

Wylie Planning and Zoning Commission Regular Meeting

July 18, 2023 – 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.

ELECTION OF CHAIR AND VICE-CHAIR

Nominate and motion for Chair

Nominate and motion for Vice-Chair

WORK SESSION

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

CONSENT AGENDA

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

A. Minutes from June 20, 2023 Regular Meeting

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 1 & 2 Block A of Estacado Addition for the development of a fueling station with a convenience store on .806 acres and a car wash on .920 acres. Property generally located at 1001 South State Highway 78.

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 July 14, 2023 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

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.



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Item Number: WS 1

Subject

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

Recommendation

N/A

Discussion

Staff will give a presentation, included in the agenda packet, that covers the Planning and Zoning Commission rules, procedures, and responsibilities.

The presentation will be followed by a discussion and Q&A period.

Welcome to the Planning and Zoning Commission (P&Z)

Overall Authority to protect the Health, Safety, and Welfare of the City and Citizens

Municipal Planning Authority



Zoning Authority
(legislative)
Chapter 211 LGC



Subdivision Authority
(ministerial)
Chapter 212 LGC



Land Use Authority
(planning)
Chapter 213 LGC

Mandates

- Mandated for all home-rule cities by Sec 211. 007 of the State of Texas Local Government Code
- Created in Wylie by Ordinance in 1956 and included in 1985 Charter (only non-council group to have its own section)

Roles and Responsibilities

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

Zoning Changes

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

Site Plans

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

EASEMENTS

- EXISTING 15' DRAINAGE EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
- EXISTING 30' FIRE LANE ACCESS & UTILITY EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
- 10' x 15.5' WATERLINE EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
- 10' UNDER-ELECTRIC DELIVERY CO. LLC EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
- 10' DRAINAGE EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
- 10' WATERLINE EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
- VARIABLE, WITH ACCESS EASEMENT (WHABUR 17, 15.5' x 15.5' R.P.R.C.C.T.)
- VARIABLE, WITH ACCESS EASEMENT (WHABUR 17, 15.5' x 15.5' R.P.R.C.C.T.)
- 24' FIRELANE ACCESS & UTILITY EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)

STATE HIGHWAY 78
(VARIABLE WIDTH E.D.R.)

NOTES BY SYMBOL

- 6" CONCRETE CURB, SEE SHEET C-7.1 FOR DETAILS
- 6' LONG PRECAST CONCRETE WHEEL STOP, SEE SHEET C-3.1 FOR DETAILS
- DUMPSTER ENCLOSURE, REF. STRUCTURAL PLANS, SEE SHEET S-7.3, DETAIL A3
- ADA CURB RAMP & SIGNAGE, SEE SHEET C-3.1 FOR DETAILS
- 90° PARKING & PAVEMENT STRIPING, SEE SHEET C-3.1 FOR DETAILS
- BUILDING PERIMETER SIDEWALK, REF. STRUCTURAL PLANS FOR DETAILS
- AREA LIGHT WITH POLE AND BASE, SEE SHEET S-7.1, DETAIL A1
- ADA PARKING, SEE SHEET C-3.1 FOR DETAILS
- LANDSCAPE AREA, REF. LANDSCAPING PLANS, SEE SHEET L-1.1 FOR DETAILS
- MENU BOARD CANOPY, SEE SHEET A-0.1, DETAIL C1 AND S-7.1, DETAIL D3
- EXTERIOR MENU BOARD, REF. ARCH. PLANS, SEE SHEET A-0.1, DETAIL B4
- HEADACHE BAR, SEE SHEET S-7.1, DETAIL D4
- CONCRETE SIDEWALK/ISLAND NOSE (TYP), SEE SHEET C-3.1 FOR DETAILS
- FLAGPOLE WITH GROUND MOUNTED LIGHTS, UNITED FLAG AND BANNER, GARRISON TYPE OR OWNER APPROVED EQUAL, 30' HIGH, 5" BUTT ALUMINUM WITH 14 GAUGE ALUMINUM BALL FINIAL, INCLUDE ALUMINUM ROLLER AND SLEEVE, HARDWARE TO INCLUDE STATIONARY TRUCK, NYLON FLAGCUPS, AND HANGERS, ENTIRE ASSEMBLY (INCLUDING FOUNDATION) TO CONFORM TO APPLICABLE CODES, INCLUDING WIND LOADS, SEE SHEET S-7.1, DETAIL A2 FOR FOUNDATION DETAILS, SEE SHEET E3.1, DETAIL 4 FOR LIGHT DETAILS
- CONCRETE PAVEMENT, SEE SHEET C-7.1 FOR DETAILS
- LOADING RAMP, SEE SHEET C-3.1 FOR DETAILS
- MONUMENT SIGN, REF. SIGNAGE PLANS FOR DETAILS
- FIRE LANE STRIPING, SEE SHEET C-3.1 FOR DETAILS
- 6" STEEL BOLLARD, SEE STRUCTURAL SHEET S-3.1, DETAIL C1, EQUAL
- EXISTING 15' DRAINAGE EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
- EXISTING 30' FIRE LANE ACCESS & UTILITY EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
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LEGEND

