

Wylie Planning and Zoning Commission Regular Meeting

September 16, 2025 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and act upon approval of the meeting minutes from the September 2, 2025 Planning and Zoning Commission Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 1, Block A of Young Addition, creating one commercial lot on 0.422 acres. Property located at 2803 W FM 544.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat being a Replat of Lots 2R1 & 2R2 Block A of Senior Medical Addition, creating two commercial lots on 5.434 acres, generally located at 2310 W FM 544.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 5, Block A of 544 Gateway Addition for the development of a manufacturing facility. Property located on 2.874 acres at 608 John Yeager Way.

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 September 10, 2025 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

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

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.



Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Gabby Fernandez

Subject

Consider and act upon the approval of the meeting minutes from the September 2, 2025, Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes from the September 2, 2025, Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

September 02, 2025 – 6:00 PM

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



CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:11pm. In attendance were Chair Joshua Butler, Commissioner Keith Scruggs, Commissioner Zewge Kagnev and Commissioner Zeb Black. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent was Vice-Chair Rod Gouge, Commissioner Joe Chandler and Commissioner Franklin McMurrian. Chair Butler arrived at 6:10 pm and Commissioner Scruggs at 6:05 pm.

INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler gave the Invocation and Commissioner Black led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

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

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, approval of the meeting minutes from the August 19, 2025 Planning and Zoning Commission meeting.**

BOARD ACTION

A motion was made by Commissioner Black, seconded by Commissioner Kagnev, to approve the Consent Agenda as presented. A vote was taken and the motion passed 4 – 0.

WORK SESSION

WS1. Hold a work session to discuss amendments to the College Park Planned Development (PD2023-18).

Community Services Director Haskins introduced the applicant, Toll Brothers, who gave a presentation with proposed amendments to the Commission.

ADJOURNMENT

A motion was made by Commissioner Black and seconded by Commissioner Scruggs to adjourn the meeting at 6:42 PM. A vote was taken and carried 4 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 1, Block A of Young Addition, creating one commercial lot on 0.422 acres. Property located at 2803 W FM 544.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Katie Young, Kathy Young & John Young

APPLICANT: TND Geomatics

The applicant has submitted a Final Plat to create Lot 1, Block A of Young Addition on 0.422 acres. The property is located at 2803 W FM 544. The purpose of the Final Plat is to create one lot for the continued development of an existing development that is currently unplatted. The preliminary plat for the development was approved by City Council on June of 2025.

The existing structure on the property was constructed prior to 1985 and is considered to be legally non-conforming. Expansion of the non-conforming structure is not allowed per Section 9.5 of the Zoning Ordinance. However, the applicant is adding concrete for parking and drive aisles and modifications to the site require a site plan review and platting of the property as the site has never been platted. Full compliance of the site design standards will be required in the site plan review, with the exception of the structure itself.

The final plat document contains a fire lane and access easement which incorporate existing driveway approaches to W 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.

OWNERS CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS Katie Young, a single woman, and John Young and Kathy Young, Husband and Wife, are the owner/s of all that certain 0.422 acre tract of land, out of the Moses Sparks Survey, Abstract No. 849, in the City of Wylie, Collin County, Texas, and being all of that same tract of land described in Correction Instrument, Non-Material Error recorded June 3, 2024, from Juan Aparicio and Martina Aparicio, to Katie Young, a single woman, and John Young and Kathy Young, Husband and Wife, recorded in Document No. 202400065902, Official Public Records, Collin County, Texas, also known as Lot 9, McCord's Little Six Subdivision, a surveyed unrecorded subdivision plat, referenced in Warranty Deed recorded June 8, 1976, from Norman R. McCord and wife Ruby Alice McCord to Merrill D. Crenkmore and wife Robin L. Crenkmore, recorded in Volume 1003, Page 413, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows: BEGINNING at a 1/2 inch iron rod found with yellow cap stamped "RPS S 5887" for the southwest corner of this herein described tract, being in the north right-of-way line of West Farm to Market Road No. 544 (hereinafter called FM 544) (a 120' right-of-way), and being the southeast corner of Lot 8, McCord's Little Six Subdivision, an unrecorded plat, being the same tract of land described in a Special Warranty Deed recorded July 23, 2007, from Marylon Williams, Independent Executor of the Estate of Douglas Franklin Williams to Marylon Williams, recorded in Document Number 2007072300101140, Official Public Records, Collin County, Texas, same being the northwest corner of a tract of land described in deed recorded in November 4, 1998, from Juan Aparicio and wife, Martina S. Aparicio, owning, occupying and claiming other property as his homestead, to the State of Texas, recorded in Volume 4321, Page 5078, Deed Records, Collin County, Texas, and being the northeast corner of a tract of land recorded in January 27, 1999, from Douglas R. Williams, a.k.a. Douglas F. Williams, a married man, not joined herein by my spouse and claiming other property as my homestead to the State of Texas, recorded under Volume 4371, Page 2235, Deed Records, Collin County, Texas;

THENCE departing the north right-of-way of said FM 544, and with the west line of this herein described tract and the east line of said Williams tract, North 00 degrees 25 minutes 05 seconds West, (North 00 degrees 04 minutes 15 seconds West) a distance of 130.07 feet (130.05 feet) to a 3/4 inch rod found for the northwest corner of this herein described tract, at the northeast corner of said Williams tract, and being in the south line of a 10 foot alley as shown in said Crenkmore Deed;

