

Wylie Planning and Zoning Commission Regular Meeting

October 20, 2026 – 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 the approval of the meeting minutes from the October 6, 2026, Planning and Zoning Commission Meeting.
- B. Consider, and act upon, a recommendation to the City Council regarding a Final Plat of Compton Addition establishing one residential lot on 3.189 acres, generally located at 1201 E Stone Road and 720 S W.A. Allen Boulevard.
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1-8, Block A of Wylie Hooper addition, creating seven commercial lots and one open space lot on 15.485 acres generally located at 2710 W FM 544.
- D. Consider, and act upon, a recommendation to the City Council regarding a Final Plat being a Replat of Lots 7 and 8 of Wylie Ranch East Commercial Park, First Revision to create Lot 8R, Block A of Wylie Ranch East Commercial Park Second Revision on 2.228 acres, generally located at 2207 and 2209 N State Highway 78.

REGULAR AGENDA

- 1. Consider, and act upon, a site plan for a commercial development on Lot 8, Block A of Wylie Hooper addition. Property located at 2780 W FM 544.
- 2. Consider, and act upon, a site plan for a health club development on Lot 8R, Block A of Wylie Ranch East Commercial Park Second Revision. Property located at 2209 N State Highway 78.

WORK SESSION

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 October 14, 2026, 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 the approval of the meeting minutes from the October 6, 2026, Planning and Zoning Commission meeting.

Recommendation

Motion to approve the item as presented.

Discussion

The minutes from the October 6, 2026, Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

October 6, 2026 – 6:00 PM

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



CALL TO ORDER

Chair Harold Gouge called the meeting to order at 6:00 PM. In attendance were Chair Harold Gouge, Vice-Chair Joe Chandler, Commissioner Zewge Kagnev, and Commissioner Michael Schwerin. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent were Commissioner Joshua Butler, Commissioner Zeb Black, and Commissioner Daniel Marengo.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Schwerin gave the Invocation, and Vice-Chair Chandler led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address the 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, the Commission is not permitted to discuss, deliberate on, or take action on any matter raised during citizen participation.

None approached 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 the approval of the meeting minutes from the September 15, 2026, Planning and Zoning Commission Meeting.**

BOARD ACTION

A motion was made by Vice-Chair Chandler, seconded by Commissioner Schwerin, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 4 – 0.

REGULAR AGENDA

- 1. Consider and act upon a site plan amendment for an office use on Lot 1, Block 21 of Railroad Addition, for a building addition and parking lot reconfiguration. Property located at 100 S 3rd St.**

BOARD ACTION

A motion was made by Commissioner Schwerin and seconded by Commissioner Kagnew to approve Regular Agenda item 1 as presented. A vote was taken and carried 4-0.

- 2. Consider and act upon a site plan amendment for a fabrication use on Lot 1R, Block A of Premier Plaza addition, for a building addition and parking lot reconfiguration. Property located at 1415 Martinez Lane.**

BOARD ACTION

A motion was made by Vice-Chair Chandler and seconded by Commissioner Kagnew to approve Regular Agenda item 2 as presented. A vote was taken and carried 4-0.

ADJOURNMENT

A motion was made by Commissioner Schwerin and seconded by Vice-Chair Chandler to adjourn the meeting at 6:11 PM. A vote was taken and carried 4-0.

Harold Gouge, 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 the City Council regarding a Final Plat of Compton Addition establishing one residential lot on 3.189 acres, generally located at 1201 E Stone Road and 720 S W.A. Allen Boulevard.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Daniel Reed Compton

APPLICANT: Premier Surveying LLC

The applicant has submitted a Final Plat for Compton Addition, establishing one residential lot on 3.189 acres. The property is zoned within Planned Development 1993-29 and allows for the proposed residential use by right.

A previous final plat which subdivided the land into two lots was approved by the City Council in August of 2026 and was never filled.

This new single lot layout is preferred by the property owner due to it being more beneficial to market the land as a single property compared to the previous two lot proposal.

This plat includes approximately 10,900 square feet located at the northeast corner of Stone Road and W.A. Allen Boulevard that the property owner acquired through a right-of-way abandonment approved by the City Council in June 2026.

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.

STATE OF TEXAS:

COLLIN COUNTY:

WHEREAS, DANIEL REED COMPTON and SHERRY COMPTON are the owners of a tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, Collin County, Texas, being all that certain tract of land described in deed to Daniel Reed Compton and Sherry Compton, as recorded in Instrument No. 2025000164327, Official Public Records, Collin County, Texas, and all that certain tract of land described in Ordinance No. 2026-15 to D. Reed and Sherry Compton, as recorded in Instrument No. 2026000056896, said Official Public Records (said tract being Lot 1, Block C, Mill Creek Estates, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume I, Page 625, Map Records, Collin County, Texas), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at the southwest corner of said Compton tract (2026000056896) and said Lot 1, said iron rod being the intersection of the north line of E. Stone Road (variable width right-of-way) and the east line of S. W. A. Allen Boulevard (65 foot right-of-way);

Thence North 02° 44' 16" East, a distance of 43.07 feet along said east line to a 1/2-inch iron rod found at the beginning of a curve to the right having a radius of 467.50 feet;

Thence along said east line and said curve an arc distance of 217.19 feet, having a chord bearing and distance of North 16° 02' 48" East - 215.24 feet to a 1/2-inch iron rod found at the beginning of a curve to the left having a radius of 532.50 feet;

Thence along said east line and said curve an arc distance of 58.07 feet, having a chord bearing and distance of North 26° 13' 55" East - 58.04 feet to a 1/2-inch iron rod found at the north corner of aforesaid Compton tract (2026000056896) and aforesaid Lot 1, the northwest corner of aforesaid Compton tract (2025000164327), and the most southwesterly corner of Stone Grove, Phase I, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume G, Page 173, aforesaid Map Records;

Thence South 86° 30' 28" East, passing a 3/8-inch iron rod found at a distance of 293.75 feet and continuing along the common line of said Compton tract (2025000164327) and said Stone Grove, Phase I, passing the most northerly southwest corner of A Replat of Lots 1, 2, 3, 4 & 5 of Block A of Stone Grove Phase I, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume G, Page 598, said Map Records at a distance of 378.77 feet and continuing along the common line of said Compton tract (2025000164327) and said Replat a total distance of 412.29 feet to an "x" set in stone at the northeast corner of said Compton tract;

Thence South 05° 07' 44" West, passing a 3/8-inch iron rod found at a distance of 162.04 feet and continuing along said common line, passing the southwest corner of said Replat at a distance of 292.37 feet and continuing along the east line of said Compton tract (2025000164327) a total distance of 300.10 feet to a 1/2-inch iron rod set with cap stamped "PREMIER SURVEYING" at the southeast corner of said Compton tract (2025000164327), said iron rod being on the aforesaid north line of E. Stone Road;

Thence North 88° 50' 58" West, a distance of 253.88 feet along said north line to a 1/2-inch iron rod found;

Thence North 01° 46' 58" East, a distance of 10.36 feet to a 1/2-inch iron rod found;

Thence North 88° 13' 02" West, a distance of 24.26 feet along the aforesaid north line of E. Stone Road to a 1/2-inch iron rod found;

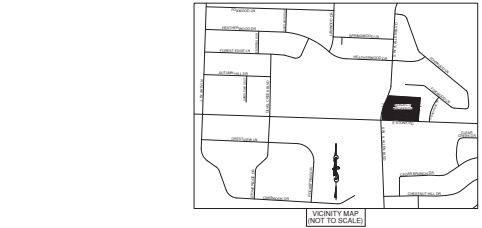
Thence North 88° 09' 12" West, a distance of 121.91 feet along said north line to a 1/2-inch iron rod found at the southwest corner of aforesaid Compton tract (2025000164327) and the southeast corner of aforesaid Compton tract (2026000056896) and aforesaid Lot 1;

Thence North 88° 28' 00" West, a distance of 72.33 feet along said north line to the POINT OF BEGINNING and containing 138,929 square feet and 3.189 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **DANIEL REED COMPTON** and **SHERRY COMPTON** does hereby certify and adopt this plat designating the herein above described property as **COMPTON ADDITION**, an addition to the City of Wylie, Texas, and does hereby dedicate to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. That **DANIEL REED COMPTON** and **SHERRY COMPTON** does herein certify the following:

- The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
- All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
- The easements and public use areas, as shown, and created by this plat, 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.
- Utility easements may 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 use thereof.
- The public utilities 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 public utilities shall at all times have the full right of ingress and egress to and from their respective easement for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.
- The owners of the lots adjacent to or upon which drainage easements are created by this plat or the homeowner's association will be responsible for the maintenance and/or the reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of stormwater to the degree required by the design and original construction.
- Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
- Collin County shall have the full right of ingress and egress to and from a drainage easement if necessary to maintain or repair the effect the drainage system in that easement is having on the use and maintenance of a roadway and the drainage systems of the roadway.
- Roadways of the Subdivision are public roads and neither applicant nor any future owner has the right to obstruct the Roadways by a fence, gate, or otherwise.
- All modifications to this document shall be by means of plat and approved by Collin County.
- This plat is subject to the Subdivision Regulations of Collin County, Texas.



