of Wylie, Collin County, Texas, recorded in Volume N, Page 216, Plat Records, Collin County, Texas, from which a 5/8 inch rebar found bears 1.80' east of line, continuing for a total distance of 200.00 feet to a 1/2 inch rebar with pink plastic cap stamped "BARTON CHAPA" set, from which a 4" wood post found bears NORTH 35 degrees EAST, 3.72 feet;

**THENCE** with the north line of said Validus tract, SOUTH 86 degrees 06 minutes 57 seconds EAST, a distance of 135.00 feet, returning to the **POINT OF BEGINNING**, and enclosing 0.620 acres (27,000 square feet) of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

That VALIDUS, LLC acting herein by and through its duly authorized officers, does hereby state this plat designating the herein above described property as **LOT 1, BLOCK A, VALIDUS ADDITION**, an addition in the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements-shown thereof. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limit the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

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

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

**VALIDUS, LLC**  
**WITNESS**, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**BY:** \_\_\_\_\_  
Authorized Signature of Owner

Printed Name and Title  
**STATE OF TEXAS** §  
**COUNTY OF** §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

**SURVEYOR'S CERTIFICATE**

That I, John H. Barton III, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

John H. Barton III, RPLS# 6737

**STATE OF TEXAS** §

**COUNTY OF** §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

**APPROVAL BLOCK**

**RECOMMENDED FOR APPROVAL**

Chairman, Planning and Zoning Commission

Date

**APPROVED FOR CONSTRUCTION**

Mayor, City of Wylie, Texas

Date

**ACCEPTED**

Mayor, City of Wylie, Texas

Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing plat of **VALIDUS ADDITION**, in the City of Wylie, was submitted to the City Council on the day of \_\_\_\_\_, 20\_\_\_\_, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines shown and set forth in and upon said plat, and said Council further authorized the Mayor to note the acceptance thereof by signing his name hereinafter subscribed.

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

City Secretary, City of Wylie, Texas

**LEGEND OF SYMBOLS**

- air conditioning unit
- irrigation control valve
- cable tv
- electric meter
- fence or guardrail
- fire dept. connection
- fire hydrant
- holland
- area drain
- grate inlet
- gas valve
- gas meter
- gas well
- sign
- sanitary sewer manhole
- storm water manhole
- telephone manhole
- tank fill lid
- telephone pedestal
- traffic signal pole
- utility clean out
- comm. utility cabinet
- electric utility cabinet
- comm. utility vault
- elect. utility vault
- water utility vault
- utility/service pole
- utility sign
- water shutoff
- water valve
- well
- water meter
- cable tv riser
- air release valve
- utility markings
- tree
- shrub/decorative tree or tree with diameter < 4 in.
- contour lines

**PRELIMINARY PLAT**

**VALIDUS ADDITION**

1 LOT - E. DAVIDSON SURVEY, ABSTRACT #267  
CITY OF WYLIE COLLIN COUNTY, TEXAS  
"LI" ZONING PER CITY OF WYLIE ZONING MAP

**SURVEYOR**



**BARTON CHAPA SURVEYING**  
5200 State Highway 121  
Colleyville, TX 76034  
Phone: 817-864-1957  
info@bcsurvey.com  
TBPLS Firm #10194474

**OWNER/DEVELOPER**

VALIDUS, LLC  
11107 LAWNHAVEN RD  
DALLAS, TX 75230  
CONTACT: MICHAEL PARKER  
214.228.3586  
PCHPARKER@GMAIL.COM

JOB NO. 2022-900-205

DRAWN: BCS

CHECKED: JHB

**TABLE OF REVISIONS**

DATE SUMMARY

**VALIDUS ADDITION**

**WYLIE, TEXAS**

SHEET

**VO1**

**PRELIMINARY PLAT**





# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 1

### Subject

Consider, and act upon, a Site Plan for Validus Addition, a light industrial use on .620 acres, located west of the intersection of Martinez Lane and Kristen Lane.

### Recommendation

Motion to **conditionally approve** as presented (in conjunction with front yard setbacks as required in Section 4.2.A.3 of the Zoning Ordinance).

### Discussion

**OWNER: Validus LLC**

**APPLICANT: Red Line Engineering**

The applicant is proposing to develop two 5,590 sq.ft buildings being a combined total of 11,180 sq.ft. located west of the intersection of Martinez Lane and Kristen Lane. The purpose for this site plan is to use one of the structures for the applicant's repackaging business and the other structure as a leased space.

