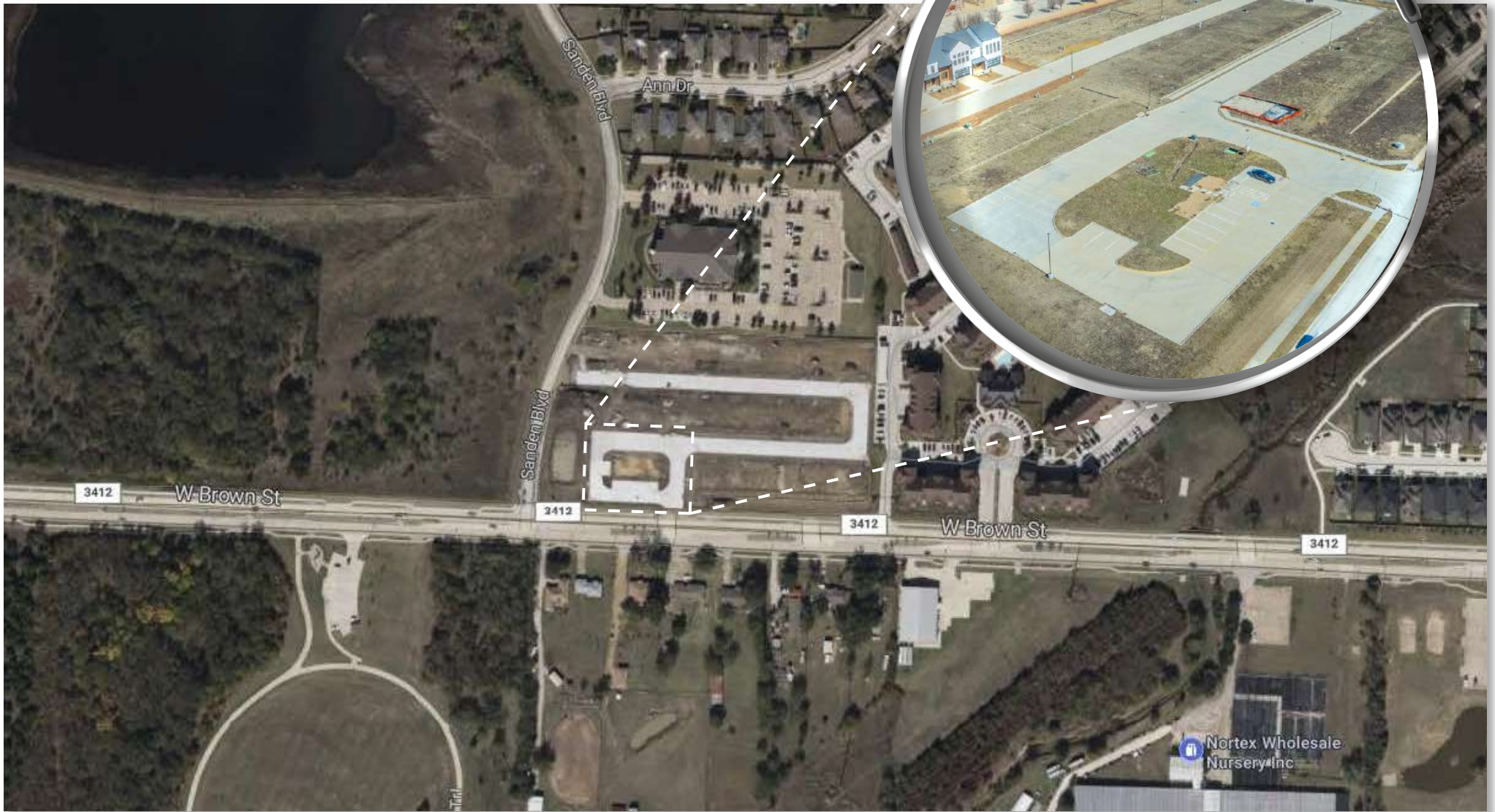




OFFICES AT THE APOLLO

1425 WEST BROWN STREET, WYLIE, TEXAS-75098

SITE LOCATION



