

# Wylie Planning and Zoning Commission Regular Meeting

April 01, 2025 – 6:00 PM

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



---

## CALL TO ORDER

## INVOCATION & PLEDGE OF ALLEGIANCE

## COMMENTS ON NON-AGENDA ITEMS

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

## CONSENT AGENDA

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

- A. Consider, and act upon, approval of the meeting minutes from the March 18, 2025 Planning and Zoning Commission Meeting.
- B. Consider, and act upon a recommendation to City Council regarding an amended plat being a Final Plat of Lot 7R, Block A of The Greenway Addition, establishing one commercial lot on 1.215 acres. Property located at 961 S Westgate Way.
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1, Block A of Dura Pier Foundation Addition, establishing one commercial lot on 2.394 acres. Property located at 339 Hooper Road.

## WORK SESSION

## REGULAR AGENDA

- 1. Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat of Country Club Estates creating 173 residential lots and seven HOA lots on 59.755 acres, generally located at 1755 FM 1378 and 1813 & 2241 McMillen Road.
- 2. Consider, and act upon, a Site Plan for Lot 2, Block A of Senior Medical Addition for the development of a multi-tenant retail use on 5.434 acres. Property located at 2310 W FM 544.

## RECONVENE INTO REGULAR SESSION

## EXECUTIVE SESSION

## RECONVENE INTO OPEN SESSION

---

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

**ADJOURNMENT**

**CERTIFICATION**

I certify that this Notice of Meeting was posted on March 28, 2025 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

\_\_\_\_\_  
*Stephanie Storm, City Secretary*

\_\_\_\_\_  
*Date Notice Removed*

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

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

Texas Government Code Section:  
§ 551.071 – Private consultation with an attorney for the City.



# Planning & Zoning Commission

## **AGENDA REPORT**

**Department:** Planning                      **Item:** A  
**Prepared By:** Gabby Fernandez

### **Subject**

Consider, and act upon, approval of the meeting minutes from the March 18, 2025, Planning and Zoning Commission meeting.

### **Recommendation**

Motion to approve Item as presented.

### **Discussion**

The minutes from the March 18, 2025, Planning and Zoning Commission meeting are attached for your consideration.

# Wylie Planning and Zoning Commission Regular Meeting

March 18, 2025 – 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 Rod Gouge, Commissioner Joe Chandler, Commissioner Keith Scruggs, Commissioner Franklin McMurrian, Commissioner Zeb Black and Commissioner Zewge Kagnev. 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

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

## COMMENTS ON NON-AGENDA ITEMS

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

No persons were present wishing to address the Commission.

## 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 March 4, 2025 Planning and Zoning Commission meeting.**

## BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Commissioner Scruggs, 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, Block A of 544 Gateway Addition for the development of a restaurant. Property located at 906 S W FM 544.**

**BOARD ACTION**

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

- 2. **Hold a Public Hearing to consider and act upon a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Planned Development 2011-29 (PD 2011-29) to Planned Development 2011-29-Special Use Permit (PD 2011-29-SUP) on 5.80 acres to allow for a Farmers Market use. Property located at 711 Woodbridge Parkway (ZC 2025-01).**

Chair Butler opened the public hearing at 6:14 PM. None approached the Board. Chair Butler closed the public hearing at 6:14 PM.

**BOARD ACTION**

A motion was made by Vice-Chair Gouge, seconded by Commissioner Scruggs, to approve Regular Agenda Item 2 with clarification on permissible merchandise being sold by vendors. A vote was taken and the motion passed 7 – 0.

- 3. **Hold a Public Hearing to consider and act upon a recommendation to City Council regarding the writing of an ordinance to amend the City of Wylie Zoning Ordinance, Articles 5.1 Land Use Charts, 5.2 Listed Uses, 7.0 General Development Regulations, as they relate to Smoke Shops.**

Chair Butler opened the public hearing at 6:25 PM. None approached the Board. Chair Butler closed the public hearing at 6:26 PM.

**BOARD ACTION**

A motion was made by Commissioner Black, seconded by Vice-Chair Gouge, to approve Regular Agenda Item 3 as presented. A vote was taken and the motion passed 7 – 0.

**ADJOURNMENT**

A motion was made by Vice-Chair Gouge, and seconded by Commissioner Scruggs, to adjourn the meeting at 6:28 PM. A vote was taken and carried 7 – 0.

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

**ATTEST**

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



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: B

### Subject

Consider, and act upon a recommendation to City Council regarding an amended plat being a Final Plat of Lot 7R, Block A of The Greenway Addition, establishing one commercial lot on 1.215 acres. Property located at 961 S Westgate Way.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: FM Capital Investments LLC**

**APPLICANT: PETITT- ECD**

The applicant has submitted an amended plat for Lot 7R, Block A of The Greenway Addition located on 1.215 acres at 961 S Westgate Way. The purpose of the Final Plat is to dedicate utility and access easements for a multi-tenant retail development. The site plan for the retail development was approved by the Planning and Zoning Commission in November 2024. The original plat was recorded in 2003 with Lots 1-7 of The Greenway Addition totaling 27.4852 acres which includes Home Depot and Tom Thumb.

The plat is dedicating a 24' wide fire lane and access easement that loops around the entire structure with access to Westgate Way and to the existing retail development to the north 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.

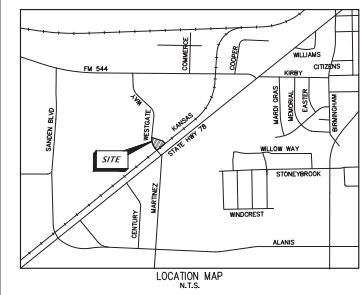
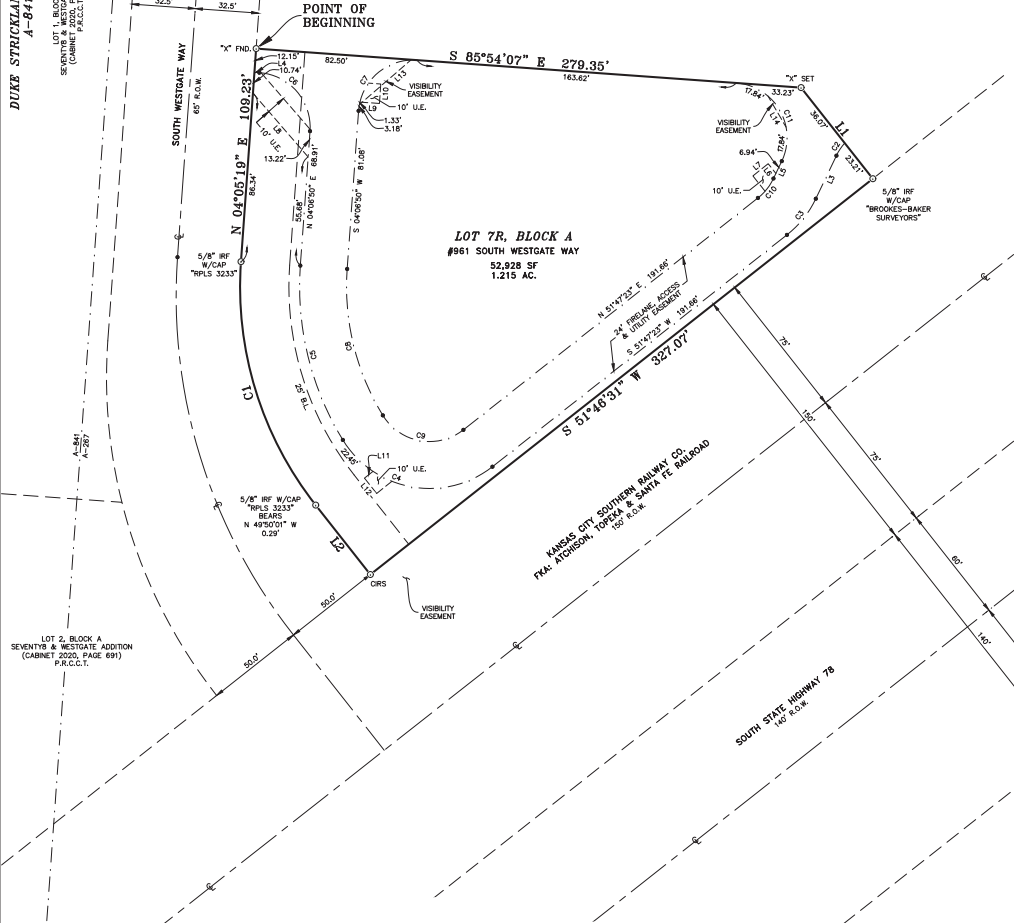
DUKE STRICKLAND SURVEY  
A-841

LOT 1, BLOCK A  
SEVENTH & WESTGATE ADDITION  
(CABINET, P. PAGE 287)  
P.R.C.C.T.

LOT 2, BLOCK A  
SEVENTH & WESTGATE ADDITION  
(CABINET, P. PAGE 287)  
P.R.C.C.T.