The property shall require 1 parking space for every 1,000 square feet, a total of 12 parking spaces. The site plan provides 14 parking spaces, two being handicapped spaces.

The site provides 11.6% landscaping which includes the planting of dwarf shrubs along the street frontage in lieu of tree plantings due to an existing gas line that runs along the street frontage.

The applicant is requesting a conditional approval to allow for reduced setbacks of 10' in lieu of the typical 25' setback as required by Section 4.2.A.3 of the Zoning Ordinance. This request is being made as the existing gas line makes it difficult for the developer to provide parking on the front of the property as the required parking cannot be located within a utility easement. A variance is pending review and consideration by the Zoning Board of Adjustment at the July meeting. If the Commission offers the conditional approval, the site plan shall be considered approved if ZBA grants the variance.

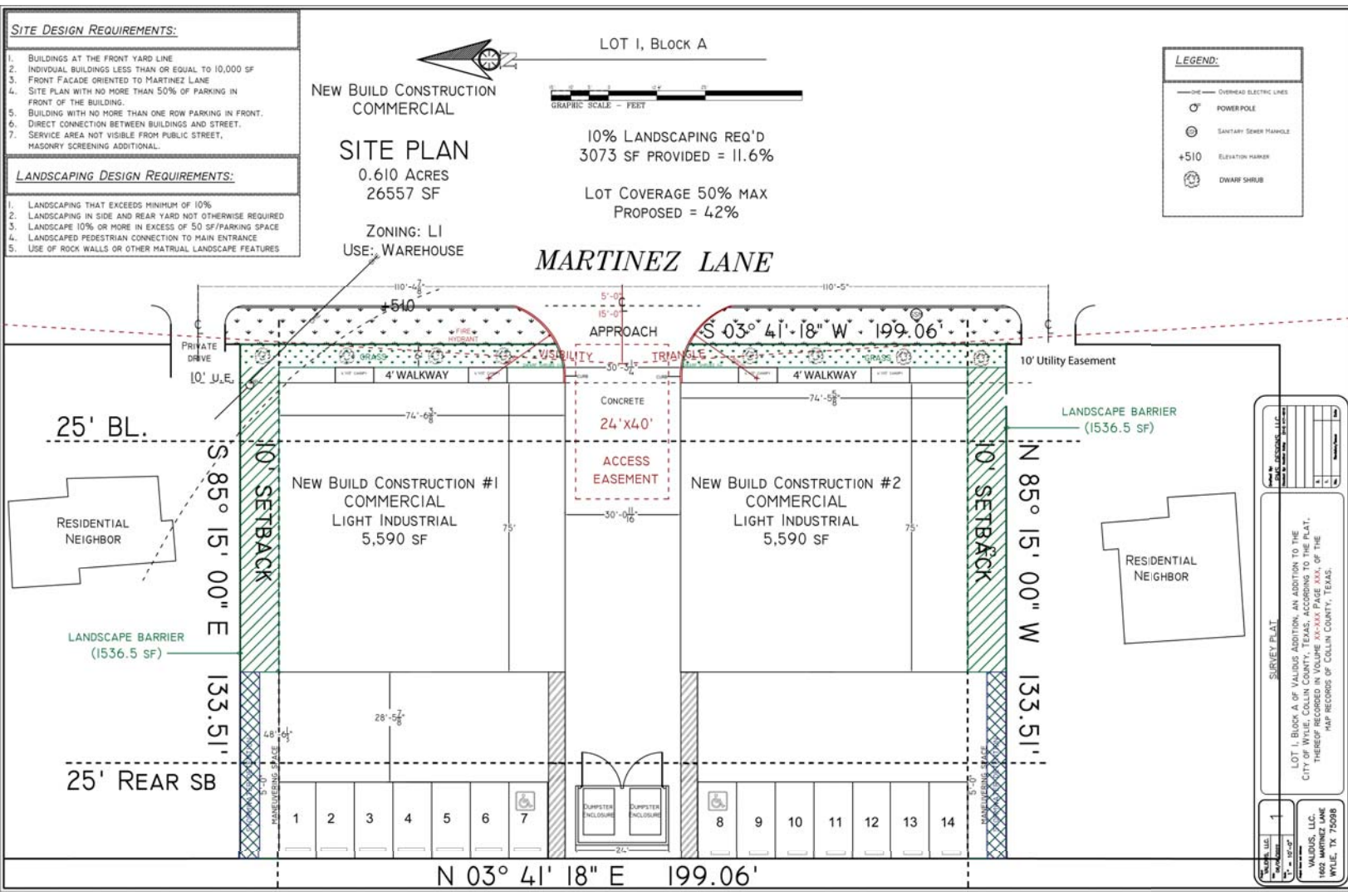
Access to the site is proposed from a 30' driveway that connects to Martinez Lane. A fire lane shall not be required onsite as the fire department has stated that service shall be provided from Martinez Lane. A fire hydrant shall be required to be placed on the same side of the street of this development.