1425 (Lot 3, Block A) 0.854 ACRES

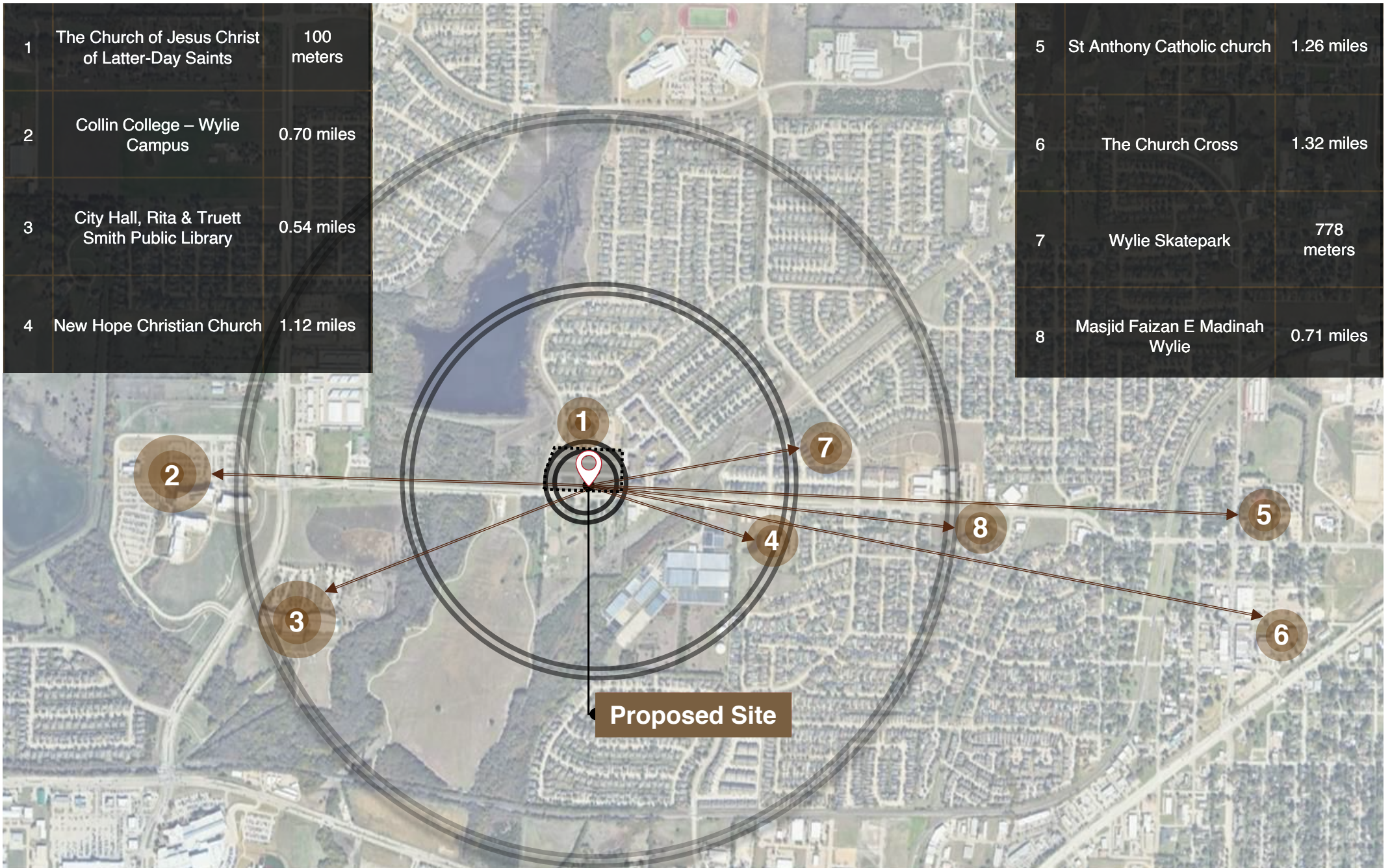
1425 West Brown Street, Wylie, Texas-75098