- 7 NUMBER OF PARKING SPACES
- PROPERTY LINE
- EASEMENT LINE
- CONCRETE CURB
- BUILDING
- AREA LIGHT POLE & BASE
- FIRE LANE

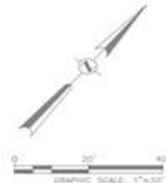
SUMMARY OF SITE DESIGN DESIRABLES

- INDIVIDUAL BUILDINGS W/FOOTPRINTS = OR < 10,000 SQUARE FT.
 - FRONT FACADE ORIENTED TO THE STREET.
 - SITE PLAN WITH NO MORE THAN ONE ROW OF PARKING IN FRONT OF BUILDING WITH NO MORE THAN ONE ROW PARKING IN FRONT.
 - COMBINED ACCESS POINTS WITH ADJACENT TRACTS.
- LANDSCAPING THAT EXCEEDS THE MINIMUM BY 10%.
 - LANDSCAPING IN SIDE AND REAR YARD NOT OTHERWISE REQUIRED.
 - LANDSCAPE PEDESTRIAN CONNECTION TO MAIN ENTRANCE.
 - PARKING LOTS WITH NO SPACE FURTHER THAN 40 FEET FROM A LANDSCAPED AREA.
- USE OF TWO COMPLEMENTARY PRIMARY FACADE MATERIALS TO HELP ACHIEVE FACADE ARTICULATION, VISUAL VARIETY AND/OR ARCHITECTURAL DETAILING.
 - COPY SAME STYLE ENTIRE BLOCK.
 - APPLICATION OF BASE STANDARDS TO FACADES NOT FACING A PUBLIC STREET.
 - USE OF ARCHITECTURAL DETAILING AND/OR MATERIALS TO PROVIDE VARIETY IN VISUAL APPEARANCE.
 - BUILDINGS WITH HIP ROOF SECTIONS, DORMERS OR TWO OR MORE GABLE ROOF SECTIONS AT RIGHT ANGLES TO EACH OTHER.

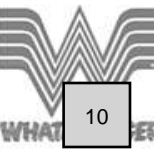
07/18/2023 Item WS.1.

SITE DATA TABLE

ZONING	CC COMMERCIAL CORRIDOR DISTRICT
EXISTING LAND USE	UNDEVELOPED
PROPOSED LAND USE	NEW WHATABURGER RESTAURANT WITH DRIVE THRU SERVICE
LOT AREA	1,445 AC. (62,939 SQ. FT.) PLATTED
BUILDING SLAB	3,578 S.F.
BUILDING HEIGHT	20 FT.
REAR YARD SETBACK	10 FT.
PARKING REQUIRED	24 SPACES (1 PER 150 GFA)
PARKING PROVIDED	50 SPACES
LANDSCAPING (ON-SITE)	13,122 S.F.
ON-SITE CONCRETE PAVING	34,711 S.F.
CURB (ON-SITE)	1,358 L.F.
BUILDING PERIMETER WALK	1,974 S.F.
CONCRETE FLATWORK (ON-SITE)	230 S.F.
CONCRETE FLATWORK (OFF-SITE)	753 S.F.
CONCRETE SWALE	101 S.F.



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE MANNER ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.



Ordinance and Regulation Amendments

- Initiated by Staff, P&Z Commission, Council, or ZBoA
- Covers Zoning Ordinance and Subdivision Regulations
- P&Z makes recommendation to City Council
- Legislative in nature

Land Use Plan

- Generally governed by State Law (LGC 213)
- Covers land use, demographics, social goals, capital improvements, environment, etc.
- Created through specially appointed commission with citizen and staff input.
- Reviewed by P&Z who makes a recommendation to City Council
- Legislative

Operation by Adopted Rules and Procedures

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

General Meeting Format

- Chairman calls meeting
- Invocation & Pledge of Allegiance
- Citizen Comments on Non-Agenda Items
- Executive Session (as needed)
- Consent Items (minutes and plats)
- Regular Agenda Items
- Public Hearings
- General Business
- Adjournment

General Item Format

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

Texting during a meeting may and can constitute as Public Information, please refrain from using personal devices during meetings.

Other Considerations

- Communications and email/packet
- Pre-meeting questions
- Attendance
- Quorums/Open meetings
- Open records
- Conflict of interest
- P&Z training

Planning Staff

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Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Lillian Baker

Subject

Consider, and act upon, minutes from the June 20, 2023 Regular Meeting.

Recommendation

Motion to approve Item A as presented.