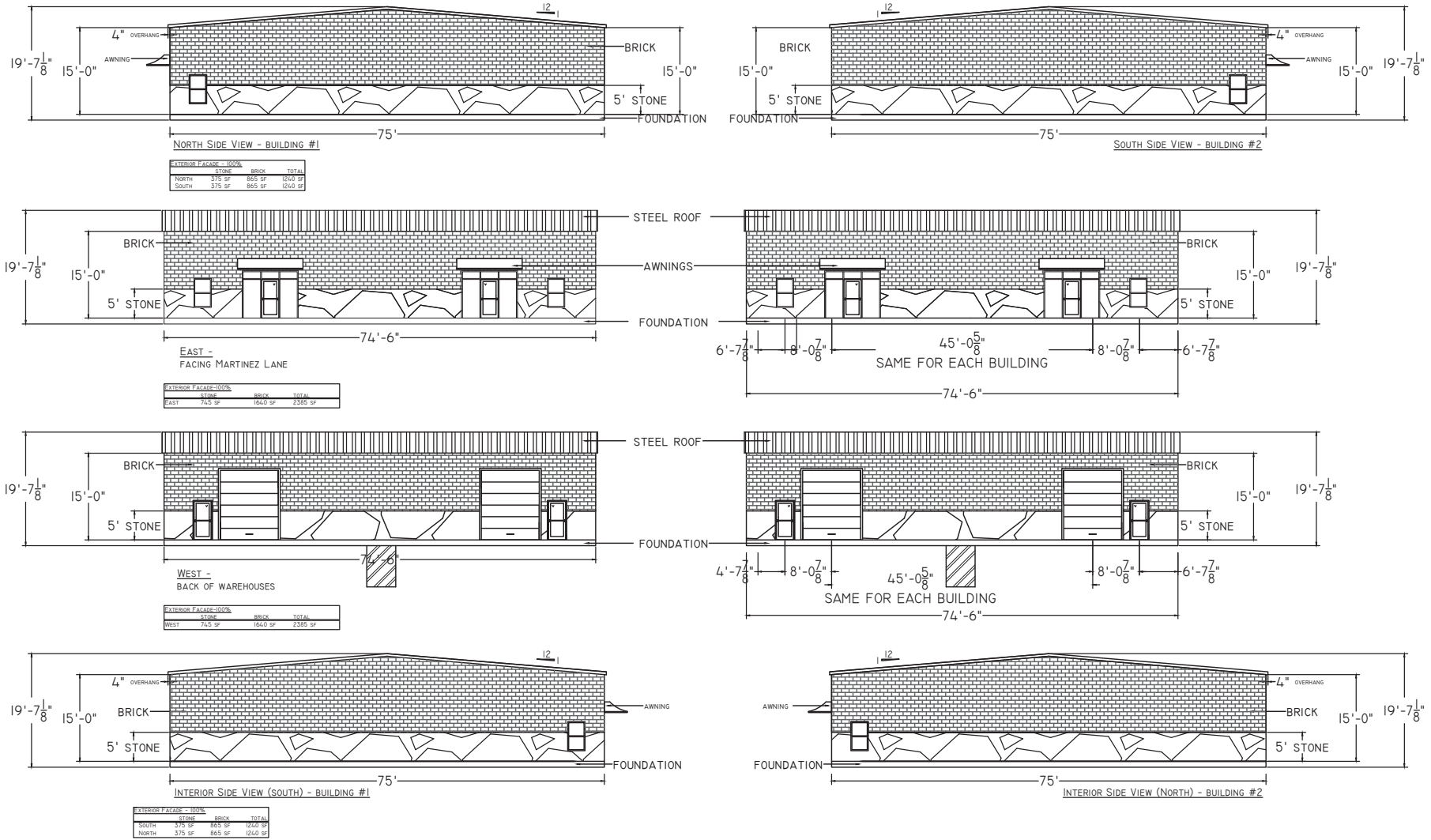
The exterior material consists of brick and stucco. The front entrances are emphasized with metal awnings.