RECOMMENDED FOR APPROVAL	
Chairman, Planning & Zoning Commission City of Wylie, Texas	Date
APPROVED FOR CONSTRUCTION	
Mayor, City of Wylie	Date
ACCEPTED	
Mayor, City of Wylie	Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the subdivision or addition to 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 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 hereinabove subscribed.

Witness my hand this ____ day of _____, A.D., 20____.

City Secretary
City of Wylie, Texas

WITNESS, my hand, this ____ day of _____, 2026.

DANIEL REED COMPTON Printed Name

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of _____, 2026.

Notary Public, State of Texas

My commission expires: _____

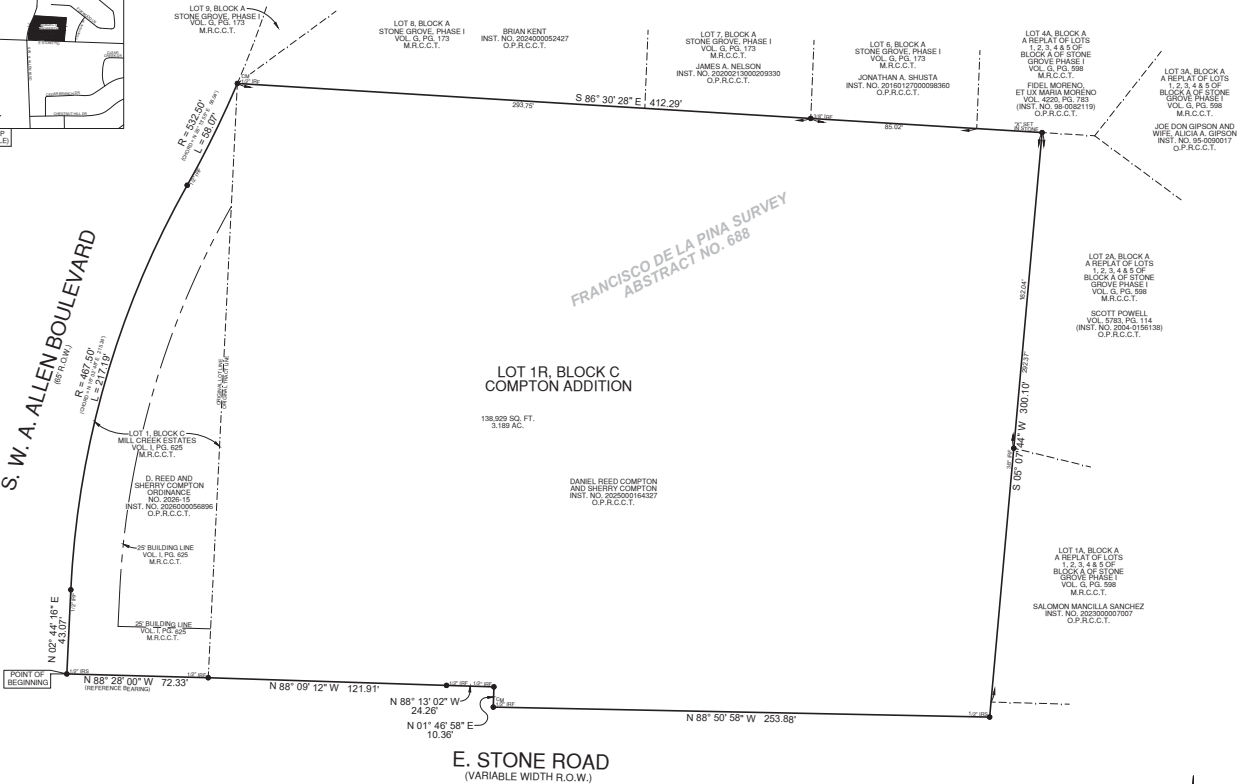
WITNESS, my hand, this ____ day of _____, 2026.

SHERRY COMPTON Printed Name

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of _____, 2026.

Notary Public, State of Texas

My commission expires: _____



SURVEYOR'S CERTIFICATE	
I, David Apple, Registered Professional Land Surveyor, State of Texas, hereby certify that the description and plat hereon are taken from actual measurements upon the ground and are true and correct to the best of my knowledge and belief this ____ day of _____, 2025, and the monuments shown thereon have been found or set by me and their location, size and material described are correctly shown.	
David Apple R.P.L.S. No. 5932	
SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of _____, 2026.	
Notary Public, State of Texas	
My commission expires: _____	

Notes:
The property owner is responsible for sufficient capacity of utilities.
IRP = iron rod found.
IRS = iron rod set with cap stamped "PREMIER SURVEYING".
M.R.C.C.T. = Map Records, Collin County, Texas.
O.P.R.C.C.T. = Official Public Records, Collin County, Texas.

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.

OWNERS: DANIEL REED COMPTON 1201 E. STONE ROAD WYLIE, TX 75098 (334) 663-3131 SHERRY COMPTON 1201 E. STONE ROAD WYLIE, TX 75098	SURVEYOR: Premier Surveying, LLC David Apple, RPLS 5700 W. Plano Parkway Suite 1200 Plano, TX 75093 (972) 612-3601
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FINAL PLAT
COMPTON ADDITION
LOT 1R, BLOCK C
BEING 3.189 ACRES OF LAND IN THE
MARK K. ROBERTS SURVEY, ABSTRACT NO. 742
CITY OF WYLIE, COLLIN COUNTY, TEXAS.
PREPARED: SEPTEMBER 2026



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 1-8, Block A of Wylie Hooper addition, creating seven commercial lots and one open space lot on 15.485 acres generally located at 2710 W FM 544.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Textstone Partners

APPLICANT: Golden Land Surveying

The applicant has submitted an amended preliminary plat to create Lots 1-8, Block A of Wylie Hooper addition. The property is generally located on the southeast corner of FM 544 and Hooper Road at 2710 W FM 544. The purpose of this plat is to amend a previously approved preliminary plat to include 2.315 acres with a previously approved 13.17 acre development which was approved by the City Council as Planned Development (PD 2025-41) in November of 2025 for the purpose of a commercial multi-lot planned development. The change only affects Lot 8, Block A of Wylie Hooper addition by increasing it from 2.44 acres to 4.75 acres by adding additional property located to the west of the original subject property.

The site plan for Lot 8, Block A, of the Wylie Hooper Addition is on the regular agenda for consideration and proposes two commercial buildings with a combined building area of 20,283 square feet.