E.C. DAVIDSON SURVEY  
A-267

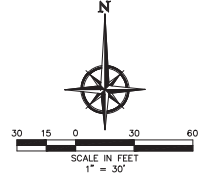
LOT 3, BLOCK A  
THE GREENWAY ADDITION  
(CABINET, P. PAGE 287)  
P.R.C.C.T.



- NOTES:
1. All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).
2. The tract shown herein and described above was not abstracted by the surveyor.
3. According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48050C0203, dated June 2, 2009, and Flood Insurance Rate Map No. 48050C0203, dated June 2, 2009, the subject property lies within Flood Zone 'X' (Area of Minimal Flood Hazard).
4. All found monuments shown hereon are deemed to be controlling monuments.
5. BENCHMARK: An 'X' cut on top of a curb inlet located on the east side of Westgate Way, about 125 feet northerly from the center of the Kansas City Southern Railway right-of-way. Elevation = 522.52'
6. BENCHMARK: An 'X' cut on the east corner of a curb inlet near the east corner of property, about 350 feet northeasterly of Westgate Way, about 80 feet northeasterly of the Kansas City Southern Railway. Elevation = 531.59'
7. Notice: Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.
8. The purpose of this replat is to add easements.
9. No appurtenance between the height of 2' and 6' may be placed in the visibility triangles.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, TANGENT, LENGTH, CHORD BEARING, CHORD

LINE TABLE with columns: NO., DIRECTION, DISTANCE

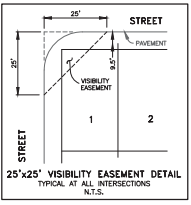


LEGEND with items: IRS IRON ROD SET WITH CAP STAMPED 'ONEAL 6570', IRF IRON ROD FOUND, B.L. BUILDING SETBACK LINE, U.E. UTILITY EASEMENT, P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS

'RECOMMENDED FOR APPROVAL' section with signature lines for Chairman, Planning & Zoning Commission, Mayor, City of Wylie, Texas.

'APPROVED FOR CONSTRUCTION' section with signature lines for Mayor, City of Wylie, Texas.

'ACCEPTED' section with signature lines for Mayor, City of Wylie, Texas.



OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS § COUNTY OF COLLIN §
WHEREAS, FM CAPITAL INVESTMENTS, LLC BEING THE OWNER OF 1.215-acres of land located in the E.C. Davidson Survey, Abstract Number 267, of Wylie, Collin County, Texas, being all of Lot 7, Block A, The Greenway Addition, an addition to the City of Wylie, by plat thereof recorded in Cabinet O, Page 287, Plat Records Collin County, Texas (PRCCT) and being more particularly described as follows by metes and bounds as follows:
BEGINNING at an 'X' cut in concrete pavement found at the northeast corner of said Lot 7 and the southwest corner of Lot 3 of said addition, same being in the east line of Westgate Way, a variable width right-of-way (65 feet wide at this point);
THENCE along the common line of said Lot 7 and said Lot 3, the following courses and distances:
1) South 85 degrees 54 minutes 07 seconds East, a distance of 279.35 feet to an 'X' cut in concrete pavement set;
2) South 38 degrees 12 minutes 59 seconds East, a distance of 451.4 feet to a 5/8-inch iron rod with cap stamped 'BROOKES-BAKER SURVEYORS' found at the east corner of said Lot 7 and a south corner of said Lot 3, same being in the northwest line of the Kansas City Southern Railway Company 150-foot-wide right-of-way tract (formerly known as the Atchison, Topeka and Santa Fe Railroad) no record found.
THENCE South 51 degrees 46 minutes 31 seconds West, said line of said Lot 7 and said Railroad tract, a distance of 327.07 feet to a 1/2-inch iron rod with red cap stamped 'ONEAL 6570' set at the south corner of said Lot 7, in the east line of said Westgate Way;
THENCE along the common line of said Lot 7 and said Westgate Way, the following (3) courses and distances:
1) North 35 degrees 12 minutes 59 seconds West, a distance of 451.4 feet to the beginning of a non-tangent curve to the right having a radius of 180.29 feet, whose chord bears North 17 degrees 04 minutes 12 seconds West, a distance of 130.24 feet, from which a 5/8-inch iron rod with cap stamped 'RPLS 3233' found bears North 49 degrees 50 minutes 01 seconds West, a distance of 0.29 feet;
2) Northwesterly, along said curve, through a central angle of 42 degrees 20 minutes 47 seconds, an arc distance of 133.25 feet to a 5/8-inch iron rod with cap stamped 'RPLS 3233' found;
3) North 04 degrees 05 minutes 19 seconds East, a distance of 109.23 feet to the POINT OF BEGINNING and containing 1.215 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, FM CAPITAL INVESTMENTS, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as THE GREENWAY ADDITION, LOT 7R, BLOCK A an addition to 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 thereon, 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 easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.
The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

The undersigned does covenant and agree that the access easement may be utilized by any person or the general public for ingress and egress to other real property, and for the purpose of general public vehicular and pedestrian use and access, and for fire department and emergency use in, along, upon and across said premises, with the right and privilege at all times of the City of Wylie, its agents, employees, workmen and representatives having ingress, egress, and egress in, along, upon and across said premises.
This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.
WITNESS, my hand, this \_\_\_\_ day of \_\_\_\_\_, 2025.

FOR: FM CAPITAL INVESTMENTS, LLC (Owner)
By: \_\_\_\_\_
Title: \_\_\_\_\_

STATE OF TEXAS § COUNTY OF COLLIN §
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this \_\_\_\_ day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.
NOTARY PUBLIC FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

I, Daniel Chase O'Neal, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed upon my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.
Preliminary, this document shall not be recorded for any purpose and shall not be used or relied upon as a final survey document.

DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Daniel Chase O'Neal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.
GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC FOR THE STATE OF TEXAS

FINAL PLAT
THE GREENWAY ADDITION
LOT 7R, BLOCK A

BEING A REPLAT OF
LOT 7, BLOCK A, THE GREENWAY ADDITION
CAB. O, P. 287, P.R.C.C.T.
AND BEING
1.215 ACRES
SITUATED IN THE
E.C. DAVIDSON SURVEY, A-267
CITY OF WYLIE, COLLIN COUNTY, TEXAS

OWNER
FM CAPITAL INVESTMENTS, LLC
106 LIVE OAK DRIVE
WYLIE, TX 75098

LAND SURVEYOR
O'NEAL SURVEYING/CONSTRUCTION
205 WINDCO CIRCLE, SUITE 100
WYLIE, TX 75098
TBP.LS Firm No. 1029432 JOB NO. 24029
daniel.oneal@onealandsurveying.com
(903) 804-2891

PETITT - ECD
CIVIL ENGINEERING/SURVEYING/CONSTRUCTION ADMINISTRATION
TBP.LS FIRM REGISTRATION
ENGINEERING FIRM #001405 SURVEYING FIRM #01094792
1600 N COLLINS BLVD. 201 WINDCO CIR.
STE. 3000 SUITE 100
RICHARDSON, TX 75080 WYLIE, TX 75098
(972) 941-8400



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: C

### Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1, Block A of Dura Pier Foundation Addition, establishing one commercial lot on 2.394 acres. Property located at 339 Hooper Road.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Dura Pier Foundation Repair North Texas Inc**

**APPLICANT: Urban Strategy**

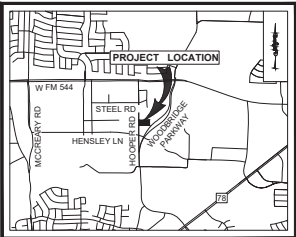
The applicant has submitted a Preliminary Plat for Lot 1, Block A of Dura Pier Foundation Addition located on 2.394 acres at 339 Hooper Road. The purpose of the Preliminary Plat is to establish the property lines for the creation of one lot. The property owner has plans to develop the site with future office/warehouse buildings. The property is zoned Light Industrial and allows for the proposed use.

Approval of a Site Plan and Final plat shall be required prior to development. The Final Plat shall provide the required fire access and utility easements.

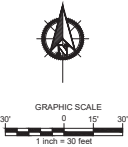
The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

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.





VICINITY MAP (NOT TO SCALE)



OWNERS CERTIFICATE
STATE OF TEXAS
COUNTY OF COLLIN
WHEREAS Dura Pier Foundation Repair North Texas Inc. are the owners of a 2.394 acre tract of land situated in the L. Pigues Survey, Abstract No. 703, City of Wylie, Collin County, Texas, being that tract of land described to said Dura Pier Foundation Repair North Texas Inc. by General Warranty Deed recorded in Instrument No. 2022000130918, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Dura Pier Foundation Repair North Texas Inc., acting herein by and through its (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as DURA PIER FOUNDATION ADDITION, an addition to the City of Wylie, Texas, and does hereby dedicate, in the streets, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.
WITNESS my hand, this \_\_\_ day of \_\_\_, 2025.