A preliminary plat for the site is also included on the consent agenda.

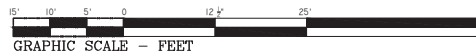
As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance pending the approval of the variance for the 10' front setback allowance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

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.





LOT I, BLOCK A



LANDSCAPING DESIGN REQUIREMENTS:

1. USE OF TWO COMPLEMENTARY PRIMARY FACADE MATERIALS
2. COPY SAME STYLE ENTIRE BLOCK
3. APPLICATION OF BASE STANDARDS TO FACADES ENTIRE BUILDING
4. USE OF ARCH DETAILS AND/OR MATERIAL TO PROVIDE VARIETY IN VISUAL APPEARANCE
5. BUILDINGS WITH PITCH ROOFS MEETING MINIMUM REQUIREMENTS OF RESIDENTIAL DEVELOPMENT

VALIDUS, LLC 06/06/2022 1/8" = 1" VALIDUS, LLC 1602 MARTINEZ LANE WYLLIE, TX 75098	2 LOT I3 COMMERCIAL NEW BUILD CONSTRUCTION ZONING: LI; USE: WAREHOUSE ELEVATION PLANS	Drawn By PMS DESIGNS, LLC. Contact: Mr. Nathan Kelly (817) 457-4551 Date Revision/Issue
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# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 2

### Subject

Consider, and act upon, a Site Plan amendment for KOW Enterprises, an office/warehouse use on 1 acre, located at 124 Hooper Road.

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: KOW Enterprises LLC**

**APPLICANT: Texas Elite Construction**

The applicant is proposing a 1,230 sq.ft addition to an existing building that measures 2,613 sq.ft. located at 124 Hooper Road. The purpose for this addition is to allow for a cleaning services provider to expand its business.

A site plan was first approved in November of 2007. The building measured 1,200 sq.ft and was platted as Lot 3R of Helmberger Industrial Park. In November of 2019 the applicant received site plan approval to expand the building size to its current 2,613 sq.ft.

If the site plan is approved the building will measure 3,843 sq.ft. and shall be required to provide 10 parking spaces. The site plan provides 14 parking spaces, with one handicapped space. An extended driveway in the back is also provided where the applicant plans to park cleaning service vehicles.

The site provides 15% landscaping which includes a tree line of mature trees along the northern property line. The property is zoned LI district, so the provided landscaping exceeds the required 10%.

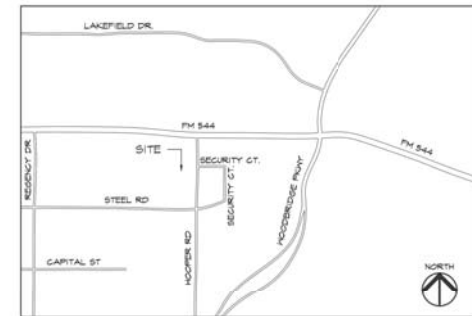
Access to the site is proposed from an existing 24' driveway that connects to Hooper Road. A portion of this drive contains a fire lane access & utility easement. A knox box for fire and safety vehicle access shall be required to be installed at the front entrance gate.

The addition's exterior material shall match the existing structure and consists of brick veneer and stucco.