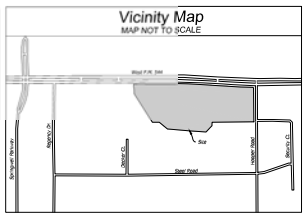
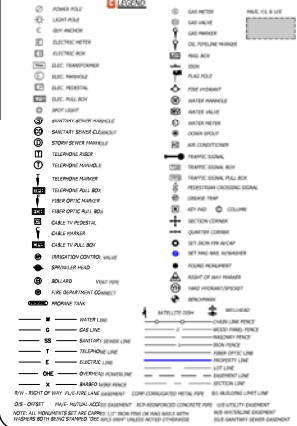
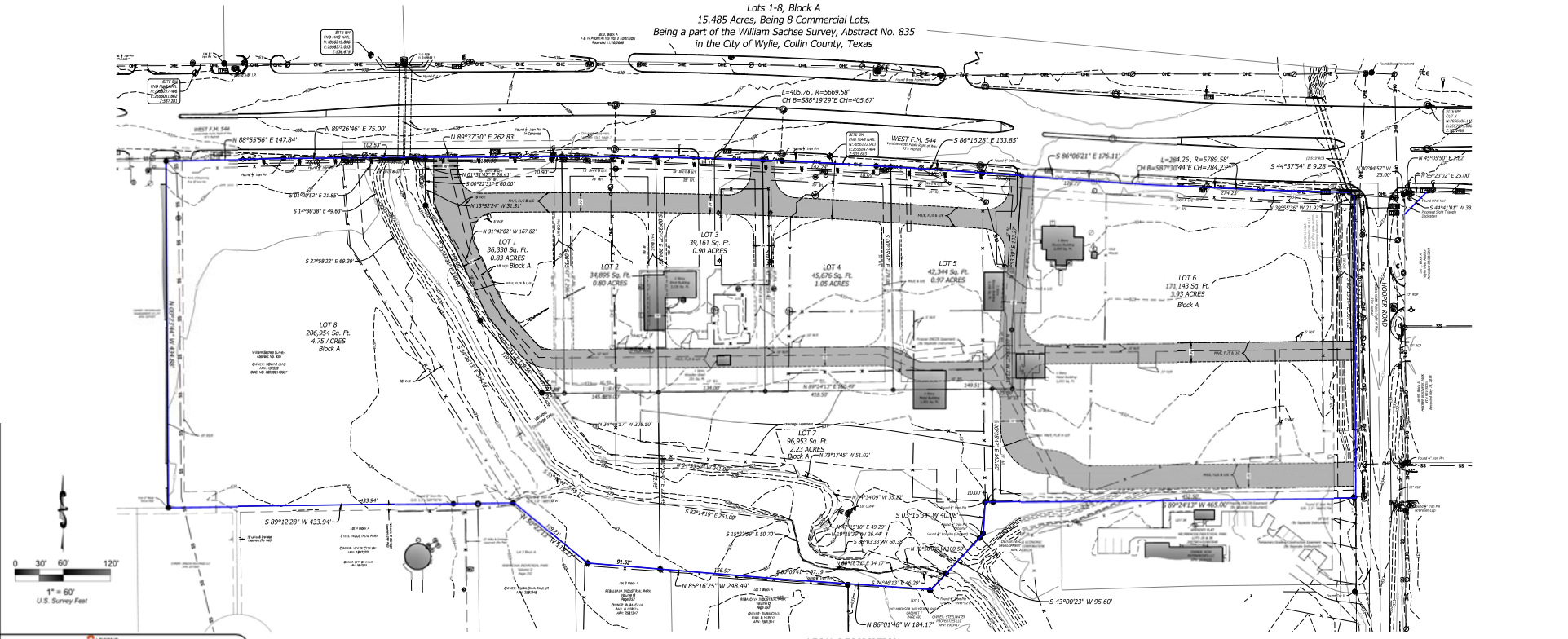
An amended plat shall be required for Lot 8, Block A of Wylie Hooper addition for the dedication of fire lane access and utility easements prior to the a Certificate of Occupancy being granted for the two commercial buildings. The development will be accessed by a fire lane access easement which loops around both structures with a single access point from FM 544.

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

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

PRELIMINARY PLAT
of
WYLIE HOOPER

Lots 1-8, Block A
15.485 Acres, Being 8 Commercial Lots,
Being a part of the William Sachse Survey, Abstract No. 835
in the City of Wylie, Collin County, Texas



FEMA NOTE
Said described property is, by graphical plotting only, located within an area having a Zone Designation "X" (unshaded) by FEMA, on Flood Insurance Rate Map No. 48060C0141, dated 06/01/2009.

OWNER
NAME: PROUDLINE PARTNERS
PHONE: 214.334.5583
EMAIL: CINDY@PROUDLINE.COM
ADDRESS: 12900 PRESTON AVE, SUITE 1105
DALLAS, TX 75230

LEGAL DESCRIPTION
Being a 15.485 acre tract of land situated in the William Sachse Survey, Abstract No. 835 and being all of a called 3.06 acre conveyed to Zlati Novak et al. in Document No. 20120001495704 of a called a 302 acre tract conveyed to Michael G. Butch and wife, Brenda Butch in Volume 5894, Page 3633 Official Public Records Collin County Texas (O.P.R.C.C.T.), all of a called 2.48 acre tract of land, a called 0.533 acre, and a called 0.149 acre tract of land conveyed to Mary F. Deas in Document No. 201603000231251 O.P.R.C.C.T., and being all of a called 5.42 acre tract of land conveyed to PROUDLINE in Document No. 20090619010001570 O.P.R.C.C.T., all in the City of Wylie, Collin County, Texas. Said 12.57 acres being more particularly described by metes and bounds as follows:
BEGINNING at a found 5/8 inch iron pin for the northwest corner of this tract, being in the South line of F.M. 544 (variable with public right of way) and being the Northeast corner of Lot 18 of Central Storage Addition, a subdivision of record in Document No. 20090619010001570 O.P.R.C.C.T.;
Thence North 88 degrees 55 minutes 56 seconds East with the common line of this tract and F.M. 544, a distance of 147.84 feet to a found 1/2-inch iron pin;
Thence North 89 degrees 26 minutes 46 seconds East with the South line of F.M. 544, a distance of 75.00 feet to a found 1/2-inch iron pin;
Thence North 89 degrees 27 minutes 36 seconds East with the South line of F.M. 544, a distance of 262.83 feet to a point at the start of a curve to the right from whence a found 1/2-inch iron pin in concrete bears South 39 degrees 47 minutes 09 seconds West, a distance of 1.75 feet;
Thence 405.76 feet with said curve to the right on the South line of F.M. 544, whose radius is 5969.58 feet, delta angle is 94 degrees 06 minutes 02 seconds and whose chord bears South 88 degrees 19 minutes 28 seconds East, a distance of 405.67 feet to a found 1/2-inch iron pin;
Thence South 86 degrees 16 minutes 28 seconds East continuing with F.M. 544, a distance of 133.85 feet to a found 1/2-inch iron pin;
Thence South 86 degrees 06 minutes 21 seconds East staying with the South line of F.M. 544, a distance of 176.11 feet to a point at the beginning of a curve to the left;
Thence 284.26 feet with the South line of F.M. 544 and said curve to the left whose radius is 5789.58 feet, delta angle is 62 degrees 48 minutes 47 seconds and whose chord bears South 87 degrees 30 minutes 44 seconds East, a distance of 284.23 feet to a point on a chanter between the South line of F.M. 544 and the East line of the Hopper Road (variable with public right of way);
Thence South 44 degrees 37 minutes 54 seconds East with said chanter, a distance of 8.28 feet to a point on the West line of Hopper Road;
Thence South 08 degrees 15 minutes 11 seconds East, a distance of 377.13 feet to a found 1/2-inch iron pin at the Southeast corner of this tract, being the Northeast corner Humberg Industrial Park Lots 2B & 3C, a subdivision of record in Document No. 20070831010003040 O.P.R.C.C.T.