SITE MACRO - PROXIMITY DETAILS

Proximity Details		
No.	Name	Distance
1	Birmingham Elementary School (9/10)	0.65 miles
2	Davis Intermediate School (8/10)	0.70 miles
3	Frank McMillan Junior high school (9/10)	0.70 miles
4	Wylie East High School (6/10)	1.12 miles
5	Kroger Marketplace	1.15 miles
6	Toms Thumb & Home Depot	1.0 mile
7	Pecan Hollow Golf Course	4.80 miles

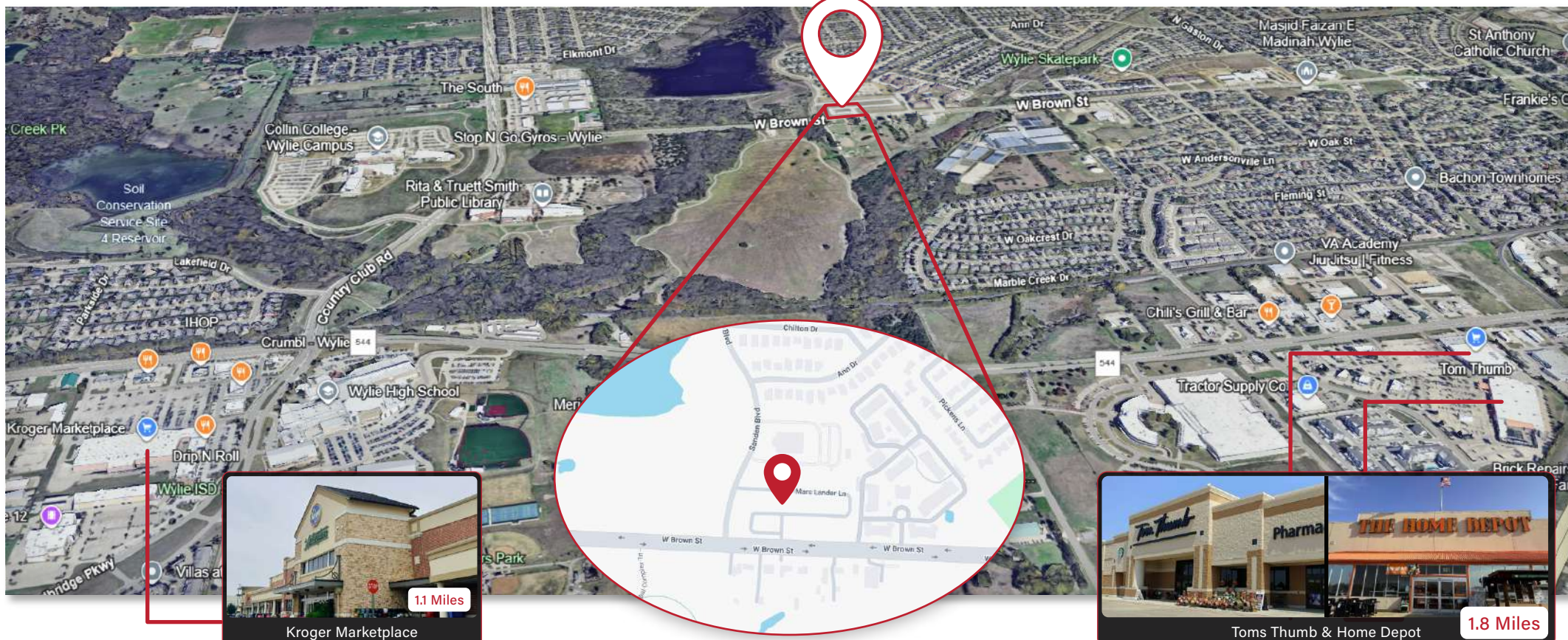


SITE MICRO - PROXIMITY DETAILS



IMPORTANT LANDMARKS

NEAR OFFICES AT THE APOLLO



OFFICES AT THE APOLLO - VIEW 1



VIEW 2



VIEW 3

VIEW 4



VIEW 5

LAND ZONING

COMMERCIAL DISTRICTS

Commercial land uses provide retail goods and personal services as well as employment opportunities to support the local residential population, and provide public sales tax revenues. To serve the future population, three types of commercial categories exist, defined by their primary service function. Commercial districts provide a focus for institutional, commercial, and entertainment and service-related uses for neighborhood residents. Residential uses within and immediately adjacent to the commercial district provide a customer base for businesses located within it.