THENCE with said 10 foot alley and the north line of this herein described tract, South 85 degrees 15 minutes 30 seconds East, (South 84 degrees 28 minutes 08 seconds East) a distance of 149.52 feet to a 5/8 inch iron rod set for the northeast corner of this herein described tract, in the southeast corner of said alley, and in the west line of a tract of land described as Lot 1, Block A, A&W Properties Addition, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Cabinet P, Slide 469, Plat Records, Collin County, Texas, from which a 3/4 inch iron rod for reference (control monument) bears North 00 degrees 23 minutes 53 seconds East a distance of 8.42 feet;

THENCE South 00 degrees 23 minutes 53 seconds East, (South 00 degrees 03 minutes 00 seconds East) a distance of 116.31 feet (136.36 feet), with the west line of said Lot 1, Block A, and the east line of this herein described tract, to a 3/4 inch iron rod found (control monument) for the southeast corner of this herein described tract, at the southwest corner of said Lot 1, Block A, the northeast corner of said State of Texas tract as recorded under Volume 4321, Page 5078, Deed Records, Collin County, Texas, the northwest corner of a tract of land described in deed recorded in November 12, 1998, from Peter Park and Sara Park, owning, occupying and claiming other property as her homestead to the State of Texas, as recorded in Volume 4351, Page 1011, Deed Records, Collin County, Texas, and in the north right-of-way of said FM 544;

THENCE with the north right-of-way of said FM 544 and the south line of this herein described tract, South 89 degrees 27 minutes 39 seconds West, (North 09 degrees 49 minutes 07 seconds West) a distance of 148.88 feet (149.03 feet) to the POINT OF BEGINNING containing 0.422 acres (18,370 square feet) of land more or less.

OWNER'S DEDICATION

STATE OF TEXAS:
COUNTY OF COLLIN:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT WE, KATIE YOUNG, a single woman, and JOHN YOUNG and KATHY YOUNG, husband and wife, do hereby adopt this plat as LOT 1, BLOCK A, YOUNG ADDITION, an addition to the City of Wylie, Collin County, Texas, and do hereby dedicate, to the public use forever the easements and right-of-ways as shown therein. The easements shown herein are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements and right-of-ways as shown. Said utility easement being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same. All and any public utility shall have the full right to remove and keep removed for all of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said utility easement for the purpose of removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

Witness, my hand at Dallas, Texas, this ____ day of _____, 2025.

KATIE YOUNG JOHN YOUNG KATHY YOUNG

STATE OF TEXAS

BEFORE ME, the undersigned notary public, on this day personally appeared, KATIE YOUNG, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations expressed herein.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF _____, 2025

NOTARY PUBLIC, STATE OF TEXAS NOTARY NAME (PRINTED)

MY COMMISSION EXPIRES: _____

STATE OF TEXAS

BEFORE ME, the undersigned notary public, on this day personally appeared, JOHN YOUNG, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations expressed herein.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF _____, 2025

NOTARY PUBLIC, STATE OF TEXAS NOTARY NAME (PRINTED)

MY COMMISSION EXPIRES: _____

STATE OF TEXAS

BEFORE ME, the undersigned notary public, on this day personally appeared, KATHY YOUNG, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations expressed herein.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF _____, 2025

NOTARY PUBLIC, STATE OF TEXAS NOTARY NAME (PRINTED)

MY COMMISSION EXPIRES: _____

FINAL PLAT
LOT 1, BLOCK A
YOUNG ADDITION

BEING A 0.422 ACRES TRACT OF LAND, OUT OF THE MOSES SPARKS SURVEY, ABSTRACT NO. 849, IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED UNDER DOCUMENT NO. 202400065902, DEED RECORDS, COLLIN COUNTY, TEXAS PREPARED JULY 2025

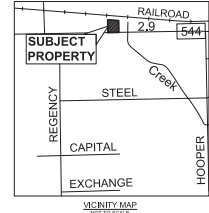
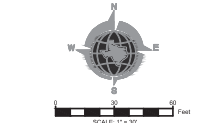