Authorized Signature of Owner
Printed Name and Title

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

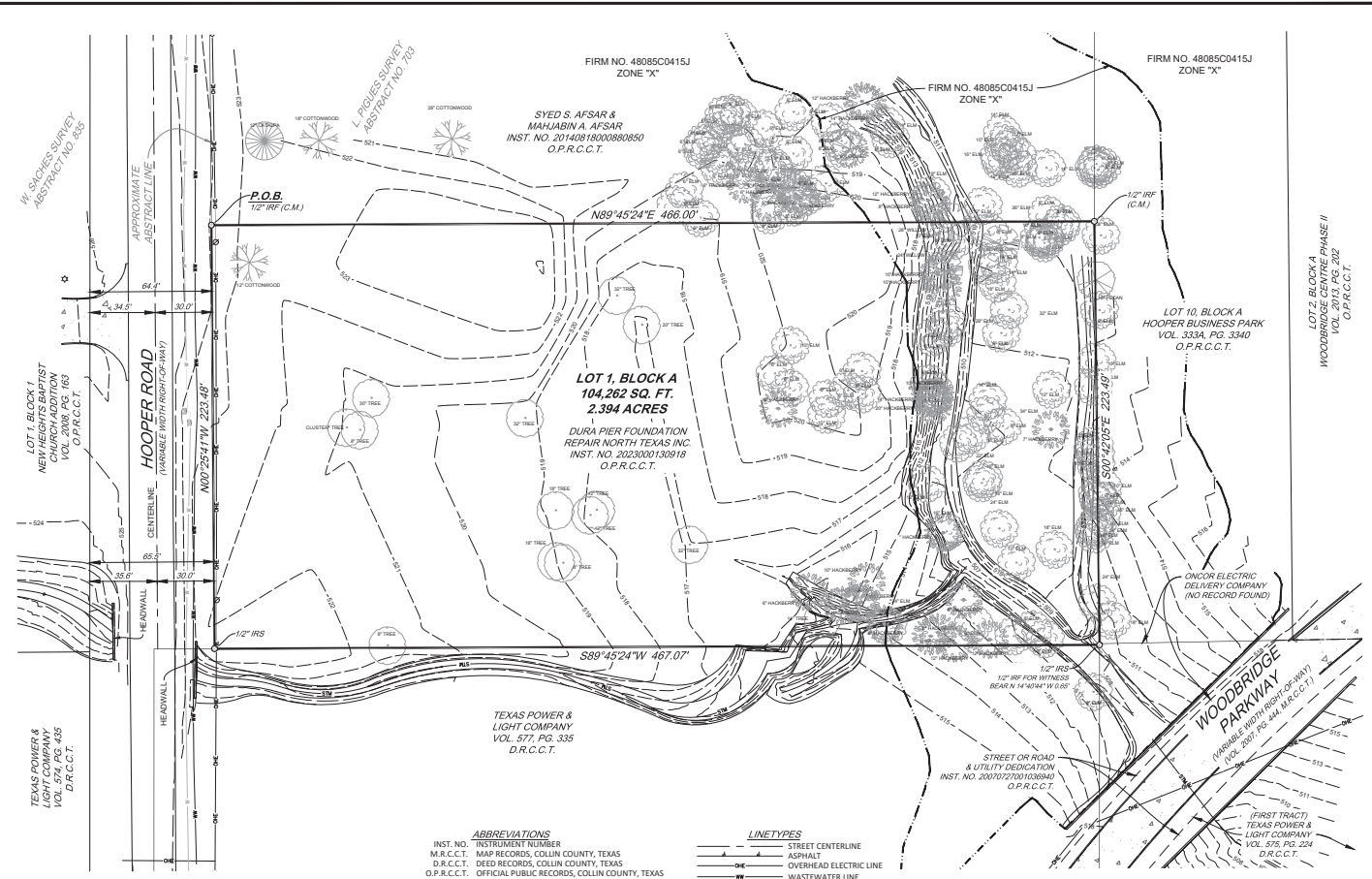
Notary Public in and for the State of Texas
My Commission Expires On:

CERTIFICATE OF APPROVAL

'RECOMMENDED FOR APPROVAL'
The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing that plat of the subdivision or addition to the City of Wylie was submitted to the City Council on the \_\_\_ day of \_\_\_, 2025, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as 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 as hereinafore subscribed.

'APPROVED FOR CONSTRUCTION'
Witness my hand this \_\_\_ day of \_\_\_, A.D., 2025
City Secretary
City of Wylie, Texas

'ACCEPTED'
Mayor, City of Wylie, Texas
Date



SURVEYOR'S CERTIFICATE
STATE OF TEXAS
COUNTY OF NAME
I, David A. Minton, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

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

David A. Minton
Registered Professional Land Surveyor No. 6233
STATE OF TEXAS
COUNTY OF NAME

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

Notary Public in and for the State of Texas
My Commission Expires On:

- ABBREVIATIONS
INST. NO. INSTRUMENT NUMBER
M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

- LINETYPES
STREET CENTERLINE
ASPHALT
OVERHEAD ELECTRIC LINE
WASTEWATER LINE
STORM-DRAIN LINE
WATER LINE

- LEGEND
BOUNDARY/LOT CORNER
POWER POLE
WATER VALVE
LIGHT POLE
TREE

- GENERAL NOTES
1. Bearings and coordinates shown hereon the plat are created from our actual field survey, related to the Texas Coordinate System, Texas North Central Zone (4202), NAD83 grid values.
2. Vertical datum is NAVD83 GEOID12B, as derived by GNSS from Trimble RTK Network.
3. Not all lot lines outside of the boundary of the subject property shown hereon have been surveyed and are shown as graphical depiction based on recorded information and tax maps, only.
4. Selling a portion of any lot in this addition by metes and bounds is a violation of state law and city ordinance and subject to penalties imposed by law.
5. According to Flood Insurance Rate Map (FIRM) Map No. 48085C0415J dated 06/02/2009 prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X, Other Areas - Areas determined to be outside the 0.2% annual chance floodplain, by graphical plotting.
6. The purpose of this plat is to create one (1) platted lot from an unplatted 2.394 acre tract of land.

URBAN STRATEGY logo and address: 1300 E. Campbell Road, Suite 210, Richardson, Texas 75081. PRELIMINARY PLAT DURA PIER FOUNDATION ADDITION LOT 1, BLOCK A BEING 2.394 ACRES / 104,262 SQUARE FEET 339 HOOPER ROAD OUT OF THE L. PIGUES SURVEY, ABSTRACT NO. 703 CITY OF WYLIE, COLLIN COUNTY, TEXAS



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 1

### Subject

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat of Country Club Estates creating 173 residential lots and seven HOA lots on 59.755 acres, generally located at 1755 FM 1378 and 1813 & 2241 McMillen Road

### Recommendation

Motion to recommend **conditional approval** as presented.

### Discussion

**OWNER: D - Dreams Inc & Matthew Butscheck**

**APPLICANT: Skorborg Company**

The applicant has submitted a Preliminary Plat for Country Club Estates, creating 173 residential lots and seven HOA lots on 59.755 acres. The property was zoned Single Family 10/24 in March 2025 and allows for single family detached lots with a minimum lot size of 10,000 square feet.

The development provides two points of access with access to Country Club Road and to McMillen Road. A third point of emergency vehicle access is provided via a private access easement on Lot 16X, Block A as required by the approved Development Agreement for the subdivision.

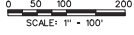
The development contains seven open space lots that are to be owned and maintained by the Homeowners Association.

Per Section 3.1.E of the Subdivision regulations any proposed development project or plat involving a significant change to a proposed roadway alignment from that shown on the City of Wylie's Thoroughfare Plan (or involving a development of one hundred (100) or more dwelling units, or for developments generating one thousand (1,000) or more "one-way" trips per day), or as required by the City Engineer, must be preceded by submission and approval of a traffic impact analysis as specified in Subsection (f) below. Failure to provide for such approval prior to submission of a preliminary plat (or concurrently with the preliminary plat application) shall be grounds for denial of the plat application.