Discussion

The minutes are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

June 20, 2023 – 6:00 PM

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



CALL TO ORDER

Vice Chair Joshua Butler called the meeting to order at 6:01 p.m. Commissioners present: Vice Chair Joshua Butler, Commissioner Jacques Loraine, Commissioner James Byrne, Commissioner Rod Gouge, Commissioner Jennifer Grieser, Director of Community Services Jasen Haskins, Engineering Development Manager Than Nguyen, and Secretary Lillian Baker. Absent were Chair Bryan Rogers, Commissioner Scruggs, and Sr Planner Kevin Molina.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice Chair Butler gave the invocation and Jennifer Grieser 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.

None approached the Commissioners.

CONSENT AGENDA

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

- A. Consider, and act upon, minutes from the June 6, 2023 Regular Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1-3, Block A of Estacado Wylie Addition, establishing two commercial lots on 1.726 acres and one manufactured home park lot on 8.066 acres. Property generally located at 1001 S State Highway 78.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat Wylie Ranch East Commercial Park, Lots 1-10, Block A, Kreymer Retail PD 2023-18, being a Replat of Lot 1-5, of Wylie Ranch East Commercial Park, establishing ten commercial lots on 10.31 acres, generally located on the southeast corner of Kreymer Lane and State Highway 78.
- D. Consider, and act upon a recommendation to City Council regarding a Final Plat for City Center, Lot 1, Block A, establishing one commercial lot on 1.169 acres, located at 791 S State Highway 78.

Board Action on Consent Agenda

A motion was made by Commissioner Loraine and seconded by Commissioner Grieser to approve the Consent Agenda as presented. A vote was taken and carried 5 – 0.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Victory at Wylie, a multi-tenant retail use on 1.03 acres, being Lot 1, Block 1 of Birmingham and 78 Addition, located on the northwest corner of State Highway 78 and Birmingham Street.

Staff Comments on Regular Agenda Item #1

Director Haskins presented an overview of the project and stated that this was essentially a request to expand the square footage that meets ordinance requirements of the Special Use Permit (SUP). The Commission asked if traffic flow changed and if there was a change in parking spaces. Director Haskins stated that there was no impact on traffic flow and parking requirements did not change. The Commission asked for the need for the increase. The Applicant John Gardner was present and stated that he does not know the future tenants, but that it was the change in the market that the additional square footage is being added. Director Haskins noted that the new proposal still matched what was previously approved.

Commissions Action on Regular Agenda Item #1

A motion was made by Commissioner Grieser and seconded by Commissioner Gouge to approve as presented. A vote was taken and carried 5 – 0.

2. Consider, and act upon, a Site Plan for Lot 2 Block A of Wylie Ranch East Commercial Park for the development of a retail use on 1.54 acres and Lot 10, Block A of Wylie Ranch East Commercial Park for the development of a detention pond on 1.12 acres. Property generally located on the southeast corner of Kreymer Lane and State Highway 78.

Staff Comments on Regular Agenda Item #2

Director Haskins presented and stated that the site plan followed the guidelines of the zoning exhibit and part of a 10 lot site. The Commission asked if the pond being presented was larger than what was previously presented. Director Haskins referred to Engineering Development Manager Nguyen that stated that the size was adequate for the need. The Commission asked about safety concerns which staff stated that is not a requirement for retention ponds for this purpose. Commission also questioned visibility to Kreymer Lane. Per Staff that was viewed and approved through Engineering to ensure that maximum visibility was included on the plan.

Commissions Action on Regular Agenda Item #2

A motion was made by Commissioner Loraine and seconded by Commissioner Gouge to approve as presented. A vote was taken and carried 5 – 0.

3. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural (AG/30) & Planned Development 2019-01 to Commercial Corridor (CC) on 3.444 acres to allow for commercial uses. Property located west of the intersection of Old Alanis Dr and Alanis Drive (ZC 2023-11).

Staff Comments on Regular Agenda Item #3

Director Haskins presented that the property owner was requesting to change the zoning. The property was initially a planned development to be a swimming pool sales and showroom that did not come to fruition. Director Haskins further stated that in order for the owner to sell the two properties and maximize the value for the applicant and the city, it is being requested to be rezoned to Commercial Corridor which is existing in the surrounding area. Nine Public Hearing notices were mailed and Staff received one in favor. The Commission asked if the property was in the Future Land Use Map and Staff confirmed it does comply.

Vice Chair Butler opened a Public Hearing and no one approached the Commission. Vice Chair Butler closed the hearing.

Commissions Action on Regular Agenda Item #3

A motion was made by Commissioner Grieser and seconded by Commissioner Gouge to approve as presented. A vote was taken and carried 5 – 0.

4. 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 1.162 acres to allow for indoor athletic facility use. Property located north of 3463 W FM 544 (ZC 2023-09).