TND GEOMATICS
PROFESSIONAL LAND SURVEYING FIRM
EST. 2008

6021 BAKER BLVD, STE. C
OFFICE: 940.448.2005
FAX: 940.448.2006
EMAIL: info@tndtx.com

FIELD: 940.770.0002

OWNER/CUSTOMER: KATIE YOUNG 940.448.2005
SITE ADDRESS: 2801 WEST FARM TO MARKET 544
WYLIE, TEXAS 75098



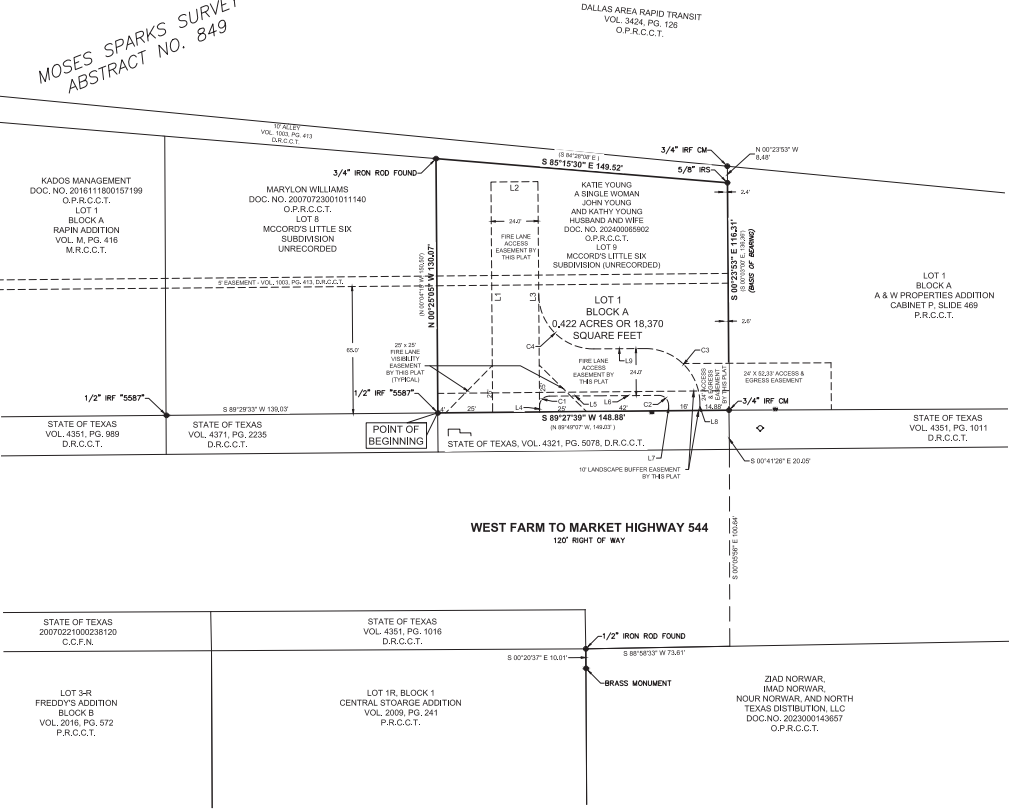
- NOTE:
- 1.) BEARINGS, COORDINATES AND DISTANCES ARE BASED ON UNITED STATES, NORTH AMERICAN DATUM OF 1983 (NAD83) (SP08N/2015), TEXAS NORTH CENTRAL ZONE 43203.
 - 2.) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF THE CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING PERMITS.
 - 3.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OF RECORD THAT ARE NOT SHOWN. THIS SURVEY IS SUBJECT TO ANY COVENANTS AND RESTRICTIONS AS SET FORTH WITHIN THE SUBJECT PROPERTY DOCUMENT.
 - 4.) ACCORDING TO THE FLOOD INSURANCE RATE MAP NO. 480805015M, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, DATED JUNE 2, 2009 THE SURVEYED PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100-YEAR FLOOD.
 - 5.) THE SURVEYED TRACT SHOWN HEREON IS ZONED AS CC COMMERCIAL, CORRIDOR DISTRICT.
 - 6.) THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE LOT.
 - 7.) NO APPURTENANCE BETWEEN THE HEIGHT OF 2' AND 8' MAY BE PLACED IN THE VISIBILITY TRIANGLES.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°25'00"W	117.83'
L2	N89°27'13"E	24.00'
L3	S00°25'00"E	117.83'
L4	N00°25'00"W	3.07'
L5	N89°35'47"E	27.10'
L6	N89°35'47"E	28.90'
L7	S00°25'00"E	2.92'
L8	N00°25'00"W	3.89'
L9	S89°35'47"W	26.01'

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING
C1	7.86'	5.00'	90°00'52"	N44°35'29"E
C2	7.86'	5.00'	89°39'08"	S49°24'36"E
C3	43.98'	28.00'	89°39'08"	N45°24'39"W
C4	43.98'	28.00'	89°39'08"	N45°24'39"W

LEGEND (SOME ITEMS MAY NOT APPLY)	
()	= RECORD CALLS
CM	= CONTROL MONUMENT
IRF	= IRON ROD FOUND
IRS	= 5/8" IRON ROD SET WITH BLUE CAP STAMPED
PPC	= POINT FOR CORNER
TND GEOMATICS	= SUBJECT PROPERTY LINE
O.P.R.C.C.T.	= ADJOINING PROPERTY LINE
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	= DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	= PLAT RECORDS, COLLIN COUNTY, TEXAS
5887	= YELLOW CAP STAMPED
5887	= VOLUME
PG.	= PAGE

MOSES SPARKS SURVEY
ABSTRACT NO. 849



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 of LOT 1, BLOCK A, YOUNG ADDITION, an addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 2025, and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easement, public uses, 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 herein above subscribed.

Witness my hand this ____ day of _____, A.D., 2025.

City Secretary
City of Wylie, Texas

STATE OF TEXAS

BEFORE ME, the undersigned notary public, on this day personally appeared, MICHAEL R. DOYLE, known to me or proved to me to be the person in the capacity herein stated whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations expressed herein.

WITNESS MY HAND AND SEAL OF OFFICE ON THIS ____ DAY OF _____, 2025

NOTARY PUBLIC, STATE OF TEXAS

MY COMMISSION EXPIRES: _____



I HEREBY DO CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREIN, IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTFALLS IN AREA, BOUNDARY LINE CONFLICTS, DISCREPANCIES, OVERLAPPED OR IMPROVEMENTS AND EASEMENTS OF RIGHT-THEREIN THAT HAVE BEEN AVOIDED OF EXCEPT AS SHOWN HEREON, SAID PROPERTY HAS ACCESS TO AND FROM A DESIGNATED ROAD, APRIL 8, 2025.