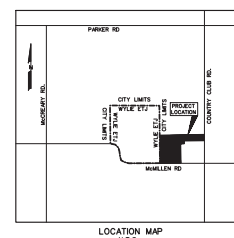
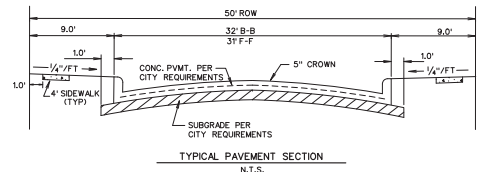
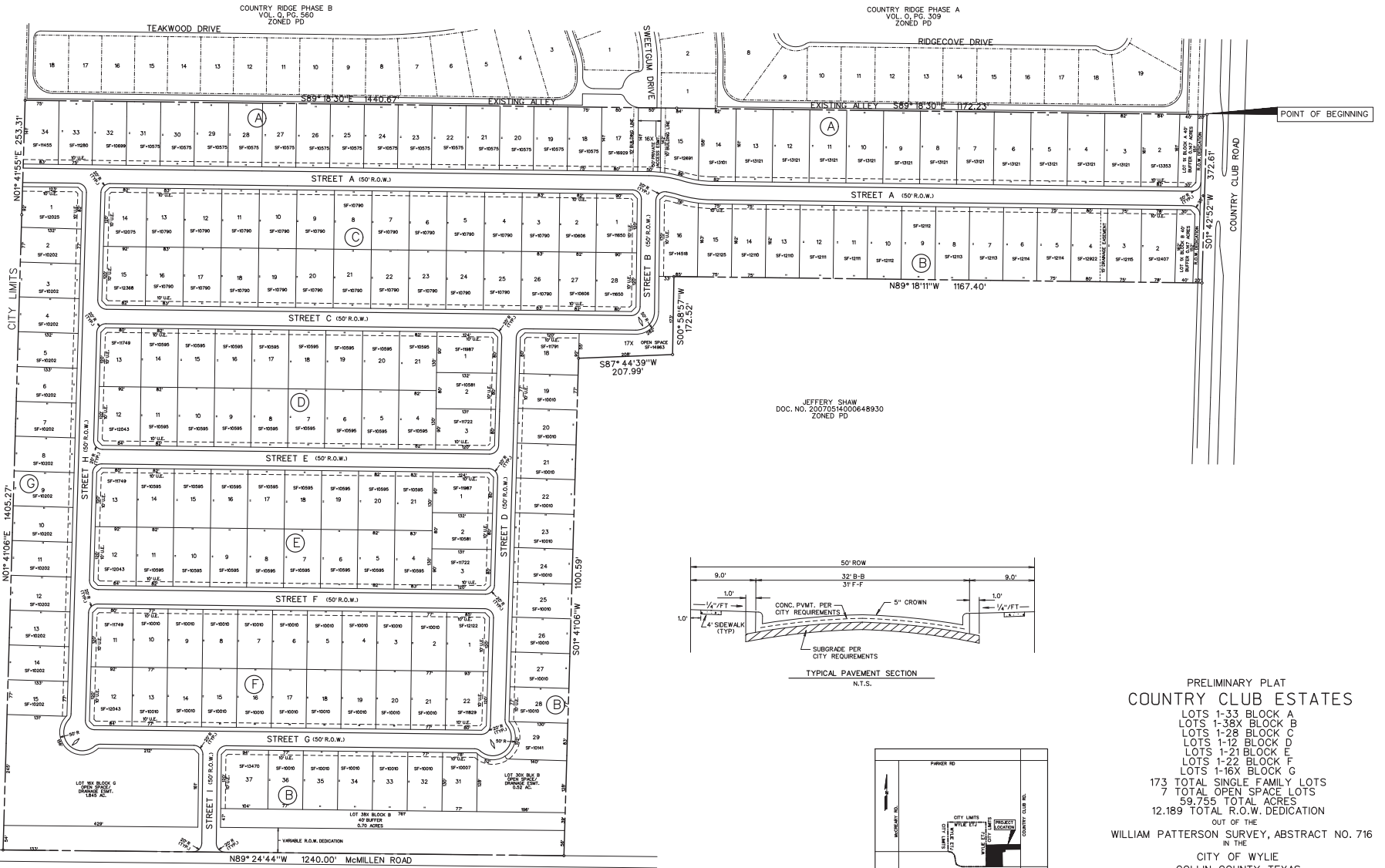
Staff is recommending conditional approval of the preliminary plat on the condition that a Traffic Impact Analysis is submitted to the city for review prior to the plat being presented to City Council.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations pending the submission of the Traffic Impact Analysis. 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.



PAMELA THRONBURG  
DOC. NO. 20100416000373400



PRELIMINARY PLAT  
**COUNTRY CLUB ESTATES**  
LOTS 1-33 BLOCK A  
LOTS 1-38X BLOCK B  
LOTS 1-28 BLOCK C  
LOTS 1-12 BLOCK D  
LOTS 1-21 BLOCK E  
LOTS 1-22 BLOCK F  
LOTS 1-16X BLOCK G  
173 TOTAL SINGLE FAMILY LOTS  
7 TOTAL OPEN SPACE LOTS  
59.755 TOTAL ACRES  
12.189 TOTAL R.O.W. DEDICATION  
OUT OF THE  
WILLIAM PATTERSON SURVEY, ABSTRACT NO. 716  
IN THE  
CITY OF WYLLIE  
COLLIN COUNTY, TEXAS  
APPLICANT  
SKORBURG COMPANY  
8214 WESTCHESTER DRIVE, STE. 900  
DALLAS, TEXAS 75225  
214-888-8877  
PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-388-1000  
WARREN CORWIN  
MARCH 2025 SCALE 1"=100'

- GENERAL NOTES:
1. PROPERTY IS NOT LOCATED WITHIN AREA OF FLOODPLAIN.
  2. LOTS 1X, 16X BLK A, 1X, 17X, 30X & 38X BLK B & 16X BLK G TO BE OWNED & MAINTAINED BY HOA.
  3. NO APPURTENANCE BETWEEN THE HEIGHT OF 2' AND 9' MAY BE PLACED IN THE VISIBILITY TRIANGLES.

OWNERS  
D-DREAMS INC 3201 ROYALTY ROW IRVING, TEXAS 75062  
MATTHEW BUTSCEK 1755 FM 1378 WYLLIE, TEXAS 75098



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning Item Number: 2  
 Prepared By: Kevin Molina

### Subject

Consider, and act upon, a Site Plan for Lot 2, Block A of Senior Medical Addition for the development of a multi-tenant retail use on 5.434 acres. Property located at 2310 W FM 544.

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: Corporation of the Episcopal Diocese of Dallas**

**APPLICANT: Claymoore Engineering**

The applicant is proposing to develop a multi-tenant retail building which measures 19,000 sq.ft. on Lot 2 Block A of Senior Medical Addition on 5.434 acres located at 2310 W FM 544. The property was re-zoned Commercial Corridor in March 2025 and allows for the proposed retail use.

The development provides a 24' fire lane that loops around the structure with access to W FM 544 and to a multi-family development that has access to Medical Plaza Drive.

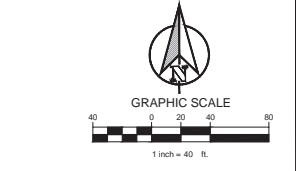
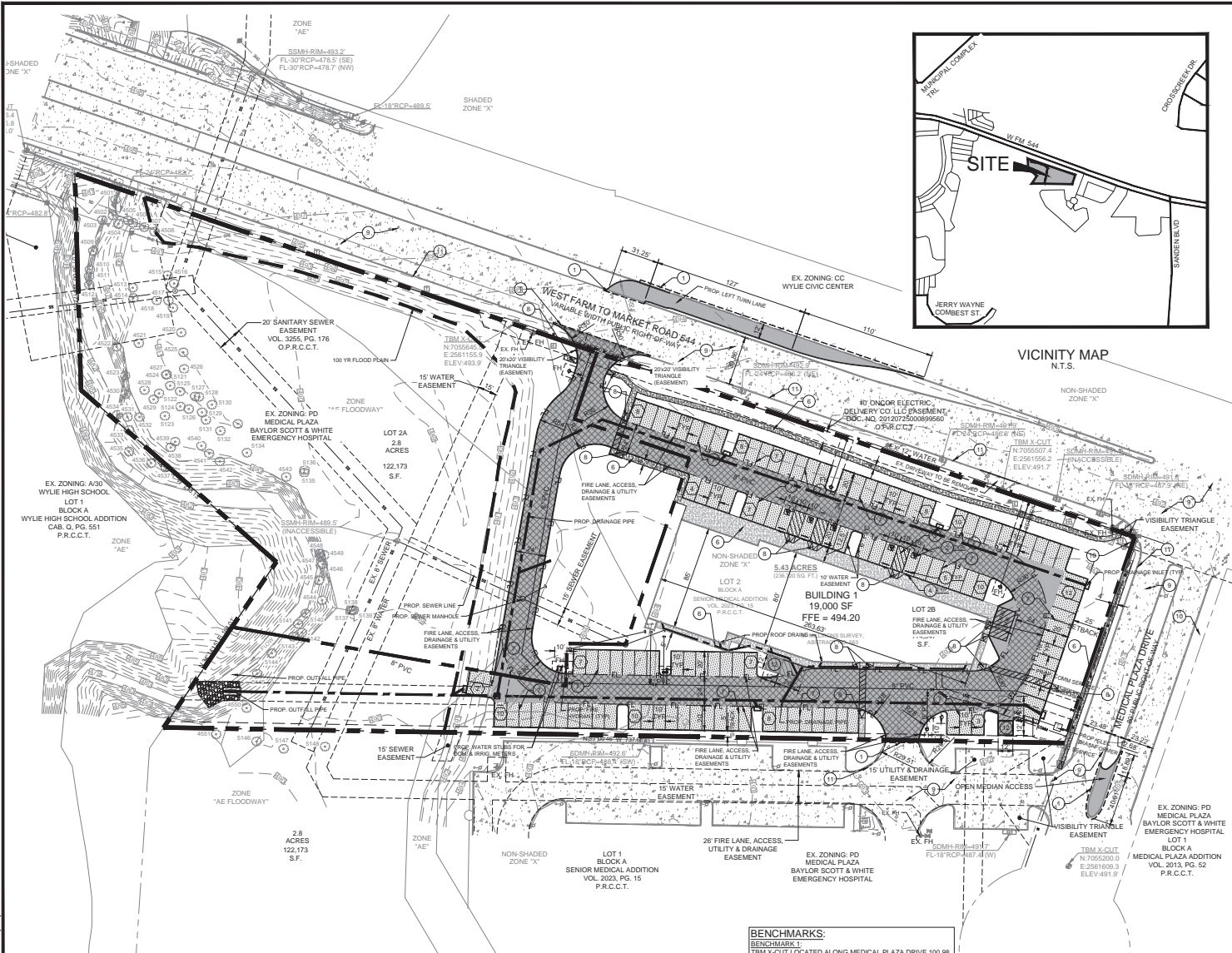
A total of 114 parking spaces with five being handicapped accessible are proposed. This is parked at a ratio of 1 space for every 166 sq.ft. allowing for a variety of retail uses which includes restaurants, retail, office and personal service uses.

