

Wylie City Council Regular Meeting

April 14, 2026 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE (U.S. AND TEXAS FLAGS)

PRESENTATIONS & RECOGNITIONS

- PR1. National Public Safety Telecommunicators Week.
- PR2. Child Abuse Awareness and Prevention Month, and honoring Officer Alexandra Waters and Officer Blake Miller.
- PR3. Recognize the Wylie ISD and City of Wylie Parks and Recreation Department's cooperative Senior2Senior program for receiving the Crystal Certification of Merit from the Texas School Public Relations Association (TSPRA).
- PR4. Sexual Assault Awareness and Prevention Month.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Council 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. Council requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Council 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 City Council 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 March 24, 2026 Regular City Council Meeting minutes.
- B. Consider, and act upon, a Preliminary Plat for College Park, creating 67 single family detached lots, three open space lots and one commercial lot on 25.037 acres, generally located near 605 Country Club Road.

REGULAR AGENDA

- 1. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Planned Development 2003-01 (PD 2003-01) to Planned Development (PD) on approximately 31.65 acres. Property is generally located on the southwest corner of FM 544 and Woodbridge Parkway (ZC 2026-02).
- 2. Consider, and act upon, Ordinance No. 2026-15 to abandon Right-of-Way being Lot 1, Block C of the Mill Creek Estates Addition.

WORK SESSION

[WS1.](#) Discuss Section 5.1, Land Use Charts, and related amendments of the City of Wylie Zoning Ordinance.

[WS2.](#) Discuss potential bond projects with the City Council.

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.

A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on its negotiating position.

ES1. Consider the sale or acquisition of properties located at Ballard/Brown, Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, FM 1378/Brown, FM 1378/Park, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/Brown, and State Hwy 78/Skyview.

Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING.

This chapter does not require a governmental body to conduct an open meeting:

- (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or
- (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2022-10c, 2022-10d, 2024-2d, 2024-5a, 2024-8d, 2024-12c, 2025-4a, 2025-9a, 2025-10f, and 2026-3e.

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

(a) This chapter does not require a governmental body to conduct an open meeting:

- (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or
 - (2) to hear a complaint or charge against an officer or employee.
- (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

ES3. City Manager Quarterly Evaluation.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

READING OF ORDINANCES

Title and caption approved by Council as required by Wylie City Charter, Article III, Section 13-D.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on April 8, 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 City Council should determine that a closed or executive meeting or session of the City Council 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 City Council at the date, hour and place given in this notice as the City Council 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.
- § 551.072 – Discussing purchase, exchange, lease or value of real property.
- § 551.074 – Discussing personnel or to hear complaints against personnel.
- § 551.087 – Discussing certain economic development matters.
- § 551.073 – Discussing prospective gift or donation to the City.
- § 551.076 – Discussing deployment of security personnel or devices or security audit.



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Stephanie Storm

Account Code: _____

Subject

Consider, and act upon, approval of March 24, 2026 Regular City Council Meeting minutes.

Recommendation

Motion to approve the Item as presented.

Discussion

The minutes are attached for your consideration.

Wylie City Council Regular Meeting Minutes

March 24, 2026 – 6:00 PM

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



CALL TO ORDER

Mayor Matthew Porter called the regular meeting to order at 6:00 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Councilman Todd Pickens, Councilman Scott Williams, Councilman Sid Hoover, and Mayor *Pro Tem* Gino Mulliqi.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Marketing and Communications Director Craig Kelly; City Secretary Stephanie Storm; Police Lieutenant Mark Johnson; Parks and Recreation Director Carmen Powlen; Library Director Ofilia Barrera; Finance Director Melissa Brown; Assistant Public Works Director Lavonte Childs; Wylie Economic Development Corporation Executive Director Jason Greiner; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE (U.S. AND TEXAS FLAGS)

Councilman Strang led the invocation, and Mayor Porter led the Pledge of Allegiance to the U.S. and Texas Flags.

PRESENTATIONS & RECOGNITIONS

PR1. Shining the Wylie Way Students - Term 3.

Mayor Porter and WISD Executive Director of Community Relations & Marketing Ian Halperin presented medallions to students who demonstrated “Shining the Wylie Way.” Every nine weeks, one student from each WISD campus is chosen as the “Wylie Way Student.”

Mayor Porter convened the Council into a break at 6:28 p.m.