NEIGHBORHOOD SERVICE DISTRICT (NS)

- *Purpose.* The Neighborhood Service District allows for convenience retail shopping, personal services, and professional offices principally serving the needs of the neighborhoods within and around the village center. Commercial development within the village center in the NS district should be compatible in scale, character and intensity with the surrounding residential neighborhoods.
- *Permitted Uses.* See Use Chart in Article 5, Section 5.1.
- *Development Standards.* Following are the yard, lot and space requirements for the Neighborhood Service District.

Neighborhood Service District (NS)	
Height	
Height of Main Structure (feet)	36
Number of Stories	2
Residential Proximity	3:1 slope from residential lot line
Building Placement and Coverage	
Front Yard Setback (feet)	25
Side Yard Setback (feet)	10
Rear Yard Setback (feet)	10
Lot Coverage	45%
Buffering and Screening	
Nonresidential Use Adjacent to Single Family	Double Side and Rear Setback - 10' required landscaping w/screening
Nonresidential Use Adjacent to Multifamily	Double Side and Rear Setback - 5' required landscaping w/screening
Service and Loading Areas	Not visible from public street or adjacent residential uses

LAND USE

NEIGHBORHOOD SERVICES DISTRICTS - COMMERCIAL

CIVIC CENTER

LIBRARY

POST OFFICE

GENERAL
MERCHANDISE STORE

CLUB OR LODGE
(NON-PROFIT)

TRANSIT
PASSENGER SHELTER

FINANCIAL INSTITUTION
(WITHOUT DRIVE-THRU)