The site is providing 37,873 sq.ft. of landscaping being 33% of the overall landscaped area which complies with the 20% minimum landscaping requirement. The landscape plan includes a 10" landscape buffer with sidewalks along W FM 544. Pedestrian access is also provided for the adjacent senior multi-family living development to the south of the subject property. Additional tree plantings are provided along the southern border and within the parking areas.

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

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.

An amended plat shall be required for the dedication of fire lane easements prior to building permit finals being issued.



LEGEND	
[Symbol]	LIGHT DUTY CONCRETE PAVEMENT
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	HEAVY DUTY FIRE LANE PAVEMENT
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED DUMPSITE CONCRETE PAVING
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PROPERTY LINE
[Symbol]	FULL-DEPTH SAWCUT
[Symbol]	FIRE LANE
[Symbol]	EASEMENT LINE
[Symbol]	PARKING COUNT

CONSTRUCTION SCHEDULE	
①	SAW CUT FULL DEPTH EXISTING PAVEMENT
②	HANDICAP SYMBOL
③	PAVEMENT STRIPING
④	HANDICAP SIGN
⑤	CURB STOP
⑥	SIDEWALK
⑦	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
⑧	RAMP: 12:1 MAX. SLOPE
⑨	EXISTING PAVEMENT
⑩	EXISTING SIDEWALK
⑪	EXISTING CURB & GUTTER
⑫	DUMPSITE

DIRECTOR OF DEVELOPMENT SERVICES  
 DATE \_\_\_\_\_  
**VICTORY GROUP SHOPS AT WYLIE**  
 2310 FM 544, TX 75098  
 OWNER:  
 CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS  
 6100 ROSS AVE. DALLAS, TX 75209

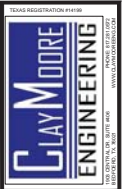
CLAYMOORE ENGINEERING, INC.  
 1903 CENTRAL DRIVE, SUITE #406  
 BEDFORD, TX 76092  
 PH: 817.261.0272  
 CONTACT: DREW DONOSKY, P.E.  
 SURVEYOR:  
 EAGLE SURVEYING  
 222 SOUTH ELM ST., SUITE 4200  
 DENTON, TX 76201  
 PH: 840.222.3009  
 CONTACT: MASON DECKER

LOT	EX. ZONING	PROPOSED USED	GROSS LOT AREA		LOT COVERAGE	TOTAL BUILDING FLOOR AREA	FLOOR TO AREA RATIO	PARKING PROVIDED	PERVIOUS AREA	IMPERVIOUS AREA	PERCENT IMPERVIOUS
			ACRE	SF							
LOT 2A	CC-SUP	VACANT	2.8	122,173				114,083	8,090	6.62	
LOT 2B	CC	RETAIL	2.63	114,547	16.59	19,000	16.59	134 (STANDARD) + 109 (HC = 5)	37,410	77,137	67.34

**BENCHMARKS:**  
**BENCHMARK 1:**  
 TBM X-CUT LOCATED ALONG MEDICAL PLAZA DRIVE 100.88 FEET FROM THE NORTHEAST CORNER OF THE PROPERTY. N: 7055200.0; E: 2561609.3; ELEV: 491.9'  
**BENCHMARK 2:**  
 TBM X-CUT LOCATED ALONG MEDICAL PLAZA DRIVE 536.30 FEET FROM THE NORTHEAST CORNER OF THE PROPERTY. N: 7055645.6; E: 2561156.9; ELEV: 493.9'

ARCHITECT:  
 HODGES ARCHITECTURE  
 13642 OMEGA RD  
 FARMERS BRANCH, TX 75244  
 PH: 972.367.1000

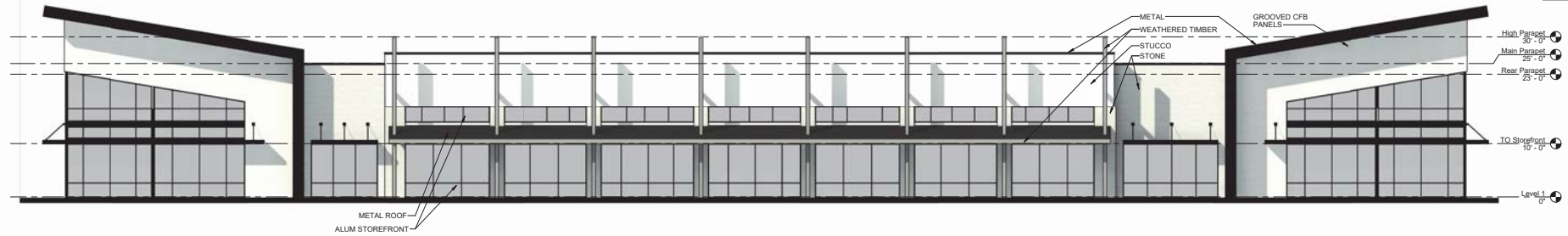
PLOTTED BY: DENG TORRES  
 PLOT DATE: 3/25/2025 4:54 PM  
 LAST SAVED: 3/25/2025 4:52 PM  
 SHEETS: SP-1 SITE PLAN



**VICTORY GROUP SHOPS AT WYLIE**  
 2310 FM 544  
 WYLIE, TX

DATE: \_\_\_\_\_  
 BY: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 DATE: \_\_\_\_\_

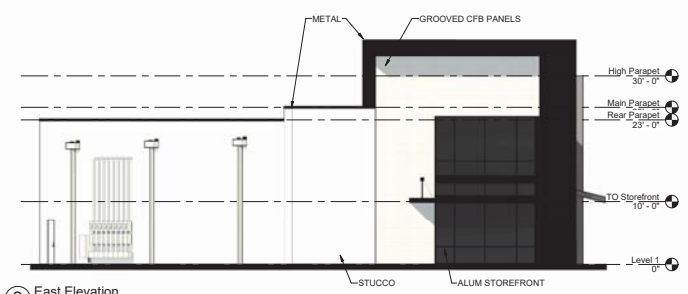
DESIGN: MDT  
 DRAWN: MDT  
 CHECKED: MDT  
 DATE: 02/25/2025  
 SHEET  
**SP-1**  
 P&M No. 2024-108



1 North (Front) Elevation  
1/8" = 1'-0"

**MATERIAL CALCULATIONS**

WALL:	4,296sf
STUCCO:	1,370sf (32%)
STONE:	869sf (20%)
CEMENT FIBER:	1,140sf (27%)
MISC ACCENT:	786sf (18%)



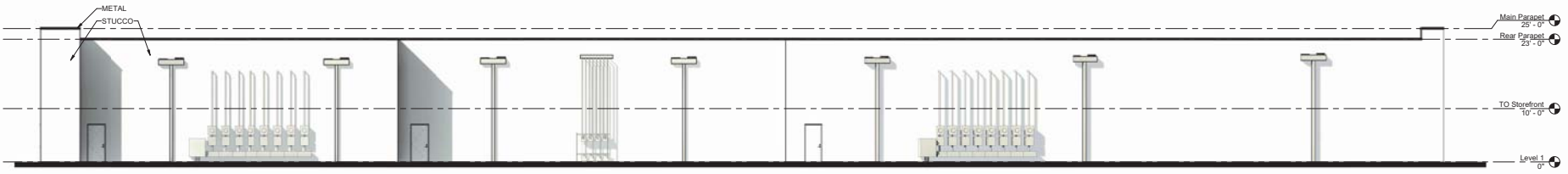
2 East Elevation  
1/8" = 1'-0"

**MATERIAL CALCULATIONS**

WALL:	1,039sf
STUCCO:	334sf (30%)
STONE:	0sf (0%)
CEMENT FIBER:	470sf (43%)
MISC ACCENT:	295sf (27%)