Staff Comments on Regular Agenda Item #4

Director Haskins presented that the building use would be for badminton indoor courts. The city classifies it as a commercial indoor athletic facility, which requires a Special Use Permit (SUP). SUPs does allow for the use that the applicant is requesting. In addition, the applicant is making a recess with the façade that is agreeable to Staff. The Commission inquired on the parking and the attendance capacity. Developer Pavan Vedere addressed the Commission and stated that these were individual courts, similar to pickleball. The reservation system is through specified time slots that are staggered, which would reduce the number of parking spaces needed. The facility will hold nine courts and will not host tournaments or draw large indoor crowds. Staff reviewed parking for similar facilities in the city of Frisco and McKinney which average three parking spaces per court. Elliott Bogart spoke on behalf of the applicants and stated that the use and parking requirements are not aligned with the use and therefore parking overflow would not cause issue.

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

Commissions Action on Regular Agenda Item #4

A motion was made by Commissioner Gouge and seconded by Commissioner Loraine to approve as presented. A vote was taken and carried 5 – 0.

ADJOURNMENT

A motion was made by Commissioner Gouge and seconded by Commissioner Loraine to adjourn at 6:35 p.m.. A vote was taken and carried 5 – 0.

Chair

ATTEST

Lillian Baker - Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Lot 1 & 2 Block A of Estacado Addition for the development of a fueling station with a convenience store on .806 acres and a car wash on .920 acres. Property generally located at 1001 South State Highway 78.

Recommendation

Motion to approve as presented.

Discussion

OWNER: Wylie 33-78, LLC

APPLICANT: Estacado Interest

The applicant is proposing to develop a fueling station with a convenience store on .806 acres being Lot 1 of Estacado Addition and a car wash on .920 acres being Lot 2 of Estacado Addition. The property is generally located at 1001 South State Highway 78. The property is zoned Commercial Corridor - Special Use Permit (SUP 2023-17) approved in May of 2023 and allows for the proposed uses.

The site plan is in compliance with the presented plan of the Special Use Permit Zoning Exhibit.

The site provides 20% landscaping which complies with the Special Use Permit requirements. The landscape plan includes a 10" landscape buffer with a 6' wide sidewalk along State Highway 78. The development is also providing an 8' tall living screen in front of the car wash bay facing State Highway 78 as required by SUP 2023-17.

The structure's exterior material consists of brick, CMU, and metal paneling. Entrances are emphasized with canopies and recessed architectural features.

Access to the site is proposed from three driveway entrances from State Highway 78. The drive shall also function as a firelane. The site is in compliance with the parking requirements of SUP 2023-17P and provides 10 parking spaces for the fueling station and 20 spaces for the Car Wash.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of Special Use Permit 2023-17. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

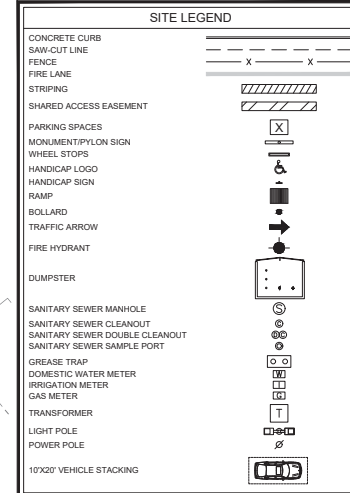
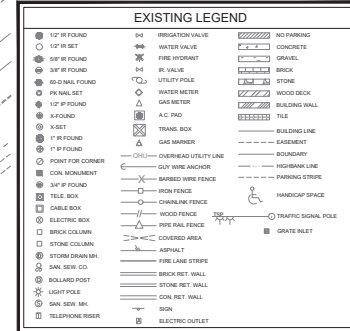
The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

BOUNDARY LINE TABLE

LINE #	DISTANCE	BEARING
L1	225.02'	N49°03'55"E
L2	56.98'	N51°36'37"E
L3	130.09'	N51°36'37"E
L4	122.93'	N38°07'28"W
L5	18.00'	N51°52'32"E
L6	229.15'	N38°07'28"W
L7	176.85'	N88°34'03"W
L8	350.34'	N88°34'03"W
L9	9.64'	N25°45'02"E
L10	96.70'	N38°07'28"W
L11	24.26'	N51°52'32"E
L12	140.15'	N38°07'28"W

EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.



SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERE TO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

LOT 1 SITE DATA SUMMARY TABLE

SITE ACREAGE:	0.81 ACRES (35,308 S.F.)
CURRENT ZONING:	MM-MANUFACTURED HOME
PROPOSED ZONING:	CC-COMMERCIAL CORRIDOR
PROPOSED USE:	GAS STATION & CONVENIENCE STORE
BUILDING AREA:	2,824 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	T.B.D.
BUILDING COVERAGE:	8.00%
FLOOR AREA RATIO:	0.08
IMPERVIOUS AREA:	27,700.65 S.F. (78.45%)
PERVIOUS/LANDSCAPE AREA:	7,607.35 S.F. (21.55%)
REGULAR PARKING PROVIDED:	9 SPACES
HANDICAP PARKING PROVIDED:	1 SPACE (VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	10 SPACES