Registered Prof. Land Surveyor
Texas Registration No. 5217

OWNER:
KATIE YOUNG, JOHN YOUNG AND
KATHY YOUNG
3905 MCCREARY ROAD,
PARKER, TEXAS 75067
KATIE.YOUNG19@YAHOO.COM

SURVEYOR:
JAKOB CORTEZ
TND GEOMATICS
6821 BAKER BLVD, STE. C
RICHLAND HILLS, TEXAS 76181
972-561-6105
INFO@TNDTX.COM



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 Final Plat being a Replat of Lots 2R1 & 2R2 Block A of Senior Medical Addition, creating two commercial lots on 5.434 acres, generally located at 2310 W FM 544.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Victory Shops at Wylie High, LLC

APPLICANT: Claymoore Engineering

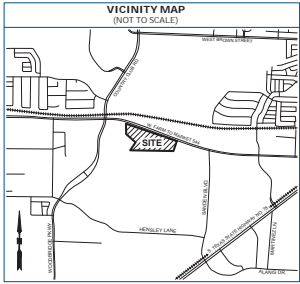
The applicant has submitted a Replat to create Lots 2R1 & 2R2 Block A of Senior Medical Addition on 5.34 acres. The property is generally located at 2310 W FM 544 and was zoned commercial March of 2025.

The development is proposed to contain a drive-thru restaurant on Lot 2R1 and a commercial multi tenant development on Lot 2R2. A Special Use Permit was approved by City Council for the drive-thru development at the time of rezoning in March of 2025. The site plan for the multi-tenant development on Lot 2R2 was approved by the Planning and Zoning Commission in April of 2025.

This final plat is dedicating access, fire lane and visibility easements for driveways on the property which includes an access point from W FM 544 and a driveway connection that leads to an access point to Medical Plaza Drive.

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.



GENERAL NOTES

- The purpose of this final plat is to create two (2) lots from one (1) platted lot of record, and to dedicate easements for site development.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AirTerra RTK Network, North American Datum of 1983 (Adjustment Realization 2011).
- This property is located in Non-shaded Zone "X", Zone "AE" & Zone "AE Floodway" as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2nd, 2009 and is located in Community Number 480759 as shown on Map Number 48085C0415J as affected by LOMR recorded in Case Number 10-08-1838P with an Effective Date of December 30, 2010. The location of the Flood Zone is approximate. For additional information regarding Flood Zone designation, please contact 1-(877) FEMA MAP.
- 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/or withholding of utilities and building permits.
- All interior corners are marked with a 1/2 inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless otherwise noted.

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING
C1	28.00	41.48	84°52'39"	S 48°34'27" E
C2	54.00	93.32	89°01'08"	S 39°39'12" E
C3	54.00	39.86	42°04'42"	S 31°23'43" W
C4	30.00	17.69	33°47'33"	S 35°11'18" W
C5	30.00	18.07	34°31'03"	S 03°22'54" E
C6	30.00	18.21	34°47'08"	N 41°23'46" E
C7	10.00	1.78	10°10'27"	N 18°54'59" E
C8	30.00	41.12	78°32'01"	N 25°26'15" W
C9	54.00	84.83	90°00'12"	N 26°04'55" W
C10	54.00	67.92	72°04'03"	N 54°17'13" E
C11	28.00	41.48	84°52'39"	N 48°32'55" E
C12	30.00	51.85	89°01'08"	S 39°39'12" E
C13	30.00	51.79	88°54'37"	S 52°27'41" W
C14	30.00	47.13	90°00'12"	N 26°04'55" W
C15	30.00	37.73	72°04'03"	N 54°17'13" E
C16	54.00	13.90	14°45'05"	N 83°36'42" W
C17	30.00	7.72	14°45'05"	S 83°36'42" W
C18	34.21	25.21	42°13'40"	N 85°25'07" E
C19	1600.89	84.10	3°00'37"	S 72°36'39" E
C20	602.95	81.23	4°33'07"	S 72°36'39" E
C21	6136.77	105.71	0°59'13"	S 69°21'49" E
C22	1030.19	85.01	4°43'40"	S 73°18'00" E
C23	1115.47	25.57	1°18'49"	S 75°48'39" E
C24	37.47	22.69	34°42'10"	S 59°06'53" E
C25	11.96	6.12	29°19'13"	S 58°25'24" E
C26	17.98	9.19	29°19'13"	N 58°25'24" W
C27	31.47	19.08	34°42'10"	N 59°06'53" W
C28	1121.47	25.69	1°18'44"	N 75°48'39" W
C29	1036.19	85.53	4°43'40"	N 73°17'52" W
C30	6142.77	105.89	0°59'16"	N 69°21'50" W
C31	586.95	80.54	7°43'51"	N 72°26'43" W
C32	1606.69	84.40	3°00'35"	N 72°38'54" W
C33	28.21	21.62	43°54'47"	S 84°20'28" W