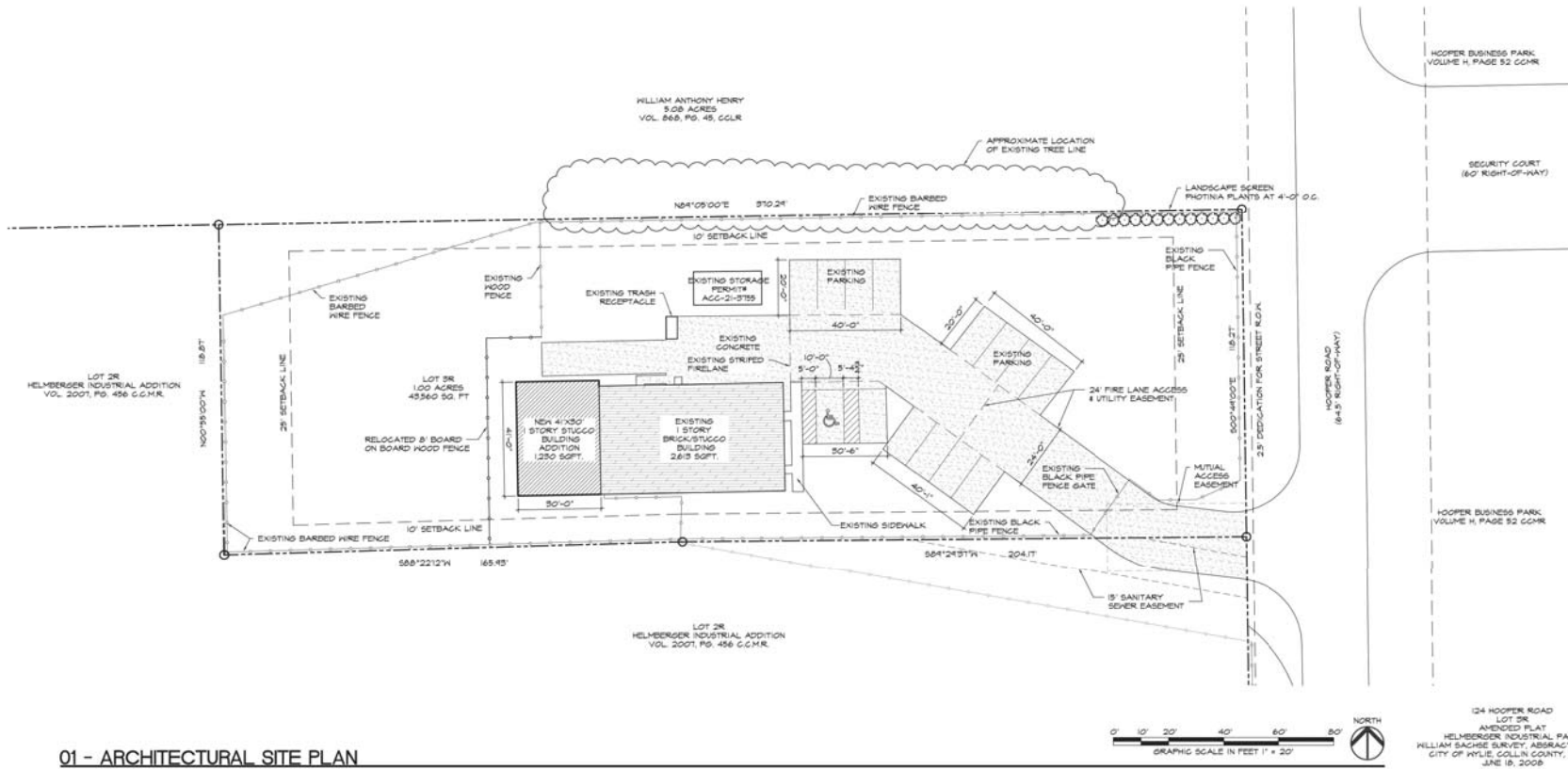
As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

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.

LEGEND		SITE DATA SUMMARY	
	EXISTING BUILDING	ITEM	LOT 1 / BLOCK A
	EXISTING PAVEMENT	GENERAL SITE DATA	
	NEW BUILDING	ZONING (FROM ZONING MAP)	L1
	NEW PAVEMENT	LAND USE (FROM ZONING ORDINANCE)	OFFICE / WAREHOUSE
		LOT AREA (SQUARE FEET/ACRES)	45560 / 1.00 ACRES
		BUILDING FOOTPRINT AREA (SQUARE FEET)	5845
		TOTAL BUILDING AREA (SQUARE FEET)	5845
		BUILDING HEIGHT (N OF STORIES)	1
		BUILDING HEIGHT (FEET)	11'-8"
		PARKING	
		PARKING RATIO (FROM ZONING ORDINANCE)	1:400
		REQUIRED PARKING (N OF SPACES)	10
		PROVIDED PARKING (N OF SPACES)	14
		ACCESSIBLE PARKING REQUIRED (N OF SPACES)	1
		ACCESSIBLE PARKING PROVIDED (N OF SPACES)	1
		BUILDING PLACEMENT AND COVERAGE	
		FRONT YARD SETBACK (FEET)	25
		SIDE YARD SETBACK (FEET)	10
		REAR YARD SETBACK (FEET)	25
		LOT COVERAGE (PERCENT - XXXX) (50% ALLOWED)	8.82%
		LANDSCAPE COVERAGE (PERCENT - XXXX) (GRASS AND PLANTINGS)	68.40%
		FEMA FLOOD PLAIN DESIGNATION	ZONE 'X'
PROPERTY OWNER			
KOW ENTERPRISES LLC 303 SILENT SHORE ST. WYLE, TX 75085-0714 KEVIN@PRESTIGEJANITORIAL.COM 469-255-3405			
ARCHITECT			
RAWLS CULVER ARCHITECTS 401 N. McDONALD STREET SUITE 203 MCKINNEY, TEXAS 75064 817-524-4140			