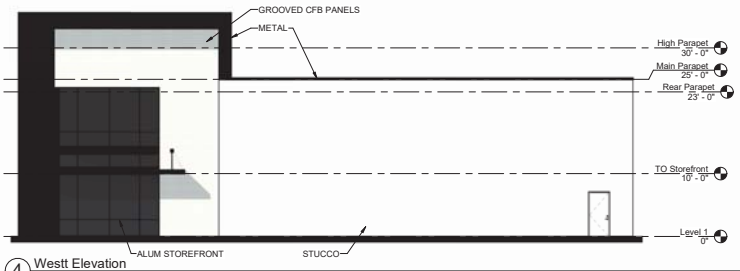
6 3D View 1



3 South Elevation  
1/8" = 1'-0"

**MATERIAL CALCULATIONS**

WALL:	6,072sf
STUCCO:	6,072sf (100%)
STONE:	0sf (0%)
CEMENT FIBER:	0sf (0%)
MISC ACCENT:	0sf (0%)



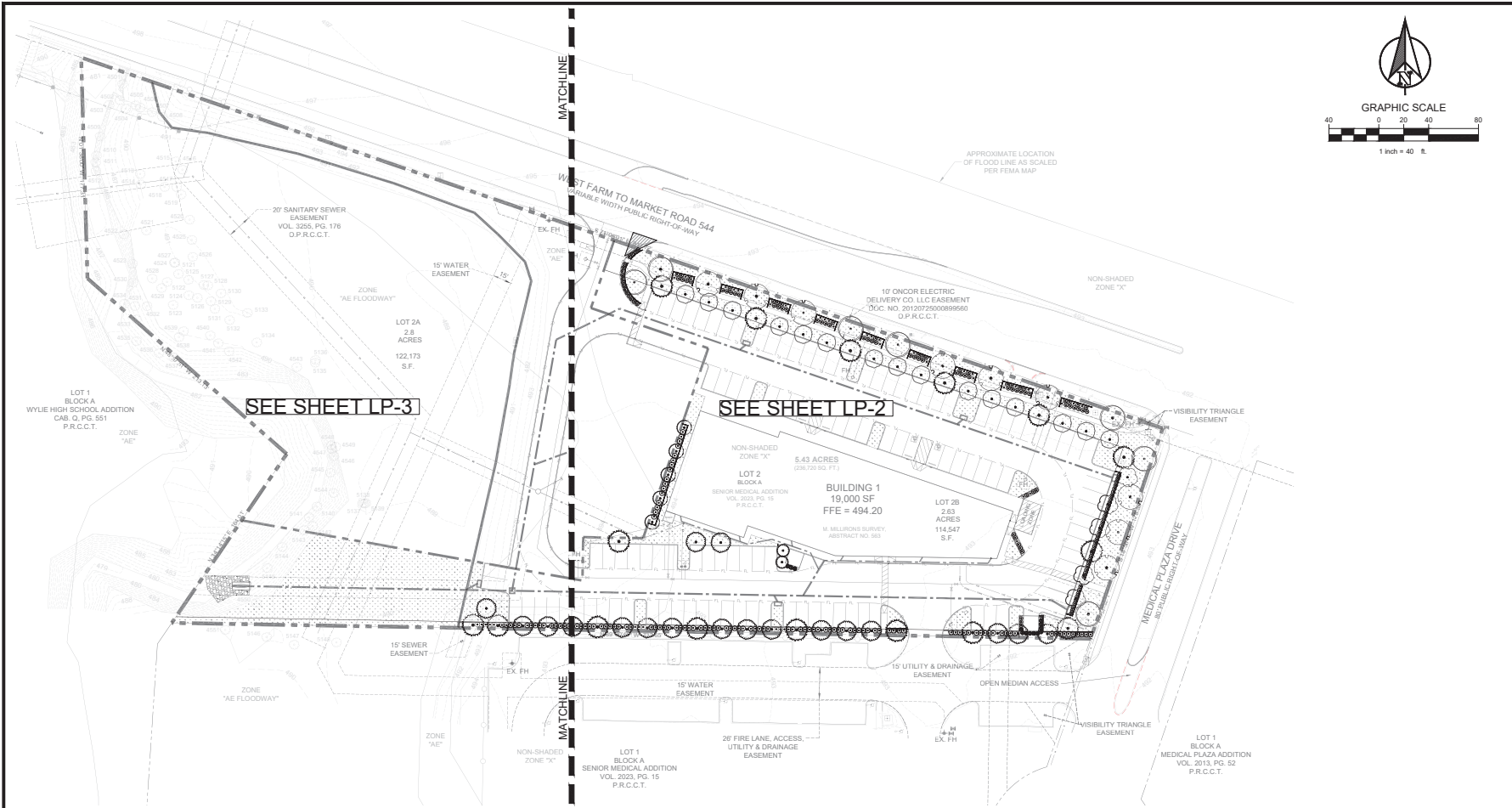
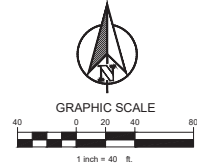
4 West Elevation  
1/8" = 1'-0"

**MATERIAL CALCULATIONS**

WALL:	2,416sf
STUCCO:	1,653sf (68%)
STONE:	0sf (0%)
CEMENT FIBER:	470sf (20%)
MISC ACCENT:	293sf (12%)



5 View from West



**LANDSCAPE CALCULATIONS**

<b>ZONING:</b>	CC
<b>ADJACENT ZONING:</b>	PD
<b>TOTAL SITE AREA:</b>	114,8547 SF
<b>LANDSCAPE AREA REQUIRED:</b>	22,910 SF (20% OF SITE AREA)
<b>LANDSCAPE AREA PROVIDED:</b>	37,873 SF (33% OF SITE AREA)
<b>LANDSCAPED TREATMENT OF ENTRANCES:</b>	PROVIDED
<b>LANDSCAPING IN REQUIRED YARDS</b>	
<b>FRONT YARD LANDSCAPING:</b>	PROVIDED
<b>LANDSCAPING OF PARKING LOTS</b>	
<b>QUANTITY OF PARKING SPACES:</b>	114
<b>LANDSCAPE AREA REQUIRED:</b>	5,700 SF (50 SF PER PARKING SPACE)
<b>LANDSCAPE AREA PROVIDED:</b>	10,795 SF
<b>NO PARKING SPACE MORE THAN 60' FROM LANDSCAPE AREA</b>	PROVIDED
<b>LOADING AREA VISUAL SCREENING</b>	
<b>LENGTH OF SCREENING PROVIDED:</b>	121 LF
<b>FLOWERING TREES REQUIRED:</b>	6 TREES (1 PER 20 LF)
<b>FLOWERING TREES PROVIDED:</b>	6 TREES
<b>SHRUBS REQUIRED, 3' HT MIN. AT PLANTING:</b>	PROVIDED

<b>LANDSCAPING OF STREET FRONTAGE, FARM MARKET ROAD.</b>	
<b>LENGTH OF STREET FRONTAGE:</b>	485 LF
<b>BUFFER WIDTH:</b>	25 FT PROVIDED (10 FT MIN. REQUIRED)
<b>AT LEAST 50% OF FRONT YARD LANDSCAPED:</b>	PROVIDED
<b>TREES REQUIRED:</b>	12 TREES (1 PER 40 LF)
<b>TREES PROVIDED:</b>	35 TREES (10 SHADE TREES, 20 ORNAMENTAL)
<b>FLOWERING SHRUBS:</b>	PROVIDED
<b>LANDSCAPING OF STREET FRONTAGE, MEDICAL PLAZA DRIVE</b>	
<b>LENGTH OF STREET FRONTAGE:</b>	179 LF (NOT INCLUDING WIDTH OF DRIVEWAY)
<b>BUFFER WIDTH:</b>	25 FT PROVIDED (10 FT MIN. REQUIRED)
<b>AT LEAST 50% OF FRONT YARD LANDSCAPED:</b>	PROVIDED
<b>TREES REQUIRED:</b>	5 TREES (1 PER 40 LF)
<b>TREES PROVIDED:</b>	13 TREES (5 SHADE TREES, 8 ORNAMENTAL)
<b>FLOWERING SHRUBS:</b>	PROVIDED
<b>RESIDENTIAL BUFFER YARD</b>	
<b>LENGTH OF YARD:</b>	481 LF (508 LF - 27 LF SHARED DRIVEWAY)
<b>ORNAMENTAL TREES REQUIRED:</b>	24 TREES (1 PER 20 LF)
<b>ORNAMENTAL TREES PROVIDED:</b>	34 TREES
<b>SHRUBS REQUIRED, 3' HT MIN. AT PLANTING:</b>	PROVIDED

<b>4 DESIRABLE REQUIREMENTS FROM FIGURE 4-8</b>	
<b>SIDE AND REAR YARD LANDSCAPING</b>	PROVIDED
<b>NOT OTHERWISE REQUIRED:</b>	PROVIDED
<b>PARKING LOT LANDSCAPING</b>	PROVIDED
<b>INCREASED BY 10%:</b>	PROVIDED
<b>FLOWERING SHRUBS IN FRONT YARD:</b>	PROVIDED
<b>BUFFER INCREASED 20% IN FRONT YARD:</b>	PROVIDED

SEE SHEET LP-4 FOR PLANT SCHEDULE

COMPUTER: P:\PROJECTS\2025\SHOPS AT WYLIE - WYLIE TX - FM 544 LP 2025-03-13.DWG  
 PLOTTED BY: MORA, 13, 2025  
 LOCATION: P:\SHARED PROJECTS\2025\SHOPS AT WYLIE - WYLIE TX - FM 544 LP 2025-03-13.DWG  
 LAST SAVED: 3/13/2025 11:53 AM



03/13/2024

**VICTORY GROUP  
SHOPS AT WYLIE**  
2310 FM 544  
WYLIE, TX

DATE	BY

LANDSCAPE SITE PLAN

National Preference - Local Expertise.