LOT 2 SITE DATA SUMMARY TABLE

SITE ACREAGE:	0.32 ACRES (14,092 S.F.)
CURRENT ZONING:	MM-MANUFACTURED HOME
PROPOSED ZONING:	CC-COMMERCIAL CORRIDOR
PROPOSED USE:	CAR WASH
BUILDING AREA:	3,852 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	T.B.D.
BUILDING COVERAGE:	9.11%
FLOOR AREA RATIO:	0.09
IMPERVIOUS AREA:	31,785.95 S.F. (79.09%)
PERVIOUS/LANDSCAPE AREA:	8,385.05 S.F. (20.91%)
REGULAR PARKING PROVIDED:	20 SPACES
HANDICAP PARKING PROVIDED:	1 SPACE (VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	21 SPACES

SITE PLAN

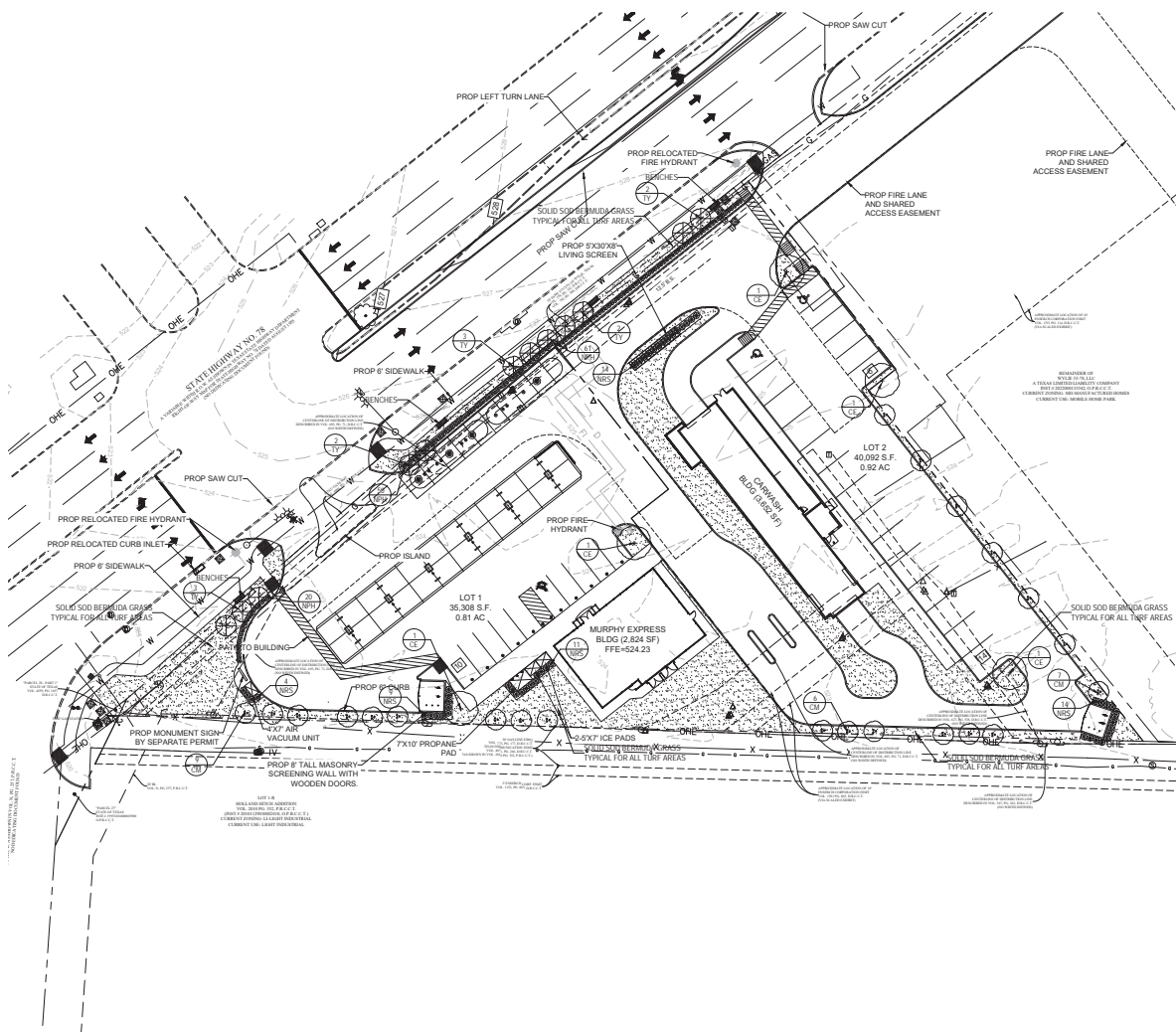
MURPHY AND CARWASH
1003 AND 1005 S SH 78
CITY OF WYLLIE
COLLIN COUNTY, TEXAS 75098
E.C. DAVIDSON SURVEY, ABS. NO. 267



Planning | Civil Engineering | Construction Management
P.E. DES. DATE SCALE PROJECT NO. SHEET NO.
KP EB 07/03/23 SCALE BAR 006-23 C-3.0
TX, P.E. FIRM #11525



Know what's below.
Call before you dig.