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 00°59'14" E	34.85	L15	N 18°54'59" E	45.61	L29	N 89°00'46" W	21.51
L2	S 89°00'46" E	48.08	L16	S 18°54'59" W	45.50	L30	N 65°15'36" W	58.12
L3	S 18°54'59" E	57.50	L17	N 18°54'59" E	45.50	L31	N 65°15'36" W	58.12
L4	N 18°17'32" E	8.01	L18	N 71°04'49" W	9.86	L32	N 24°29'26" E	15.00
L5	S 18°55'11" W	27.60	L19	N 18°55'11" E	10.00	L33	S 65°15'36" E	69.65
L6	N 89°00'46" W	12.55	L20	S 71°04'49" E	9.83	L34	S 65°15'36" E	81.10
L7	S 18°55'11" W	19.15	L21	N 00°59'14" E	7.75	L35	N 18°54'59" E	11.85
L8	S 76°14'09" W	20.94	L22	S 89°00'46" E	16.75	L36	N 68°37'02" W	3.12
L9	N 71°04'49" W	55.44	L23	S 00°59'14" W	10.44	L37	N 71°05'01" W	48.81
L10	S 71°04'49" E	47.99	L24	N 00°59'14" E	16.12	L38	N 18°54'59" E	5.90
L11	S 18°54'59" W	47.22	L25	S 89°00'46" E	10.00	L39	S 71°05'01" E	48.81
L12	S 18°54'59" W	9.35	L26	S 00°59'14" W	7.75	L40	S 09°57'54" W	28.95
L13	N 71°05'01" W	10.00	L27	S 00°59'14" W	16.12	L41	N 09°57'54" E	5.90
L14	N 18°54'59" E	12.36	L28	N 89°00'46" W	11.10	L42	S 80°02'06" E	2.31
						L43	N 26°05'44" W	9.57
						L44	S 83°55'42" W	9.42

LEGEND

- POB = POINT OF BEGINNING
IRP = IRON ROD FOUND
GRS = PLASTIC CAP WITH GREEN "EAGLE SURVEYING" SET
CIRF = CAPRIED IRON ROD FOUND
CAB = CABINET
SLD = SLIDE
VOL. = VOLUME
PG. = PAGE
DOC. NO. = DOCUMENT NUMBER
P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS

JOB NUMBER
2410.059-05
DATE
08-28-2025
REVISION
-
DRAWN BY
MMF/DJJ



Eagle Surveying, LLC
222 South Elm Street
Suite: 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: David Jett
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymore Engineering
Contact: Deng Tien, EIT
1903 Central Drive
Bedford, Texas 76021
(817) 281-0572

OWNER
Victory Shops At Wylie High, LLC
Contact:
2911 Turtle Creek Blvd. #700
Dallas, TX 75219
()

FINAL PLAT
SENIOR MEDICAL ADDITION
LOTS 2R1 & 2R2, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A, SENIOR MEDICAL ADDITION
RECORDED IN VOLUME 2023, PAGES 15-16, P.R.C.C.T.
AND BEING 5.434 ACRES OF LAND SITUATED IN THE
MICHAEL MILLIRONS SURVEY, ABSTRACT NO. 563,
CITY OF WYLIE, COLLIN COUNTY, TEXAS
DATE OF PREPARATION: 08/28/2025

OWNERS CERTIFICATE & DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS is the owner of a 5.434 acre tract of land out of the M. Millirons Survey, Abstract No. 563, situated in the City of Wylie, Collin County, Texas, being all of Lot 2, Block A of Senior Medical Addition, a subdivision of record in Volume 2023, Page 15 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at an "X" cut found at the intersection of the South right-of-way line of West Farm-to-Market Road 544 (a variable width right-of-way) and the West right-of-way line of Medical Plaza Drive (an 80-foot right-of-way), being the Northeast corner of said Lot 2;

THENCE S18°52'11"W, with the West right-of-way line of said Medical Plaza Drive, being the common East line of said Lot 2, a distance of 178.53 feet to a 1/2 inch iron with green plastic cap stamped "EAGLE SURVEYING" set at the Northeast corner of Lot 1, Block A of said Senior Medical Addition, being the Southeast corner of said Lot 2;

THENCE N89°00'48"W, leaving the West right-of-way line of said Medical Plaza Drive, along the North line of said Lot 1, being the common South line of said Lot 2, a distance of 737.65 feet to a 5/8 inch iron with yellow plastic cap stamped "TRAVERSE LS PROP COR" found in the East line of Lot 1, Block A of Wylie High School Addition, a subdivision of record in Cabinet Q, Page 551 of said Plat Records, being the Northwest corner of said Lot 1 of said Senior Medical Addition, also being the Southwest corner of said Lot 2;

THENCE, along the East line of said Lot 1 of Wylie High School Addition, being the common West line of said Lot 2, the following three (3) courses and distances:

1. N4°14'14"E, a distance of 164.01 feet to a 5/8 inch iron with yellow plastic cap stamped "TRAVERSE LS PROP COR" found;
2. N48°37'51"W, a distance of 213.13 feet to a 5/8 inch iron with yellow plastic cap stamped "TRAVERSE LS PROP COR" found;
3. N07°38'00"W, a distance of 177.31 feet to a 1/2 inch iron with green plastic cap stamped "EAGLE SURVEYING" set in the South right-of-way line of said West Farm-to-Market Road 544, being the Northeast corner of said Lot 1 of Wylie High School Addition, also being the Northwest corner of said Lot 2;

THENCE S71°05'01"E, along the South right-of-way line of said West Farm-to-Market Road 544, being the common North line of said Lot 2, a distance of 917.72 feet to the **POINT OF BEGINNING** and containing an area of 5.434 acres (236,720 square feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **VICTORY SHOPS AT WYLIE HIGH, LLC**, does hereby adopt this plat, designating herein described property as **SENIOR MEDICAL ADDITION, LOTS 2R1 & 2R2, BLOCK A**, an addition to the City of Wylie, Collin County, Texas, and does hereby dedicate to public use forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the drainage and utility easements as shown. Said drainage and utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use same, all and any public utility 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 its respective system on the drainage and utility easement and all public utilities shall at all times have the full right of ingress and egress to or from and upon the said drainage and utility easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone.