Thence with Humberg Industrial Park Lots 2B & 3C, and Humberg Industrial Park, a subdivision of record in Cabinet F, Page 716 Plat Records Collin County Texas the following three (3) courses and distances:
1) South 89 degrees 24 minutes 13 seconds West, a distance of 465.80 feet to a found 1/2-inch iron pin;
2) South 83 degrees 13 minutes 24 seconds West, a distance of 40.08 feet to a found 1/2-inch iron pin;
3) South 43 degrees 08 minutes 23 seconds West, a distance of 85.60 feet to a point, from whence a found 1/2-inch iron pin bears North 45 degrees 52 minutes East, a distance of 1.7 feet;
Thence North 86 degrees 01 minutes 46 seconds West continuing with the North line of Humberg Industrial Park and the North line of Rubakova Industrial Park, a subdivision of record in Volume C, Page 252 Plat Records Collin County Texas, a distance of 384.17 feet to a point;
Thence North 86 degrees 10 minutes 25 seconds West continuing with Rubakova Industrial Park, a distance of 246.40 feet to a point;
Thence North 90 degrees 27 minutes 13 seconds West continuing with Rubakova Industrial Park, a distance of 119.21 feet to a point, from whence a found 5/8-inch iron pin found bears North 85 degrees 33 minutes West, a distance of 1.6 feet;
Thence South 89 degrees 12 minutes 28 seconds West continuing with Rubakova Industrial Park, a distance of 433.84 feet to a found 2-inch metal fence post for the Southwest corner of this tract, being the Southwest corner of Lot 26 of Central Storage Addition, a subdivision of record in Document No. 20090619010001570 Official Public Records Collin County Texas;
Thence North 08 degrees 27 minutes 41 seconds West with the West line of said Lot 18, a distance of 434.88 feet to the POINT OF BEGINNING and containing 15.485 acres of land, more or less.

PRELIMINARY PLAT
of
WYLIE HOOPER
Lots 1-8, Block A
15.485 Acres, Being 8 Commercial Lots,
Being a part of the William Sachse Survey, Abstract No. 835
in the City of Wylie, Collin County, Texas
Prepared By
GOLDEN
LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
TOLL-FREE 1-877-947-5251 / Exp. Date 12/31/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com
Date of Preparation 09/30/2026 Job No. 252056 Sheet 1 of 2

OWNER'S CERTIFICATE AND DEDICATION

STATE OF _____)
COUNTY OF _____)
WHEREAS, _____ is (are) the Owner(s) of a 15.485 acre tract of land situated in the William Sachse Survey, Abstract No. 835 and being all of a called 3.08 acres conveyed to Jari Nowar et. al. in Document No. 202300143657 all of a called 4.702 acre tract conveyed to Michael G. Byboth and wife, Brenda Byboth in Volume 5894, Page 3833 Official Public Records Collin County Texas (O.P.R.C.C.TX.), all of a called 2.428 acre tract of land, a called 0.553 acre, and a called 0.749 acre tract of land conveyed to Mary F. Davis in Document No. 2016029000231350 O.P.R.C.C.TX., and being all of a called 5.42 acre tract of land conveyed to JMDJHO, LLC in Document No. 202010200182200 O.P.R.C.C.TX., all in the City of Wylie, Collin County, Texas. Said 12.67 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron pin for the Northwest corner of this tract, being in the South line of F.M. 544 (variable width public right of way) and being the Northeast corner of Lot 1R of Central Storage Addition, a subdivision of record in Document No. 20090619010001570 O.P.R.C.C.TX.

Thence North 88 degrees 55 minutes 56 seconds East with the common line of this tract and F.M. 544, a distance of 147.84 feet to a found 1/2-inch iron pin.

Thence North 89 degrees 26 minutes 46 seconds East with the South line of F.M. 544, a distance of 75.00 feet to a found 1/2-inch iron pin.

Thence North 89 degrees 37 minutes 30 seconds East with the South line of F.M. 544, a distance of 262.83 feet to a point at the start of a curve to the right from whence a found 1/2-inch iron pin in concrete bears South 39 degrees 47' minutes 09 seconds West, a distance of 1.75 feet.

Thence 405.76 feet with said curve to the right on the South line of F.M. 544, whose radius is 5669.58 feet, delta angle is 04 degrees 06 minutes 02 seconds and whose chord bears South 88 degrees 19 minutes 29 seconds East, a distance of 405.67 feet to a found 1/2-inch iron pin.

Thence South 86 degrees 16 minutes 28 seconds East continuing with F.M. 544, a distance of 133.85 feet to a found 1/2-inch iron pin.

Thence South 86 degrees 06 minutes 21 seconds East staying with the South line of F.M. 544, a distance of 176.11 feet to a point at the beginning of a curve to the left.

Thence 284.26 feet with the South line of F.M. 544 and said curve to the left whose radius is 5789.58 feet, delta angle is 02 degrees 48 minutes 47 seconds and whose chord bears South 87 degrees 30 minutes 44 seconds East, a distance of 284.23 feet to a point on a chamfer between the South line of F.M. 544 and the East West line of Hooper Road (variable width public right of way).

Thence South 44 degrees 37 minutes 54 seconds East with said chamfer, a distance of 9.26 feet to a point on the West line of Hooper Road.

Thence South 00 degrees 15 minutes 11 seconds East, a distance of 377.11 feet to a found 1/2-inch iron pin at the Southeast corner of this tract, being the Northeast corner Helmberger Industrial Park Lots 2R & 3R, a subdivision of record in Document No. 20070831010003040 O.P.R.C.C.TX.

Thence with Helmberger Industrial Park Lots 2R & 3R, and Helmberger Industrial Park, a subdivision of record in Cabinet F, Page 716 Plat Records Collin County Texas the following three (3) courses and distances:
1) South 89 degrees 24 minutes 12 seconds West, a distance of 465.30 feet to a found 1/2-inch iron pin.
2) South 03 degrees 15 minutes 34 seconds West, a distance of 40.08 feet to a found 1/2-inch iron pin.
3) South 43 degrees 00 minutes 23 seconds West, a distance of 95.40 feet to a point, from whence a found 1/2-inch iron pin bears North 45 degrees 52 minutes East, a distance of 1.7 feet.

Thence North 86 degrees 01 minutes 46 seconds West continuing with the North line of Helmberger Industrial Complex and the North line of Rubalcava Industrial Park, a subdivision of record in Volume Q, Page 252 Plat Records Collin County Texas, a distance of 184.17 feet to a point.

Thence North 85 degrees 16 minutes 25 seconds West continuing with Rubalcava Industrial Park, a distance of 248.49 feet to a point.

Thence North 50 degrees 22 minutes 13 seconds West continuing with Rubalcava Industrial Park, a distance of 119.21 feet to a point, from whence a found 5/8-inch iron pin found bears North 85 degrees 33 minutes West, a distance of 1.6 feet.

Thence South 89 degrees 12 minutes 28 seconds West continuing with Rubalcava Industrial Park, a distance of 433.94 feet to a found 2-inch metal fence post for the Southwest corner of this tract, being the Southeast corner of Lot 1R of Central Storage Addition, a subdivision of record in Document No. 20090619010001570 Official Public Records Collin County Texas.

Thence North 00 degrees 23 minutes 44 seconds West with the West line of this tract and the East line of said Lot 1R, a distance of 434.88 feet to the POINT OF BEGINNING and containing 15.485 acres of land, more or less.

KNOW ALL MEN BY THESE PRESENTS: That _____ do hereby adopt this plat designating the herein described property as WYLIE HOOPER Lots 1-8, Block A, 15.485 Acres, Being 8 Commercial Lots, Being a part of the William Sachse Survey, Abstract No. 835 in the City of Wylie, Collin County, Texas and do hereby dedicate in fee simple, to the public use forever, the streets, right-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. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

Subscribed this ____ day of _____, 20____. By: _____ Name _____

STATE OF _____)
COUNTY OF _____)

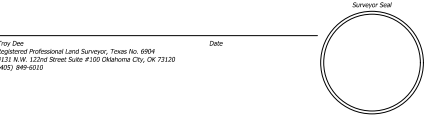
Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 20____, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written,

My Commission Number is: _____.
My Commission Expires the ____ day of _____, 20____. Notary Public: _____

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Troy Dee, 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, Texas.



STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of October, 2026, personally appeared Troy Dee, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written,

Notary Public
My Commission Number is: 20013172.
My Commission Expires the 23rd day of OCTOBER, 2028.

Recommended for Approval

Chairman, Planning & Zoning Commission
City of Wylie, Texas
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 final plat WYLIE HOOPER Lots 1-8, Block A, 15.485 Acres, Being 8 Commercial Lots, Being a part of the William Sachse Survey, Abstract No. 835 of the subdivision or addition to 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, easement, _____, 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 hereinabove subscribed.

Witness my hand this ____ day of _____, A.D., 20____.