GENERAL LAWN NOTES

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

LANDSCAPE TABULATIONS: LOT 2

SITE LANDSCAPE:

Requirements: 20% of total site to be landscape area (40,092 s.f.)

Required
8,018.4 s.f. (20%)

Provided
8,043.8 s.f. (20%)

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

LANDSCAPING FOR PARKING LOTS: 6 parking spaces

Requirements: 50 s.f. of landscape for each parking space & all parking spaces shall be within 60 L.F. of a tree

Required
300 s.f. of landscape
All spaces within 60 L.F. of a tree

Provided
343.5 s.f.
Provided

DESIRABLE DESIGN ATTRIBUTE: No space further than 40' from landscape area. Landscaped pedestrian connection to main entrance.

VISUAL SCREENING: Required screening strip at least 5' wide, 36" ht., shrubs when planted, (1) flowering trees for 20 L.F. of area.

Provided

LANDSCAPE STREET FRONTAGES (front yard excluding access drives - 7,001.56 s.f.)

Requirement: 50% of the required front yard excluding and access drive must be landscape buffer. Trees shall be planted 30'-40' o.c. (131 L.F.)

Required
3,500.8 s.f.
4 Trees

Provided
3,519.7 s.f.
4 Trees

DESIRABLE DESIGN ATTRIBUTE: Providing pedestrian benches and lights along street frontage.

PLANT MATERIAL SCHEDULE: LOT 2

PLANT TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	3	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 13' H., 5' spread min., 5' clear trunk
CM	13	Crape Myrtle Single trunk	<i>Lagerströmia indica Single trunk</i>	2.5' cal.	container, 10' H., single trunk, tree form
TY	4	Tree Yaupon	<i>Ilex vomitoria</i>	2.5' cal.	container, 10' H., multi-trunk, tree form
SHRUBS					
PLANT TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NPH	81	Needlepoint Holly	<i>Ilex x cornuta 'Needlepoint'</i>	5 gal.	container, 36" H., 24" spread
NRS	28	Nellie R. Stevens	<i>Ilex x Nellie R. Stevens</i>	7 gal.	container, 48" height, 32" spread
GROUNDCOVERS					
PLANT TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		419' Bermuda grass	<i>Cynodon dactylon 419'</i>	4" pots	Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

PLANT MATERIAL SCHEDULE: LOT 1

PLANT TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	2	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 13' H., 5' spread min., 5' clear trunk
CM	15	Crape Myrtle Single trunk	<i>Lagerströmia indica Single trunk</i>	2.5' cal.	container, 10' H., single trunk, tree form
TY	8	Tree Yaupon	<i>Ilex vomitoria</i>	2.5' cal.	container, 10' H., multi-trunk, tree form
SHRUBS					
PLANT TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NPH	70	Needlepoint Holly	<i>Ilex x cornuta 'Needlepoint'</i>	5 gal.	container, 36" H., 24" spread
NRS	24	Nellie R. Stevens	<i>Ilex x Nellie R. Stevens</i>	7 gal.	container, 48" height, 32" spread
GROUNDCOVERS					
PLANT TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	185	Seasonal Color	<i>Cynodon dactylon 419'</i>	4" pots	selection by owner, 12" o.c.
		419' Bermuda grass	<i>Cynodon dactylon 419'</i>	4" pots	Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS: LOT 1

SITE LANDSCAPE:

Requirements: 20% of total site to be landscape area (35,308 s.f.)

Required
7,061.6 s.f. (20%)

Provided
8,132.8 s.f. (23%)

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

Landscaping exceeds the minimum by 10%.

(7,061.6 x 1.1 = 7,767.8 (10% more)) (8,132.8 is greater than 7,767.8)

LANDSCAPING FOR PARKING LOTS: 10 parking spaces

Requirements: 50 s.f. of landscape for each parking space & all parking spaces shall be within 60 L.F. of a tree

Required
500 s.f. of landscape
All spaces within 60 L.F. of a tree

Provided
308.9 s.f.
Provided

DESIRABLE DESIGN ATTRIBUTE: Landscaped pedestrian connection to main entrance.

VISUAL SCREENING: Required screening strip at least 5' wide, 36" ht., shrubs when planted, (1) flowering trees for 20 L.F. of area.

Provided

LANDSCAPE STREET FRONTAGES (front yard excluding access drives - 12,318.21 s.f.)

Requirement: 50% of the required front yard excluding and access drive must be landscape buffer. Trees shall be planted 30'-40' o.c. (286 L.F.)

Required
6,159.11 s.f.
8 trees

Provided
4,237.4 s.f.
8 trees

DESIRABLE DESIGN ATTRIBUTE: Providing pedestrian benches and lights along street frontage.