OWNER: **VICTORY SHOPS AT WYLIE HIGH, LLC**

Signature Date

Printed Name / Title

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **MATTHEW RAABE**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown herein were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Wylie, Collin County, Texas.

Matthew Raabe, R.P.L.S. # 6402 _____
Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **MATTHEW RAABE**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **CALEB MCCANLIES**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown herein were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Wylie, Collin County, Texas.

PRELIMINARY

this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Caleb McCanlies, R.P.L.S. # 7036

Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **CALEB MCCANLIES**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this ____ day of _____, 20__.

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL

"Recommended for Approval"

Chairman, Planning & Zoning Commission
City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the **SENIOR MEDICAL ADDITION, LOTS 2R1 & 2R2, BLOCK A** 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, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

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

"Approved for Construction"

Mayor, City of Wylie, Texas

"Accepted"

Mayor, City of Wylie, Texas

City Secretary
City of Wylie, Texas

FINAL PLAT
SENIOR MEDICAL ADDITION
LOTS 2R1 & 2R2, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A, SENIOR MEDICAL ADDITION
RECORDED IN VOLUME 2023, PAGES 15-16, P.R.C.C.T.
AND BEING 5.434 ACRES OF LAND SITUATED IN THE
MICHAEL MILLIRONS SURVEY, ABSTRACT NO. 563,
CITY OF WYLIE, COLLIN COUNTY, TEXAS
DATE OF PREPARATION: 08/28/2025

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MMF/DJJ



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TX Firm # 10194177

SURVEYOR
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ENGINEER
Claymore Engineering
Contact: Deng Torres, EIT
1903 Central Drive
Bedford, Texas 76021
(817) 281-0572

OWNER
Victory Shops At Wylie High, LLC
Contact:
2911 Turtle Creek Blvd. #700
Dallas, TX 75219
() _____



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 5, Block A of 544 Gateway Addition for the development of a manufacturing facility. Property located on 2.874 acres at 608 John Yeager Way.

Recommendation

Motion to approve as presented.

Discussion

OWNER: Wylie Economic Development Corporation

APPLICANT: Studio Black Design

The applicant is proposing to develop a manufacturing facility that measures 40,387 sq.ft. on Lot 5, Block A of 544 Gateway Addition on 2.874 acres located at 608 John Yeager Way.

The development is proposed to contain an industrial automation company with expertise in system integration, panel fabrication and control products. The property is zoned within Planned Development 2023-13 and allows for the light industrial use by right.

The development is providing 86 parking spaces with five being ADA accessible. There are also three trailer truck parking spaces and three trailer truck docking bays. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance.

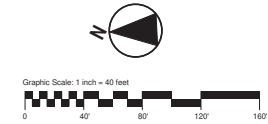
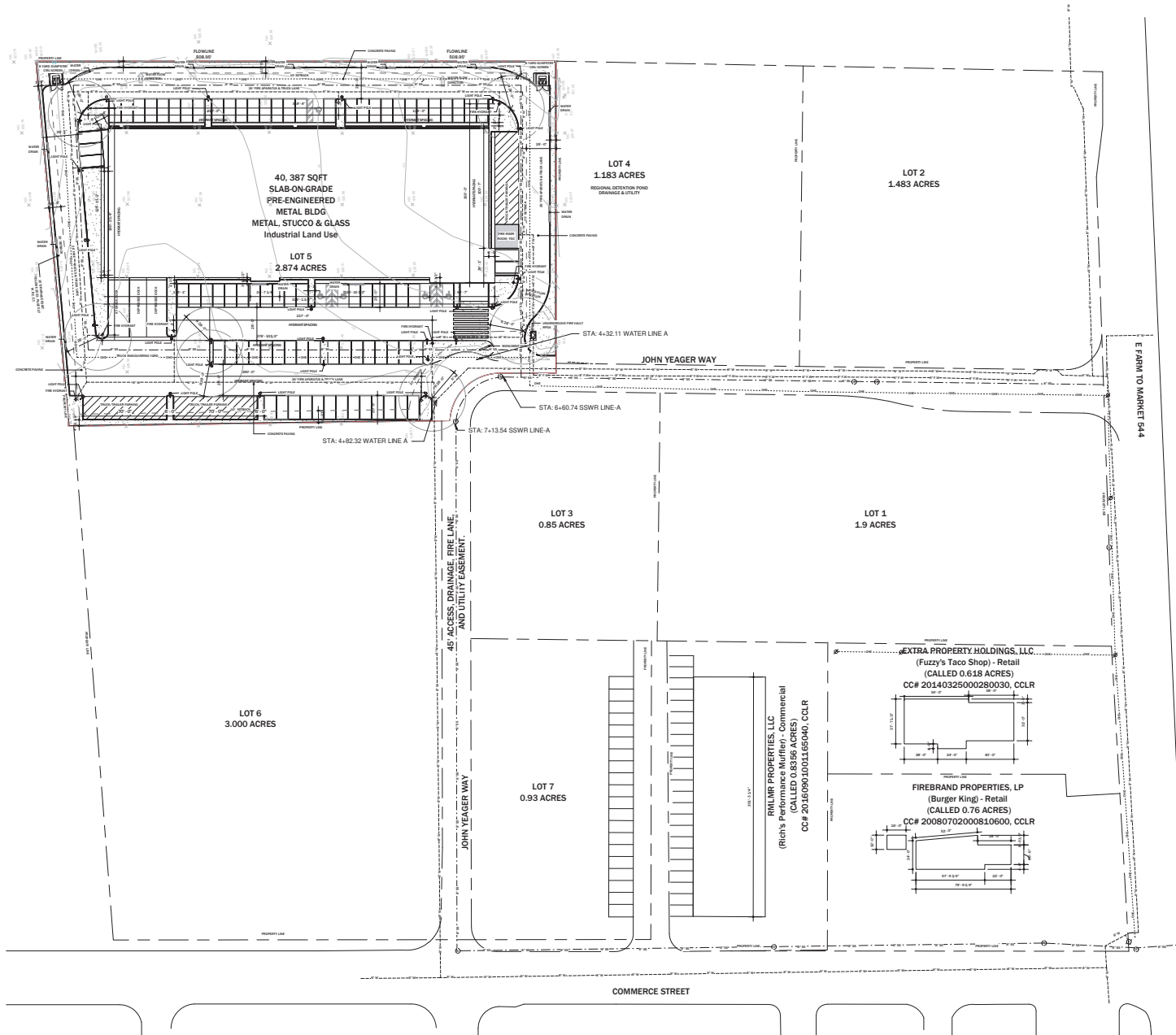
Access to the site is proposed from a drive that connects to John Yeager Way with a fire lane that loops around the entire structure.