02 - LOCATION MAP  
SCALE: NOT TO SCALE



01 - ARCHITECTURAL SITE PLAN  
SCALE: 1" = 20'

901 N. McDonald St.  
Suite 203  
McKinney, Texas 75069  
972.529.9790

**rawls-culver**  
ARCHITECTS, PLLC

A NEW PROJECT FOR  
**KOW ENTERPRISES**  
124 HOOPER RD WYLE, TEXAS 75098

Job No: 22028

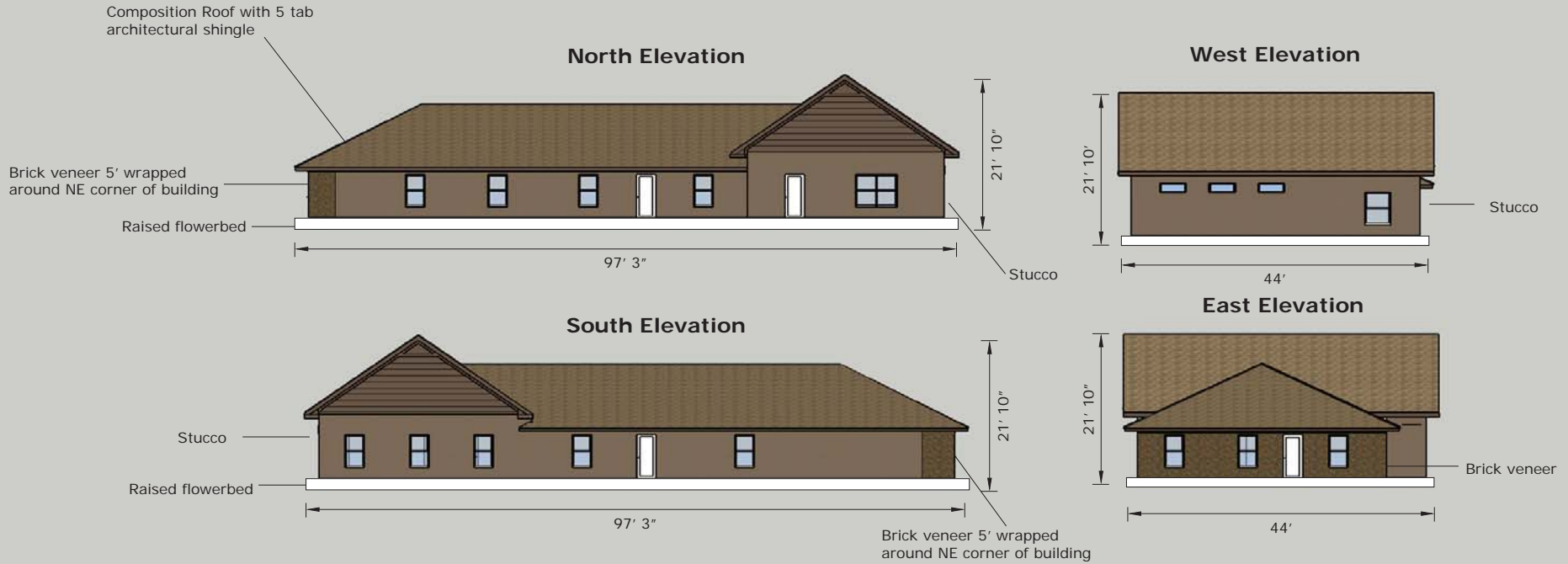


Date: 2022.05.06  
Revision:

Sheet Title:  
**ARCH SITE PLAN**

Drawn By: JF  
Sheet Number:

A1.1



Site: <b>KOW Enterprises 124 Hooper Road, Wylie, TX 75098</b>	Drawing: <b>801507</b>	Project: <b>0000417</b>	Drawn: <b>Rod Staring</b>	<b>TexElite Construction LLC</b> <b>3806 Toler Road</b> <b>Rowlett, TX 75089</b>
Title: <b>KOW Enterprises Addition Buildout</b>	Scale: <b>1/16" = 1' 0"</b>	Date: <b>05/23/2022</b>	Rev: <b>A</b>	