City Secretary
City of Wylie, Texas

NOTES

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.

PRELIMINARY PLAT

WYLIE HOOPER

Lots 1-8, Block A
15.485 Acres, Being 8 Commercial Lots,
Being a part of the William Sachse Survey, Abstract No. 835
in the City of Wylie, Collin County, Texas

Prepared By

GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
T986LS-151019473 / Fax: Date: 12/21/2026
Telephone: (405) 849-6010 Email: troy@goldens.com

Date of Preparation 9/30/2026 Job No. 252056 Sheet 2 Of 2



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: D

Subject

Consider, and act upon, a recommendation to the City Council regarding a Final Plat being a Replat of Lots 7 and 8 of Wylie Ranch East Commercial Park, First Revision to create Lot 8R, Block A of Wylie Ranch East Commercial Park Second Revision on 2.228 acres, generally located at 2207 and 2209 N State Highway 78.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: SCSD-FINNELL LTD

APPLICANT: KFM Engineering & Design LLC

The applicant has submitted a Replat to create Lot 8R, Block A of Wylie East Commercial Park Second Revision on 2.228 acres generally located at 2207 and 2209 N State Highway 78 for the development of a health club. This property is located within the Kreymer Retail Planned Development (PD 2023-18).

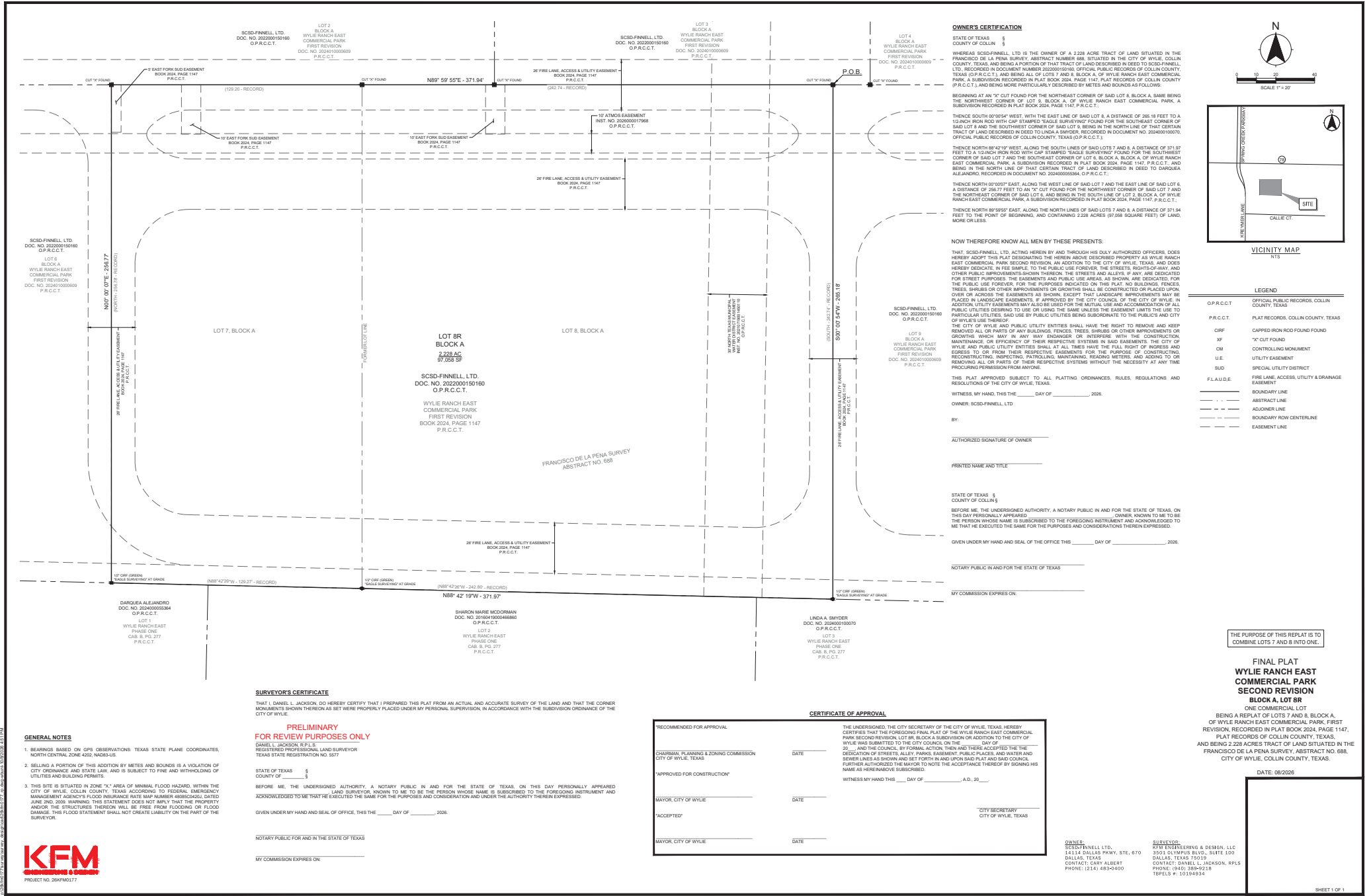
The purpose of this request is to combine Lots 7 and 8 of Wylie East Commercial Park First Revision to create a single lot for the development of a health club.

The site plan for the health club is on the regular agenda for consideration.

The replat maintains the same fire lane, access and utility easements from the previous plat. Access to the site is provided from State Highway 78 and Kreymer Lane with the use of mutual access easement that are tied to the Kreymer Retail Planned Development (PD 2023-18)

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

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





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a site plan for a commercial development on Lot 8, Block A of Wylie Hooper addition. Property located at 2780 W FM 544.

Recommendation

Motion to **approve** as presented

Discussion

OWNER: Textstone Partners

APPLICANT: LJA, Inc.

The applicant has submitted a site plan for the development of two commercial buildings totaling a square footage of 20,283 sf on Lot 8, Block A of Wylie Hooper Addition located at 2780 W FM 544. The proposed use is allowed within the Commercial Corridor district and within the Shadow Creek Village Planned Development (PD 2025-42).

A preliminary plat is on the consent agenda for Lot 8, Block A of Wylie Hooper Addition. An amended plat shall be required for Lot 8, Block A of Wylie Hooper addition for the dedication of fire lane access and utility easements prior to the a Certificate of Occupancy being granted for the two commercial buildings.

The development will be accessed by a fire lane access easement which loops around both structures with a single access point from FM 544.

The proposed development is parked to allow for up to 14,100 sf of restaurant use and 6,182 sf of general merchandise use. The minimum parking required for this is 157 spaces. The development is in compliance by providing 157 spaces with six being ADA accessible.

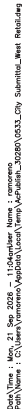
The development provides a 5' wide meandering sidewalk along FM 544 which connects to the main structures via a crosswalk.

The development is in compliance with the 20% minimum landscaping requirements by providing 21.6% of landscaped area. Landscaping is provided throughout the parking areas and along the frontage of FM 544.

This exterior material of each building consists of salado stone, painted stucco and the use of metal awnings at the entrances.