An amended plat for the dedication of fire lane easements shall be required prior to a certificate of occupancy being issued for the development.

The site provides 13,4620 sq.ft. of landscaping being 10.75% of the overall landscaped area which is in compliance with the 10% minimum landscaping requirement. The landscape plan includes tree plantings along the property borders and throughout the parking areas.

The structure's exterior material consists of textured metal siding, wood panels, and stucco. Entrances are emphasized with recessed architectural features, window glazing and wood paneling.

As presented, this site plan is in compliance with the design requirements of Planned Development 2023-1.3 and of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.



ZONING DISTRICT	PLANNED DEVELOPMENT DISTRICT
SITE AREA TOTAL	2.874 ACRES
PROPOSED USE	LIGHT ASSEMBLY AND FABRICATION
BUILDING AREA	GROUND FLOOR: 40,399 SF MEZZANINE: 22,052 SF TOTAL: 62,451 SF
BUILDING HEIGHT	44' 9"
PARKING REQUIRED	1 @ 1,000 SF: 63 PARKING SPACES
PARKING PROVIDED	81 PARKING SPACES
ADA SPACES REQUIRED	51-75 REQUIRED PARKING - 3 HANDICAPPED PARKING SPACES REQUIRED
ADA SPACES PROVIDED	5 PARKING SPACES

**STUDIO
BLACK
DESIGN**

3300 E 7TH ST, STE 302

PROJECT NAME:
Manufacturing Facility

PROJECT ADDRESS:
608 JOHN YEAGER WAY, WYLEE TX

OWNER:
WYLER INC
2015 E 15TH HWY TX, WYLEE, TX 75098, UNITED STATES
972-442-7903

DEVELOPER:
WYLER INC
2015 E 15TH HWY TX, WYLEE, TX 75098, UNITED STATES
972-442-7903

ENGINEER:
THE COMPANIES
100 EMBURY PARK DR SUITE 200, AUSTIN, TX 78702,
UNITED STATES
512-309-6900

ARCHITECT:
STUDIO BLACK DESIGN, LLP
2300 E 7TH ST SUITE 302, AUSTIN, TX 78702, UNITED
STATES
512-633-7913

SHEET NAME:
SITE PLAN

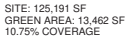
SHEET NO.










A1.1

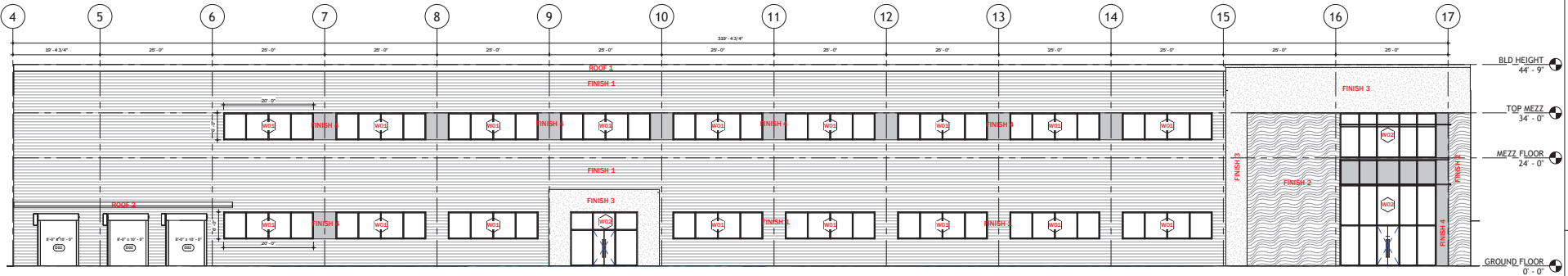
SCALE: 1" = 40'-0"