**EVERGREEN DESIGN GROUP**  
2501 P.O. BOX 610  
WYLIE, TEXAS 75097  
www.evergreendesigngroup.com  
Landscape Architecture

DESIGN	JA
DRAWN	JA
CHECKED	JA
DATE	3/13/2024

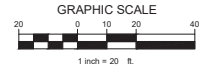
SHEET  
**LP-1**

FILE NO. 2024-106

PLOTTED BY: JEFFREY LUERS 11. 2024  
LOCATION: P:\SHARED PROJECTS\2025\SHOPS AT WYLIE - WYLIE TX - PM 444 LP 2025-03-13.DWG  
LAST SAVED: 3/13/2025 9:29 AM

SEE SHEET LP-3

SEE SHEET LP-3



**VICTORY GROUP  
SHOPS AT WYLIE**  
2310 FM 544  
WYLIE, TX

No.	DATE	REVISION

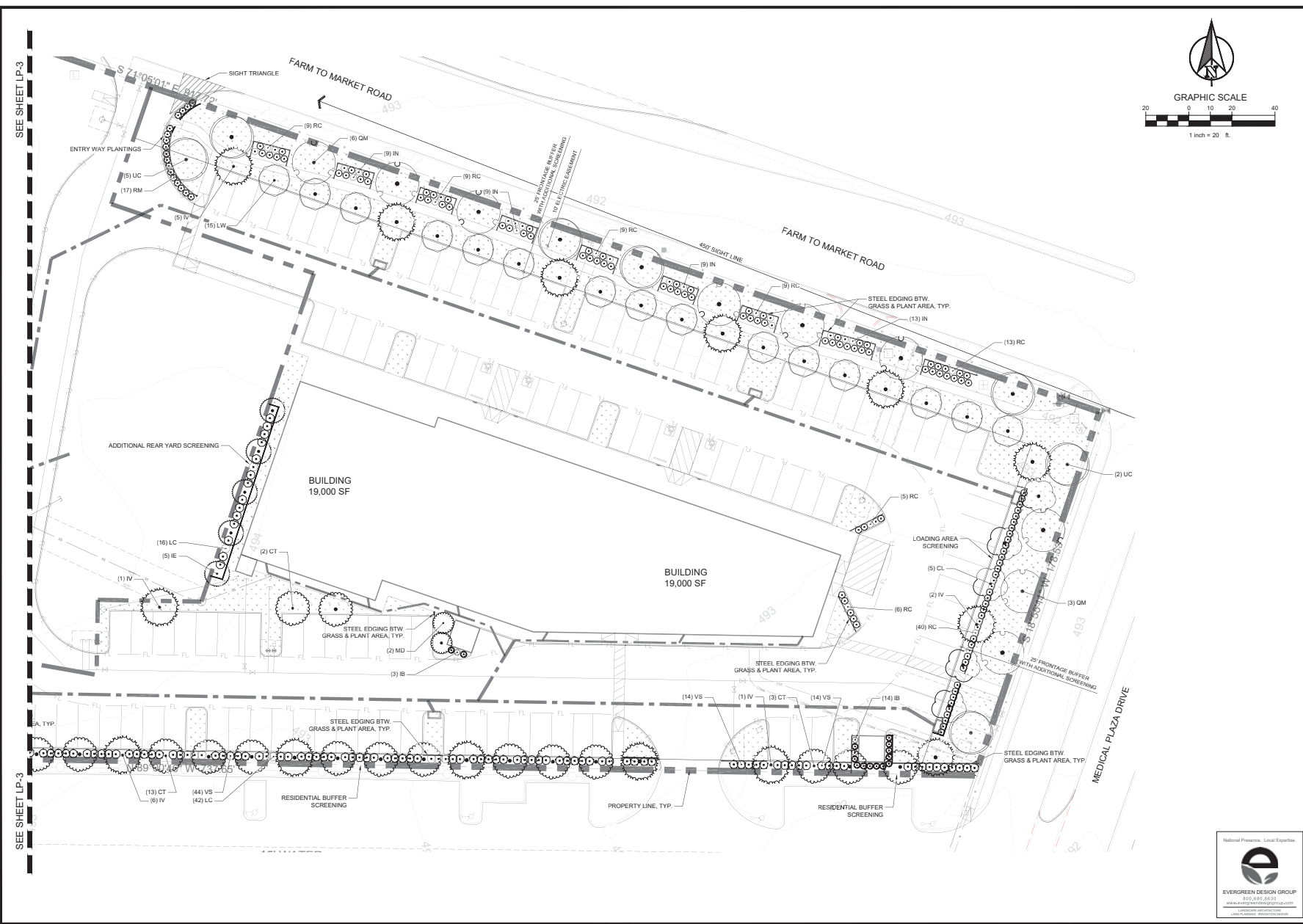
EAST  
LANDSCAPE  
PLANTING PLAN



DESIGN	2/4
DRAWN	2/4
CHECKED	3/5
DATE	3/30/25

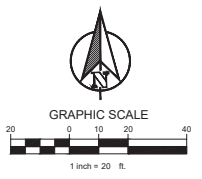
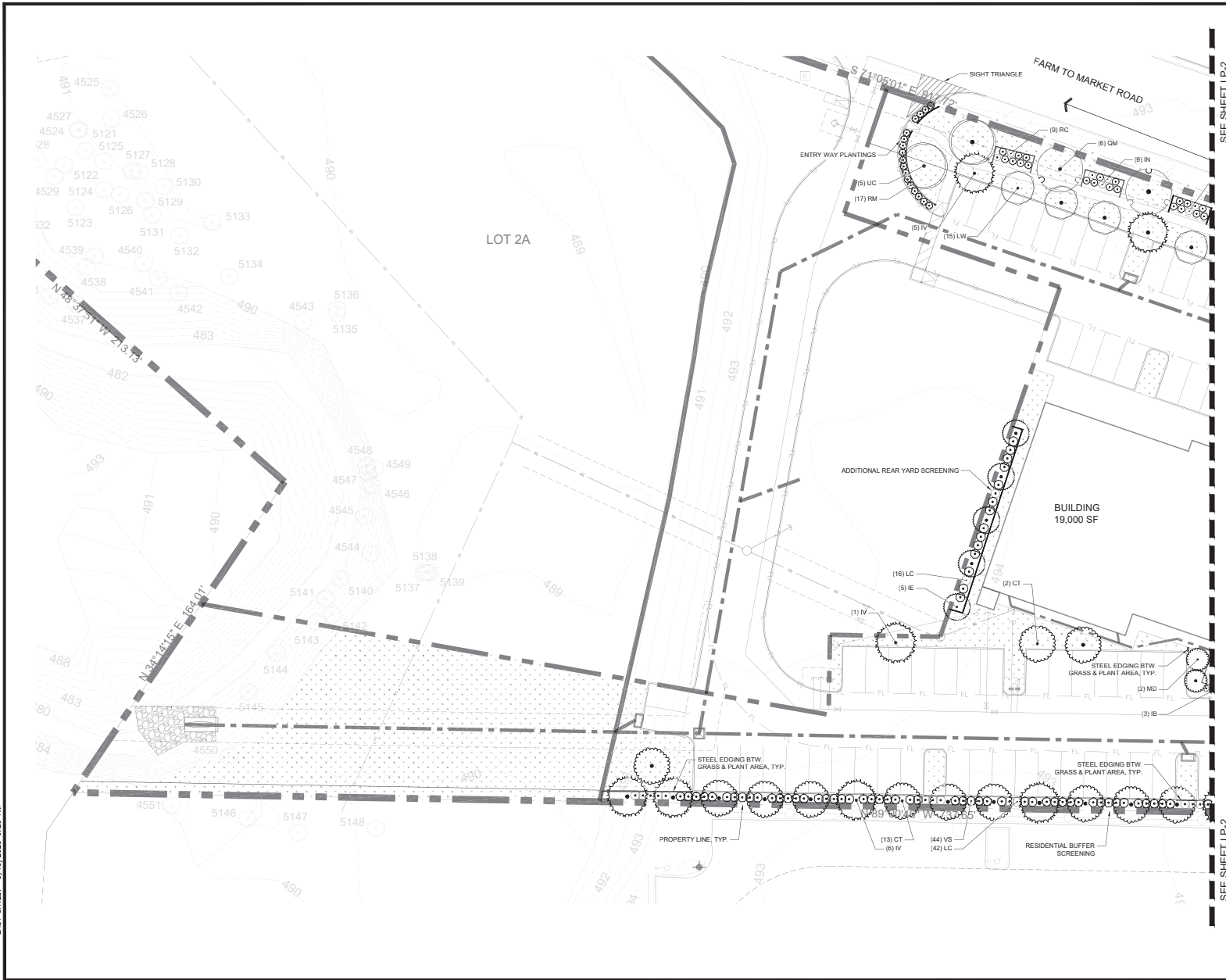
SHEET  
**LP-2**