POLICE OR FIRE
STATION

NEIGHBORHOOD PARK
OR PLAYGROUND

PERSONAL
SERVICE USE

HOUSEHOLD EQUIPMENT
AND APPLIANCE REPAIR

ACCESSORY
DONATION BOX

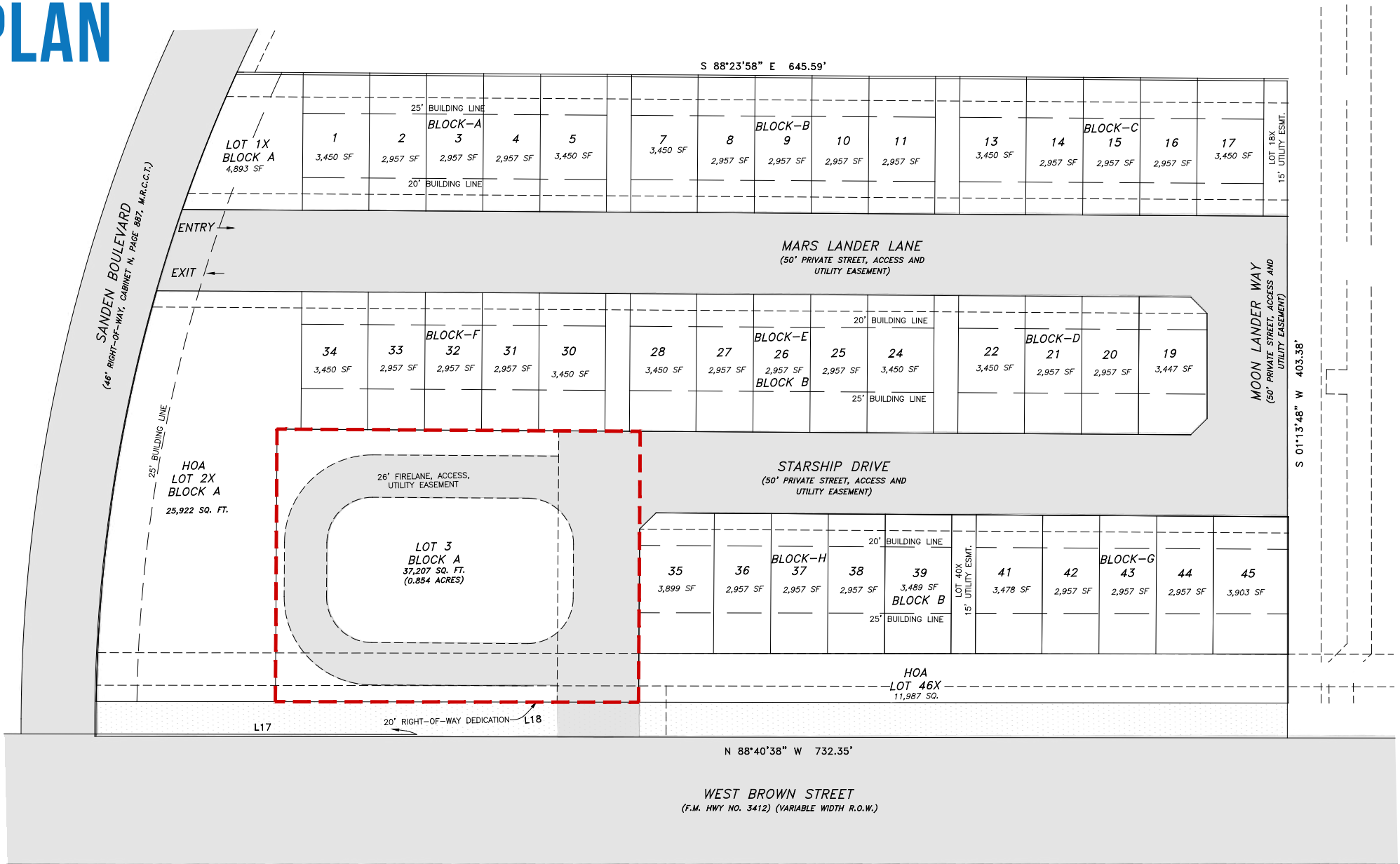
CARETAKERS
QUARTERS/DOMESTIC
OR SECURITY UNIT

GENERAL OFFICE

DONATION BOX

COMMUNITY PARK,
RECREATION CENTER OR
GOLF COURSE (PUBLIC)