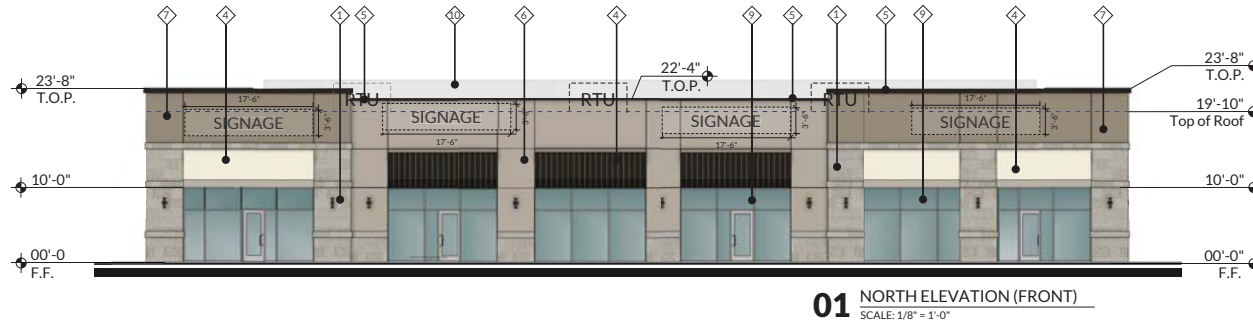
As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of PD 2025-42. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

14

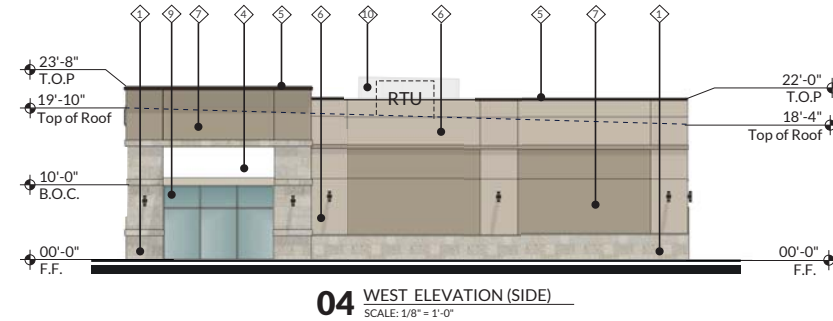
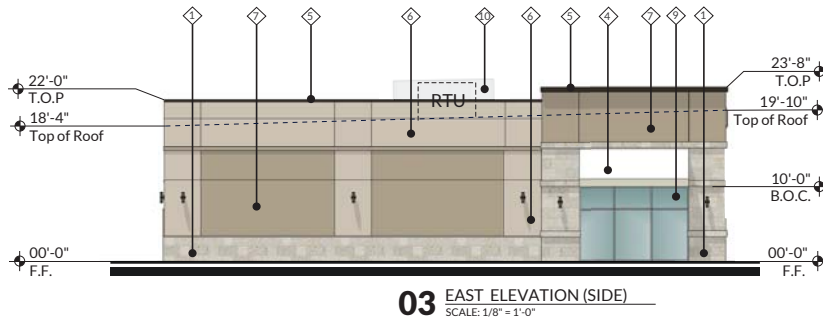
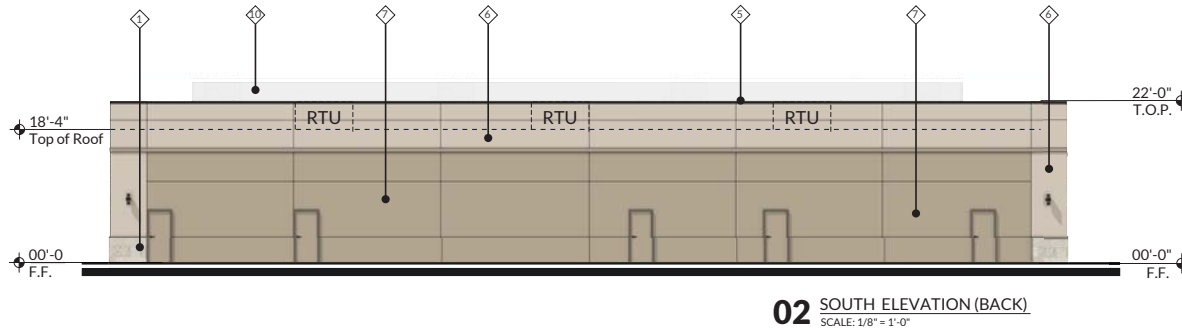


SHEET
L1.01

SHEET
102



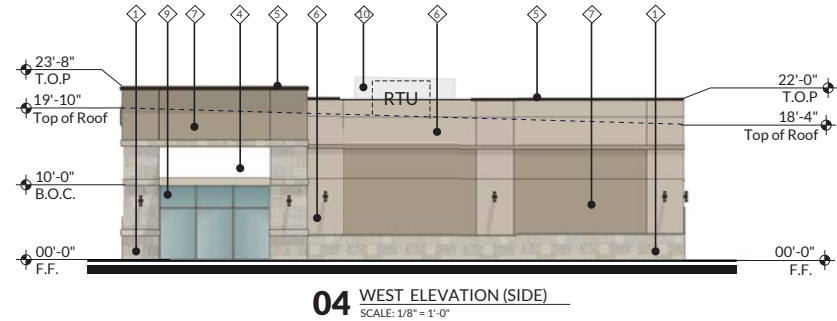
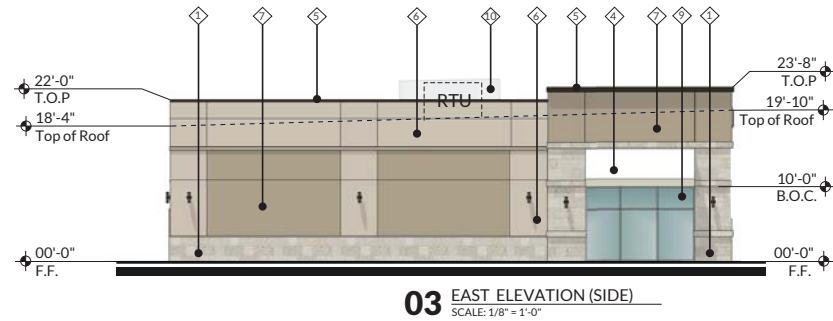
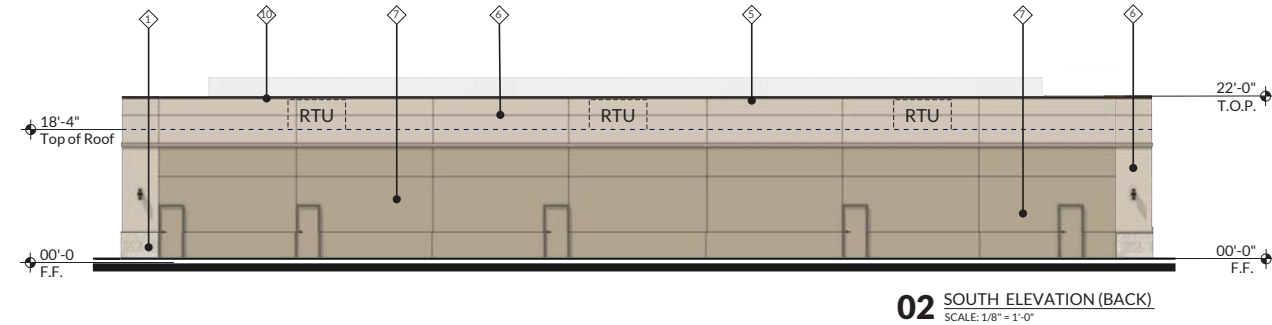
MATERIAL KEYNOTES		LIGHT SCENCE
3	SALADO STONE - SONOMA WHITE	 W4CR-12_WM
4	CANVAS AWNING	
5	METAL COPING - BERRIDGE - DARK BRONZE	
6	PAINTED STUCCO - SW 7038 - TONY TAUPE	
7	PAINTED STUCCO - SW 6144 - DAPPER TAN	
9	VISION GLASS - KAWNEER CLEAR ANODIZED	
10	PERFORATED RTU SCREEN	



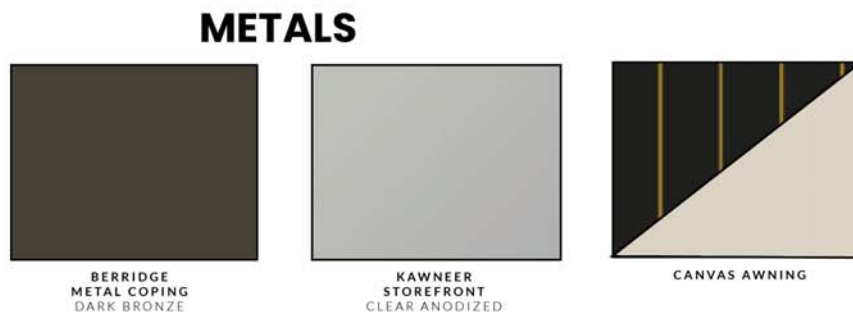
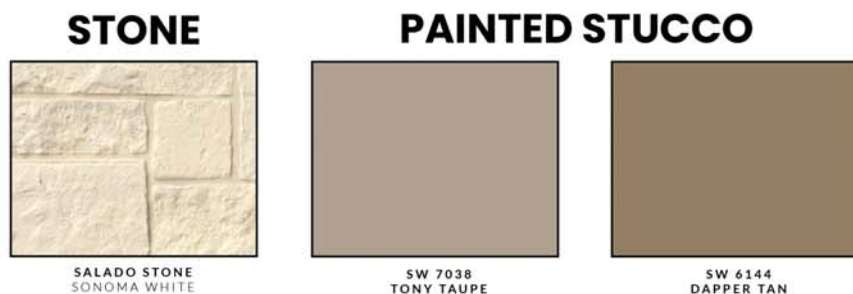
SHADOW CREEK VILLAGE - WEST RETAIL