File No. 2024-106





PLOTTED BY: JEFFREY LUERS 11.2024  
 LOCATION: P:\SHARED PROJECTS\2025\SHOPS AT WYLIE - WYLIE TX - FM 544 LP 2025-03-13.DWG  
 LAST SAVED: 3/13/2025 9:29 AM



**GLAY MOORE ENGINEERING**  
 REGISTERED PROFESSIONAL ENGINEER  
 STATE OF TEXAS  
 3476  
 03/13/2024

**VICTORY GROUP**  
**SHOPS AT WYLIE**  
 2310 FM 544  
 WYLIE, TX

No.	DATE	REVISION	BY

WEST LANDSCAPE PLANTING PLAN  
 SHEET  
**LP-3**  
 03/13/2024

National Precision. Local Expertise.  
  
**EVERGREEN DESIGN GROUP**  
 802.892.4433  
 www.evergreendesigngroup.com  
 10000 W. UNIVERSITY BLVD., SUITE 1000  
 FORT WORTH, TEXAS 76132

PLANTING SPECIFICATIONS

- GENERAL
1. QUALIFICATION OF LANDSCAPE CONTRACTOR
2. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING...

PRODUCTS

- ALL MANUFACTURED PRODUCTS SHALL BE NEW
CONTAINERS AND BALLEED INDOOR PLANTS
1. FURNISH NURSERY-GROWN PLANTS COMPLIANT WITH ANSI Z603.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, NURSERY ABRASIONS, AND DISFIGUREMENT...

METHODS

- SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS IS WITHIN +/- 1/8" OF FINISH GRADE. THIS CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES BE FOUND...

SUBMITTALS

- 1. THE CONTRACTOR SHALL SUBMIT SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT AND RECEIVE APPROVAL IN WRITING FOR EACH SUBMITTAL. SUBMITTALS SHALL BE RECEIVED FROM QUALIFIED SOURCES. THE CONTRACTOR SHALL NOT USE ANY REQUIRED MULCHES AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB INCLUDING SAMPLES AND TEST REPORTS...

THREAT PLANTS

- 1. THE CONTRACTOR SHALL IDENTIFY AND REMOVE ALL THREAT PLANTS FROM THE PROJECT SITE. THE CONTRACTOR SHALL REMOVE ALL THREAT PLANTS FROM THE PROJECT SITE AND REPLACE WITH AN EQUAL OR BETTER SPECIES. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL THREAT PLANTS IDENTIFIED AND REMOVED...

THREAT PLANTS

- 1. THE CONTRACTOR SHALL IDENTIFY AND REMOVE ALL THREAT PLANTS FROM THE PROJECT SITE. THE CONTRACTOR SHALL REMOVE ALL THREAT PLANTS FROM THE PROJECT SITE AND REPLACE WITH AN EQUAL OR BETTER SPECIES. THE CONTRACTOR SHALL MAINTAIN A RECORD OF ALL THREAT PLANTS IDENTIFIED AND REMOVED...

PLANT SCHEDULE

Table with columns: SYMBOL, CODE, BOTANICAL / COMMON NAME, SIZE, CONTAINER, QTY. Lists plants like Cercis canadensis texensis, Chloisopsis linearis, Ilex vomitoria, etc.

Table with columns: SYMBOL, CODE, BOTANICAL / COMMON NAME, SIZE, CONTAINER, SPACING, QTY. Lists plants like Ilex cornuta, Ilex vomitoria, Myrica parviflora, etc.

Table with columns: SYMBOL, CODE, BOTANICAL / COMMON NAME, SIZE, CONTAINER, SPACING, QTY. Lists plants like Opuntia basilaris, Opuntia engelmannii, Opuntia missouriensis, etc.

IRRIGATION CONCEPT

- 1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL ACCEPTANCE. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR...

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-DRIFT" OR "DEEP-PANELS (OR EQUAL) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO Hardscape. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS...

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL A THICK LAYER OF 1/2" SHROUDED WOOD MULCH MATERIAL. CONTRACTOR SHALL MAINTAIN THE MULCH THROUGHOUT THE MAINTENANCE PERIOD. THE CONTRACTOR SHALL MAINTAIN THE MULCH THROUGHOUT THE MAINTENANCE PERIOD...

PLANTING & 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 INSTALLED WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM...

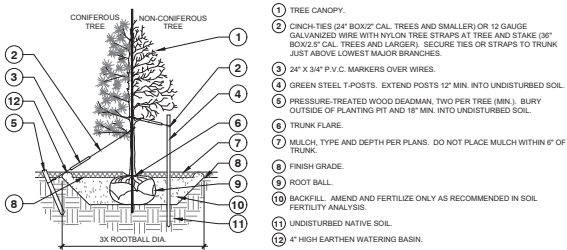


LANDSCAPE SCHEDULE AND SPECIFICATIONS
DESIGN: 24
DRAWN: 24
CHECKED: 24
DATE: 3/17/2025
SHEET LP-4

PLOTTED BY: JEFFREY LUKERS 14. 2025
PUNISHED PROJECT: 2/25/2025 SHOPS AT WYLIE
LOCATION: 3310 FM 544 LP 444 LP 2025-03-13.DWG
LAST SAVER: 3/17/2025 9:29 AM

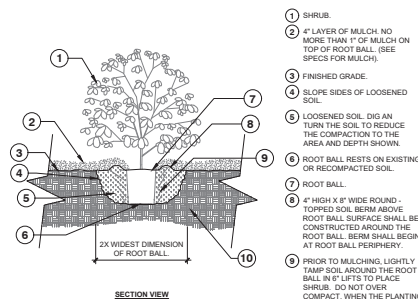
Logos for Gray Moore Engineering and Victory Group Shops at Wylie. Includes address: 2310 FM 544 WYLIE, TX.

Vertical scale and project information including 'DATE', 'DESIGN', 'DRAWN', 'CHECKED', 'DATE', 'SHEET', 'LP-4'.



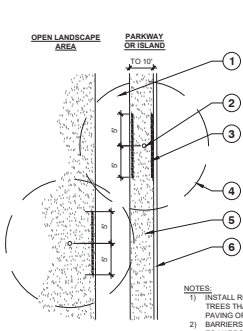
- NOTES:**
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
  2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2'-4" ABOVE FINISH GRADE.
  3. FOR BAD TREES, CUT OFF BOTTOM 10 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDERS OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
  4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
  5. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS REQUIRE STAKES TO KEEP TREES UPRIGHT. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.
  6. FOR TREES 30" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.

**A TREE PLANTING**  
NTS 000-PL-06



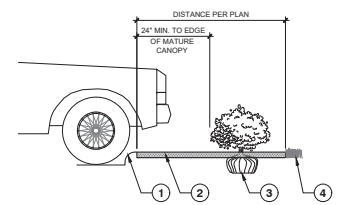
- NOTES:**
1. SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
  2. SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

**B SHRUB PLANTING**  
NTS 000-PL-02



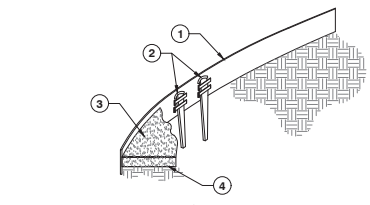
- NOTES:**
1. INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
  2. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

**C ROOT BARRIER - PLAN VIEW**  
NTS 000-PL-09



- 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.
  4. STEEL EDGING SHOULD BE SMOOTH & CONSISTENT AT CURVES & SHOULD JOIN AT 90 DEGREE ANGLES UNLESS OTHERWISE NOTED.

**D PLANTING AT PARKING AREA**  
NTS 000-PL-11



- 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.
  4. STEEL EDGING SHOULD BE SMOOTH & CONSISTENT AT CURVES & SHOULD JOIN AT 90 DEGREE ANGLES UNLESS OTHERWISE NOTED.

**E STEEL EDGING**  
NTS 000-SU-12



**VICTORY GROUP  
SHOPS AT WYLIE**  
2310 FM 544  
WYLIE, TX

DATE	REVISION



LANDSCAPE DETAILS

DESIGN	24
DRAWN	24
CHECKED	30
DATE	3/3/2024

SHEET  
**LP-5**

PLOTTED BY: JEFFREY LUERS 11, 2024  
 LOCATION: P:\SHARED\PROJECTS\2025\SHOPS AT WYLIE - WYLIE, TX - FM 544 LP 2025-03-13.DWG  
 LAST SAVED: 3/13/2025 9:29 AM