MASTER PLAN

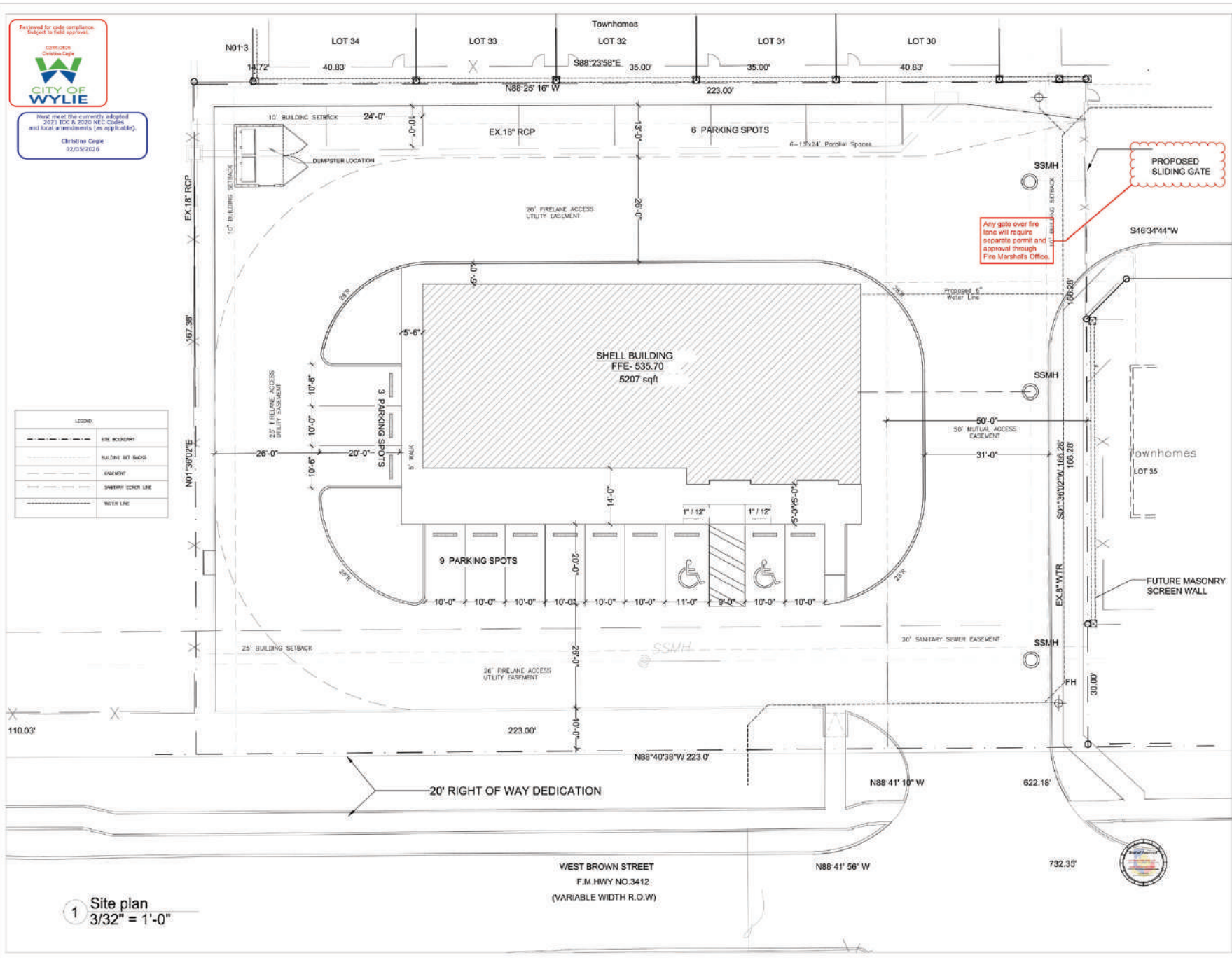


PERMIT PLAN



Please meet the currently adopted 2021 IRC & 2020 NEC Codes and local amendments (as applicable).
Christina Cripe
02/05/2026

LEGEND	
---	SEE BOUNDARY
---	BUILDING SET BACK
---	easement
---	UTILITY EASEMENT
---	PROPERTY CORNER LINE
---	WATER LINE



1 Site plan
3/32" = 1'-0"

BUILDER:
FLUID.DBT
 Digital + Building + Technology

ARCHITECT:
NZD.
 INFORMATION AND CONTACTING:
 SS Konerika, ESI - Dornkur road, HAL 2nd stage
 Indiranagar, Bangalore - 560008.
 E-MAIL: info@nzdstudio.com

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 These drawings shall be read in conjunction with relevant structural and services drawings, tender conditions, material and workmanship specifications and any such written instructions as may be issued from time to time from the consultant's office or at site by the official representatives of the consultant.
 Any discrepancy found between these drawings and any one of the above mentioned documents - shall be brought to the notice of the consultant prior to execution of the work, and proper clarification shall be sought regarding the same.
 All dimensions are in feet and inches and written dimensions shall precede the scale dimensions

PROJECT TITLE:
OFFICES AT THE APOLLO
 1425 WEST BROWN STREET,
 WYLIE, TX - 75098

PROJECT NO.:
 WYLIE_2024 - OFFICE

CLIENT:
FLUID.DBT
 Digital + Building + Technology

KEY PLAN:

PURPOSE:
FOR CITY PERMIT

NO. DATE REVISION DETAILS:

NORTH ARROW:

DRAWING TITLE:
SITE PLAN

DRAWING NO.: DRAWN : MADHU
 DATE : 2025/12/22 CHECKED : AA
 REV NO : R1 APPROVED : AA
 SCALE : AS INDICATED SHEET SIZE: 36"X24"
 SHEET NO.:

A -103



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