MATERIAL KEYNOTES		LIGHT SCONCE
3	SALADO STONE - SONOMA WHITE	 W4CR-12_WM
4	CANVAS AWNING	
5	METAL COPING - BERRIDGE - DARK BRONZE	
6	PAINTED STUCCO - SW 7038 - TONY TAUPE	
7	PAINTED STUCCO - SW 6144 - DAPPER TAN	
9	VISION GLASS - KAWNEER CLEAR ANODIZED	
10	PERFORATED RTU SCREEN	



SHADOW CREEK VILLAGE - WEST RETAIL

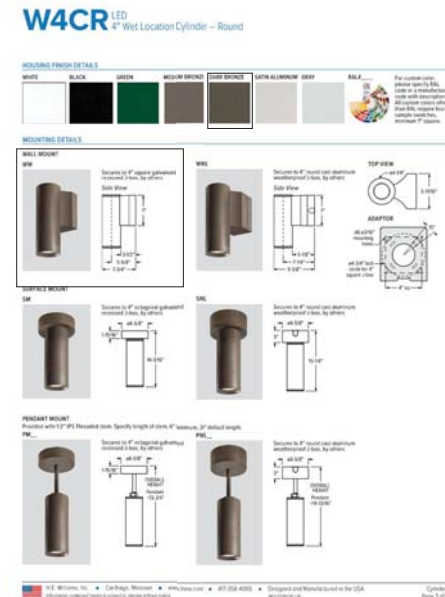


SHADOW CREEK VILLAGE – WEST RETAIL

TEXSTONE CAPITAL

WYLIE, TX

MATERIAL BOARD | SCALE 1/8" = 1'-0" | 09.08.2026





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Consider, and act upon, a site plan for a health club development on Lot 8R, Block A of Wylie Ranch East Commercial Park Second Revision. Property located at 2209 N State Highway 78.

Recommendation

Motion to **approve** as presented

Discussion

OWNER: SCSD-FINNELL LTD

APPLICANT: KFM Engineering & Design

The applicant has submitted a site plan for the development of a health club which measures a square footage of 18,800 sf with a mezzanine that measures 4,200 sf on Lot 8R, Block A of Wylie Ranch East Commercial Park Second Revision located at 2209 W FM 544. The property is located within the Kreymer Retail Planned Development (PD 2023-18)

A re-plat is on the consent agenda for Lot 8R, Block A of Wylie Ranch East Commercial Park Second Revision. The purpose of the replat is to combine Lots 7-8 to allow for the development of the proposed health club.

Access to the site is provided from State Highway 78 and Kreymer Lane with the use of mutual access easements that are tied to the Kreymer Retail Planned Development (PD 2023-18).

The minimum parking required for the health club is 94 spaces. The development is in compliance by providing 118 spaces with five being ADA accessible. The development provides cross walks which tie into the adjacent commercial lots for pedestrian access.

The development is providing approximately 14,433sf (14.87%) of landscaped area, being 5.13% short of the 19,417 sf (20%) minimum landscaping requirement. The landscaping provided is placed throughout the parking areas and along the southern boundary. Reasons for the shortage of landscaping are primarily due to the lack of a street frontage on the subject property which typically requires a 10' wide landscape buffer.

There is a 1.20-acre lot to the west of the subject property within the Kreymer Retail Planned Development (PD 2023-18) which provides the main access drive to the health club. As an open-space lot containing a detention pond, it is fully landscaped. Staff recommends approval of the landscaping as proposed as the general intent of the landscaping design standards are being met throughout the Kreymer Retail Planned Development (PD 2023-18).

This exterior material of each building consists of split face cmu of varying colors and protruded EIFS along the main entrance

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of PD 2023-18. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.



VICINITY MAP

SITE PLAN LEGEND

	EXISTING FIRE LANE
	ELECTRIC TRANSFORMER
	ACCESSIBLE: PATH
	BARRIER FREE RAMP
	BARRIER FREE RAMP
	BARRIER FREE RAMP
	BOLLARD
	BIKE RACK
	VAN ACCESSIBLE PARKING
	ACCESSIBLE PARKING
	SIGN
	LIGHT
	LIGHT

SITE DATA SUMMARY TABLE

SITE AREA:	2.23 AC 97,085.21 S.F. □
BUILDING AREA:	18,800 S.F.
HEIGHT:	37 FT
STORIES:	2
MATERIAL:	NICHA, THIN BRICK, AND CLEAR STOREFRONT GLASS
PARKING PROVIDED:	118 SPACES : 5 ACCESSIBLE □
RE: □	94 : 1 PER 200 S.F. □
ZONING:	PLANNED DEVELOPMENT DISTRICT
IMPERVIOUS COVER	
EXISTING:	0 S.F.
PROMISED:	82,646.32 S.F.

KEϫ NOTES

- ⑦ PEDESTRIAN RAMP
RE: SHEET C7.00
- ⑧ VERTICAL 6" HIGH CURB FOR CONCRETE PAVEMENT
RE: SHEET C7.00
- ⑨ 4" YELLOW PARKING STRIPING
- ⑩ ACCESSIBLE PARKING
RE: SHEET C7.00
- ⑪ ACCESSIBLE PARKING SIGN
RE: SHEET C7.00
- ⑫ FIXED SIGN
RE: SHEET C7.00
- ⑬ CONCRETE SIDEWALK
2" THICK CLASS "A" CONCRETE WITH
#3 BARS 18" O.C.E.W.
RE: SIDEWALK AND DRIVEWAY
GUIDELINES
- ⑭ WHEEL STOP
RE: SHEET C7.00
- ⑮ TRAFFIC FLOW ARROWS
RE: SHEET C7.00
- ⑯ ACCESS ROUTE CROSSWALK
RE: SHEET C7.00
- ⑰ CONTRACTOR TO ADD WATER VOLUME
NECESSARY TO PROPOSED GRADE
- ⑱ MONUMENT SIGN LOCATION
- ⑲ IRRIGATION PROTECTION STRIP
RE: SHEET C7.00
- ⑳ BULK RAMP
RE: ARCH SHEET Q0.19
- ㉑ WALKED DUMPSTER ENCLOSURE
RE: ARCH PLANS
- ㉒ SECURITY BOLLARD
RE: ARCH PLANS
- ㉓ STORM SEWER SYSTEM
- ㉔ SITE LIGHTING (TYP.)
- ㉕ FIRE HYDRANT
- ㉖ FDC