ISSUE:

FOR APPROVAL 07.07.2023

DATE:

07.07.2023

SHEET NAME:

LANDSCAPE PLAN

SHEET NUMBER:

LANDSCAPE PLAN

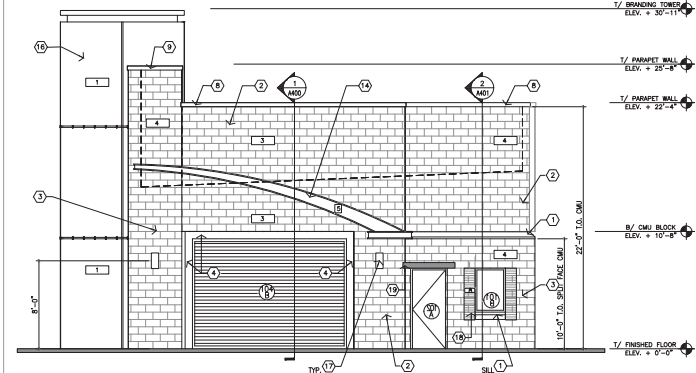
L.1

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. MACDERMOTT DR.
ALLEN, TEXAS 75013
(409) 369-4448
CHRS@STUDIOGREENSPOT.COM

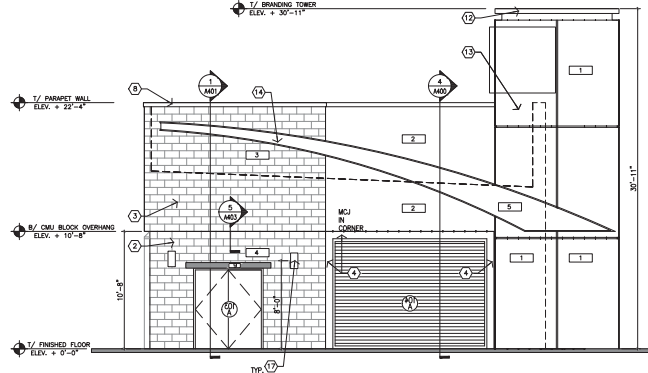


MURPHY OIL & CARWASH

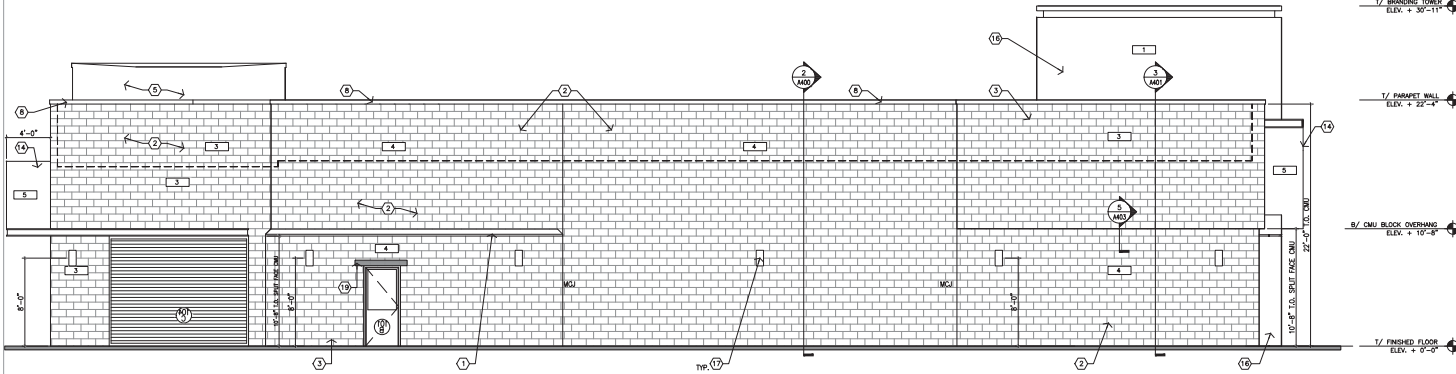
STATE HWY 78
WYLLIE, TEXAS



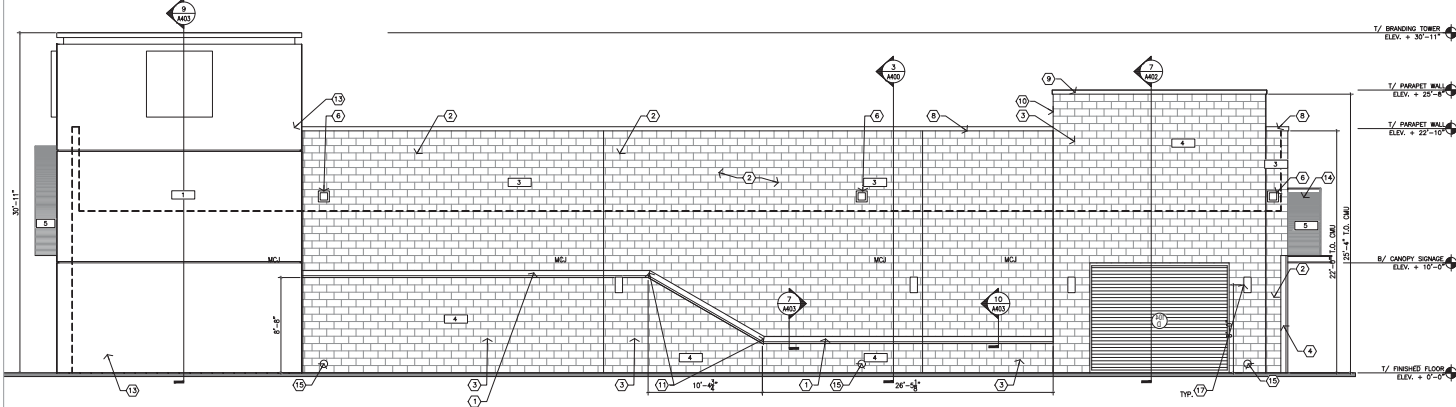
1 NORTH ELEVATION
3/16" = 1'-0"



2 SOUTH ELEVATION
3/16" = 1'-0"



3 EAST ELEVATION
3/16" = 1'-0"



4 WEST ELEVATION
3/16" = 1'-0"

ELEVATION KEYNOTES

- ① PRECAST CONC WATERTABLE
- ② SMOOTH FACE CMU
- ③ SPLIT FACE CMU VENEER
- ④ STEEL TUBE FRAME AT OVERHEAD DOORS, PAINT TO MATCH SW 7020 BLACK FOX
- ⑤ TPO MEMBRANE ROOF SYSTEM, REFER TO ROOF PLAN A104
- ⑥ 250 X 8"W X 8"H PARAPET OPENING WITH PRE-FINISHED ALUM METAL COLLAR (2" W X 1" PROJ) BRONZE ANODIZED FINISH
- ⑦ NOT USED
- ⑧ PREFORMED PRE-FINISHED ALUM. COPING WITH CONT. HOLD DOWN CLIPS ON BOTH SIDES OF THE PARAPET; FINISH: DARK BRONZE, REFER TO SPECIFICATIONS OF 54 GO FOR MORE INFORMATION
- ⑨ PREFORMED PRE-FINISHED ALUM. GRABBAR STOP WITH BAKED ENAMEL FINISH AND CONT. HOLD DOWN CLIPS ON FRONT SIDE OF PARAPET
- ⑩ EXPOSED SIDEWALL AT TOWER TO RECEIVE JAMES HARDIE FIBER CEMENT ARTISAN V GROOVE SIDING, 8.25" 11"1" PRIMED, PAINT TO MATCH 4 S 8 S X 16 SPUT FACE CMU VENEER W/ DRINKING ADDING, DARK GRAY COLOR, SEALANT BETWEEN CMU AND SIDING