DATE: 09/09/2025

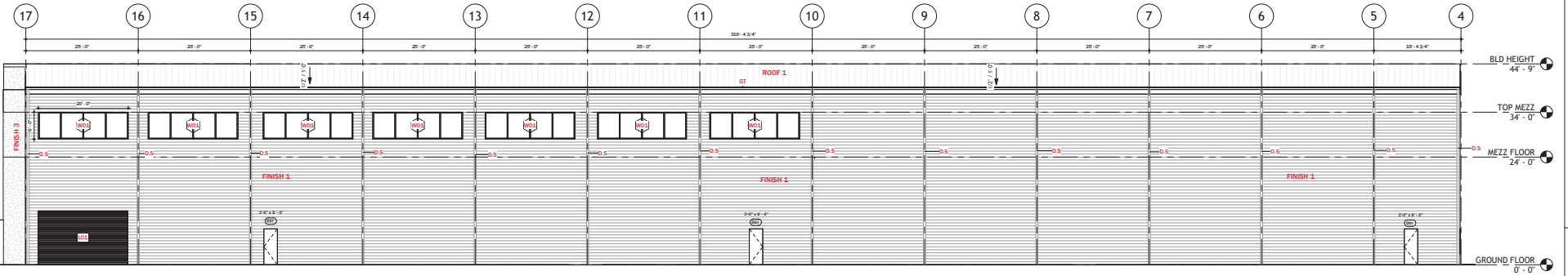
REV:



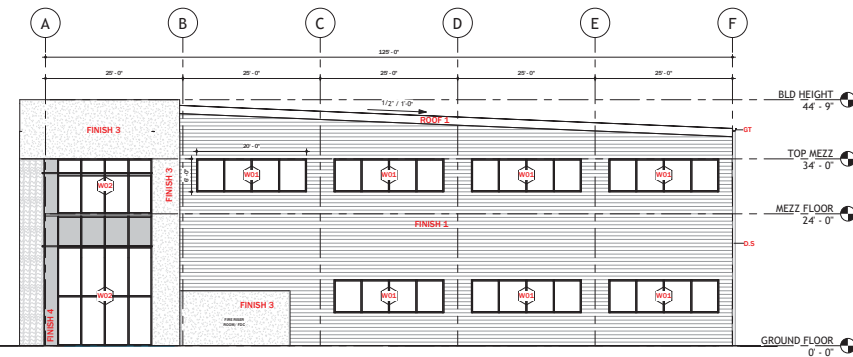
LANDSCAPE LEGEND			
	Desert Willow (<i>Chilopsis linearis</i>)		Bermuda Grass (<i>Cynodon dactylon</i>)
	Texas Red Oak (<i>Quercus buckleyi</i>)		Grass Paver
	Yaupon Holly (<i>Ilex vomitoria</i>)		Asphalt paving
	Dwarf Burford Holly (<i>Ilex cornuta</i> 'Burfordii Nana')		Stone entry and sidewalk
	Texas Sage (<i>Leucophyllum frutescens</i>)		



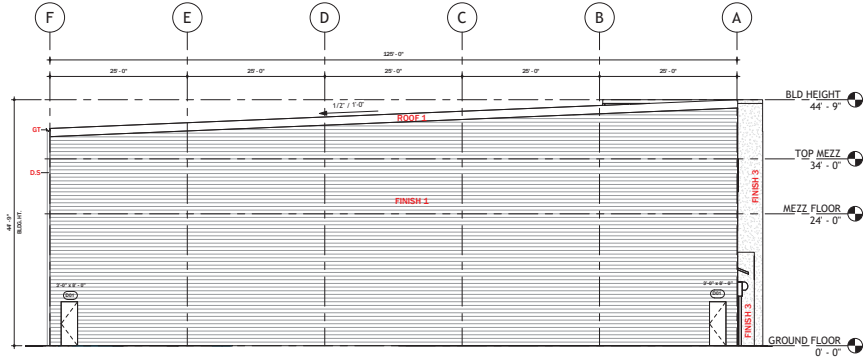
1 FRONT ELEVATION
3/32" = 1'-0"



2 REAR ELEVATION
3/32" = 1'-0"



3 RIGHT ELEVATION
3/32" = 1'-0"



4 LEFT ELEVATION
3/32" = 1'-0"

W01	FIXED ALUMINUM WINDOW WITH CLEAR INSULATED GLASS.
W02	ALUMINUM AND 1" TINTED, INSULATION GLASS STOREFRONT. RE: SPECS
D01	HOLLOW METAL DOOR PAINTED
D02	OVERHEAD ROLL-UP DOOR
L01	METAL LOUVER, ALUMINUM
D.S	6"x6" X 24GA. PREFINISHED GALV. METAL DOWNSPOUT
GT	8"x6" 24GA. PREFINISHED GALV. METAL GUTTER

FINISH NOTES:

- FINISH 1: DARK METAL SIDING
- FINISH 2: WOOD PANEL
- FINISH 3: STUCCO
- FINISH 4: METAL PANEL
- ROOF 1: PBR PANEL ROOFING
- ROOF 2: PREFINISH ALUM. CANOPY