CLIENT
MOUNT OAK CAPITAL

10/8/2026

PROJECT
PLANET FITNESS - WYLIE

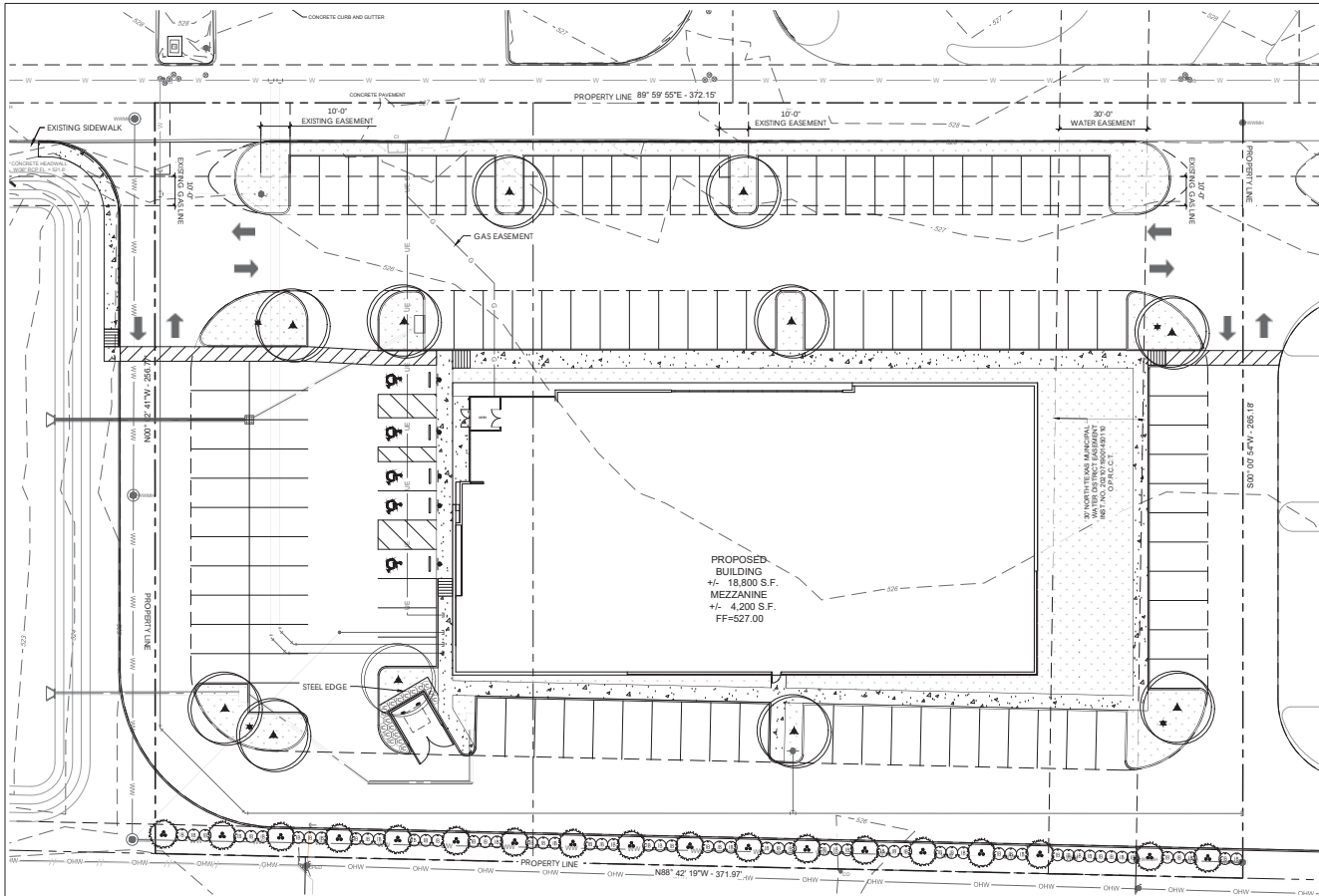
SAFETY YIELD



PROJECT NUMBER:
01000001

DRAWN BY: ALM DESIGNED BY: JAM CHECKED BY: DMP

DATE:
2026/10/08



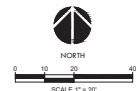
PARKING LOT LANDSCAPE REQUIREMENTS		
60% LANDSCAPE AREA PER PARKING SPACE FOR PARKING LOTS WITH MORE THAN 12 SPACES.		
EVERY PARKING SPACE WITH 6' OR LESS OF A LANDSCAPED AREA.		
INSTALL LANDSCAPED ISLANDS AT BOTH ENDS OF PARKING ROWS CONTAINING 12 OR MORE SPACES.		
CALCULATIONS	REQUIRED	PROVIDED
LANDSCAPE AREA = #12 PARKING SPACES X 50 SF	5,000 SF	10,500 SF
TOTAL PARKING LOT LANDSCAPE AREA	5,600 SF	10,500 SF
LANDSCAPING DESIGN REQUIREMENTS		
BASE STANDARD	REQUIRED	PROVIDED
LANDSCAPING IN REQUIRED YARDS:		
10% OF SITE IN CR AND CC DISTRICTS FOR SINGLE BUILDINGS OF 100,000 SQ FT. OR MORE.	N/A	N/A
LANDSCAPING IN REQUIRED IN THE FRONT YARD.		
LANDSCAPING REQUIRING IN SIDE AND REAR YARDS ADJACENT TO, OR ACROSS THE STREET FROM RESIDENTIAL TRAFFIC.		
VEGETATION SCREENING:		
LANDSCAPING SCREENING IN TRIP AT LEAST 5' WIDE PLANTS TO HEIGHT WHEN PLANTED. INCLUDE ONE FLOWERING TREE FOR EVERY 20 LINEAR FEET OF TRIP.		
LANDSCAPING OF STREET FRONTS:		
AT LEAST 50% OF REQUIRED FRONT YARD DEVELOPED AS LANDSCAPED BUFFER, AT LEAST 30' IN WIDTH.		
TREE CANOPIES IN BUFFER, IN GALVES OR BELTS ON A 30'-47' SPACING.		
REQUIREMENT AT LEAST 1" IN CROWNS.		
AT LEAST 4' MEANDERING CONCRETE WALKWAY ON PERIMETER WHEN ADJACENT TO THOROUGHFARE.		
Desirable: MIN (4) ELEMENTS REQUIRED		
1. LANDSCAPING THAT EXCEEDS THE MINIMUM BY 10%.	YES	YES
2. LANDSCAPING 10% OR MORE IN EXCESS OF 50 SF /1.5SPACE.	YES	YES
3. NO PARKING SPACE FURTHER THAN 40 FEET FROM A LANDSCAPED AREA.	YES	YES
4. LANDSCAPED PEDESTRIAN CONNECTION TO MAIN ENTRANCE.	YES	YES

PLANT SCHEDULE					
SYMBOL	QTY	BOTANICAL / COMMON NAME	CALIPER	HEIGHT	SPREAD
CANOPY TREES					
	12	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	3" CAL.	14' HT	6' SPR
ORNAMENTAL TREES					
	18	ILEX VOMITORIA YALPON HOLLY	-	6' HT	3' SPR
SYMBOL	QTY	BOTANICAL / COMMON NAME	HEIGHT	SPREAD	
SHRUBS					
	18	ILEX CORNUTA DWARF BURFORD DWARF BURFORD HOLLY	18" HT	24" SPR	
	58	ILEX CORNUTA DWARF BURFORD DWARF BURFORD HOLLY	36" HT	36" SPR	
SOD					
	10,509 SF	CYNODON DACTYLON BERMUDA GRASS	-		

*LANDSCAPE ARCHITECT SHALL REVIEW THE INSTALLATION AND CERTIFY THAT IT IS IN ACCORDANCE WITH THE APPROVED PLAN
*ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH AUTOMATIC UNDERGROUND IRRIGATION SYSTEMS THAT MEET CITY OF WYLYE'S CODE.

EDGING

———— STEEL LANDSCAPE EDGING





MATERIALS LEGEND:	
CORNICES:	
	EXTERIOR INSULATION AND FINISH SYSTEM - PAINTED SHERWIN WILLIAMS MARCH WIND
BUILDING ENTRY FEATURE AND T.O. REAR PRIMARY WALL:	
	EXTERIOR INSULATION AND FINISH SYSTEM - PAINTED SHERWIN WILLIAMS MARCH WIND
	EXTERIOR INSULATION AND FINISH SYSTEM - PAINTED SHERWIN WILLIAMS PEWTER CAST
BUILDING WALLS (PRINCIPAL PLANE):	
	4" SPLIT-FACE INTEGRALLY COLORED CMU - WESTSTONE
	4" SPLIT-FACE INTEGRALLY COLORED CMU BAND - GEORGETOWN WHITE
	4" SPLIT-FACE INTEGRALLY COLORED CMU BAND - MIDNIGHT BLACK
BUILDING WALLS (CMU INSET):	
	4" SPLIT-FACE INTEGRALLY COLORED CMU BAND - WALNUT BROWN