- ⑪ MITER CUT PRECAST CONC WATERTABLE TO FIT SLOPE
- ⑫ HOLD DOWN CLIP ALL THE WAY AROUND THE TOWER; FINISH IN DYNAMIC BLUE.
- ⑬ EPS FINISH ON HDO BACKING SYSTEM; REFER TO SHEET A402 FOR ADDITIONAL DETAILS; FINISH BY MANUF.
- ⑭ CANOPY BY SIGNAGE VENDOR
- ⑮ 1" DIA PVC DOWNPOUT, RELEASE MIN 6" ABOVE GRADE (VERIFY WITH CIVIL)
- ⑯ TOWER BEYOND
- ⑰ WALL SCHEDULE, REF. FIXTURE SCHEDULE


GENERAL NOTES

- A. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.
- B. BUILDING SIGNAGE UNDER SEPARATE PERMIT, CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFORMANCE OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK; SEE ELECTRICAL.
- C. REFER TO LOW VOLTAGE PLAN, COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
- D. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO GENERAL STRUCTURAL NOTES ON S100.
- F. REFER TO DOOR AND WINDOW SCHEDULE ON A400 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

EXTERIOR FINISH SCHEDULE

NO.	AREA	COLOR
1	TOWER	BY MANUF. MATCH SW 6169, SEDATE GRAY
2	SMOOTH CMU	BY MANUF. WHITE
3	ACCENT CMU	MATCH SW COLOR #6169, SEDATE GRAY
4	DARK CMU	MATCH SW COLOR #7020, BLACK FOX
5	CANOPY	COLOR* BLUE

CLIENT



110 PROTOTYPE

DATE: 07/18/23

DESCRIPTION: 1. ISSUE FOR PERMIT

DELTA: 2 3 4 5 6

TAKE 5 CAR WASH

1001 S STATE HIGHWAY 78
WYLLIE, TX 75098

ARCHITECT:



STAMPS



SHEET TITLE
BUILDING ELEVATIONS

PROJECT NUMBER
23-033

DATE: 07/24/23
SCALE: AS NOTED
DRAWN: AE
CHECKED: JL

SHEET NO.
A200