Mayor Porter reconvened the Council into Regular Session at 6:30 p.m.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Council 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. Council requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

No persons were present wishing to address the City Council.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council 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 March 10, 2026 Special Called Meeting with Economic Development Corporation and the Regular Called City Council Meeting minutes.**

- B. Consider, and act upon, the award of a Professional Services Project Order (PSPO) #W2026-47 for the AWIA Risk and Resilience Assessment and Emergency Response Plan Development to Freese and Nichols, Inc. in the amount of \$115,109.00.**
- C. Consider, and act upon, the approval of Purchase Agreement No. W2026-39 for EMS Medical Supplies in an estimated annual amount of \$130,000.00 from Bound Tree Medical, LLC for Wylie Fire Rescue through an interlocal agreement with the City of Midlothian, and authorizing the City Manager to execute any and all necessary documents.**
- D. Consider, and act upon, the approval of the purchase, upfit, and delivery of a 2026 Ambulance for Wylie Fire Rescue in an estimated amount of \$645,000 through cooperative purchasing agreements, and authorizing the City Manager to execute any and all necessary documents.**
- E. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for February 28, 2026.**
- F. Consider, and place on file, the City of Wylie Monthly Investment Report for February 28, 2026.**
- G. Consider, and act upon, Resolution No. 2026-05(R) approving a Resolution of the Wylie Economic Development Corporation to obtain a loan in the principal amount of \$9,600,000.**
- H. Consider, and act upon, Ordinance No. 2026-12 amending Ordinance No. 2025-32, which established the fiscal year 2025-2026 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.**
- I. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of February 28, 2026.**
- J. Consider, and act upon, approval of the 1Lt Robert F. Welch III Charity non-profit group, to hold their annual 1Lt Robert F. Welch III Run for our Heroes 5K/Walk Event at Olde City Park on April 25, 2026.**
- K. Consider, and act upon, approval of the Juneteenth of Wylie Organization non-profit group, to hold their annual Juneteenth Festival of Wylie Event at Olde City Park on June 13, 2026.**
- L. Consider, and act upon, approving the Amended and Restated Bylaws of the Parks and Recreation Board; approving new qualifications for membership on the Parks and Recreation Board, including residency, voter registration, and employment restrictions, and other updates.**
- M. Consider, and act upon, Ordinance No. 2026-13, amending Chapter 18 (Animals), Article IV (Animal Shelter Advisory Board), Section 18-123(c) (Number of Members; Qualified Appointment; Terms) of the Wylie Code of Ordinances, Ordinance No. 2021-17, as amended, relating to the term limit holdover provision.**
- N. Consider, and act upon, Resolution No. 2026-06(R) amending Resolution No. 2022-15(R) Adopting Rules of Procedures for the Board of Review.**
- O. Consider, and act upon, Ordinance No. 2026-14 for a change in zoning from Planned Development 2022-51 (PD 2022-51) to Commercial Corridor (CC) on 2.02 acres to allow for compatible retail uses. Property located at 703 N. Highway 78 (ZC 2026-01).**
- P. Consider, and place on file, the Animal Shelter Advisory Board report to the City Council.**

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Strang, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 7-0.

REGULAR AGENDA

1. Tabled from 02-24-2026

Remove from table and consider.

Council Action

A motion was made by Councilman Duke, seconded by Councilman Strang, to remove Item 1 from the table to consider. A vote was taken, and the motion passed 7-0.

Hold a public hearing, consider, and act upon, authorizing a donation by the City of Wylie to Hope for the Cities in an amount not to exceed \$2,000.

Public Hearing

Mayor Porter opened the public hearing on Item 1 at 6:36 p.m.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 6:37 p.m.

Council Comments

Council expressed both support for and opposition to the donation of City funds.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Duke, to approve Item 1 as presented. A vote was taken, and the motion passed 6-1 with Councilman Williams voting against.

2. Present, and place on file, the Wylie Economic Development Corporation 2025 Annual Report.

Staff Comments

Wylie Economic Development Corporation Executive Director Greiner presented the Item and answered questions from the Council.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to approve Item 2 as presented. A vote was taken, and the motion passed 7-0.

WORK SESSION

Mayor Porter convened the Council into a Work Session at 7:06 p.m.

WS1. Discuss Fiscal Year 2027 Budget Kickoff.

City Manager Parker addressed the Council, presented on the FY 2027 budget, and answered questions from the Council.

Mayor *Pro Tem* Mulliqi left the meeting at 7:40 p.m.

The direction from Council was that the general direction from staff appears to be on the right track, to consider different options for funding the requested equipment, and to have a discussion about a future bond election.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 8:12 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 8:13 p.m.

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.

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ES1. Consider the sale or acquisition of properties located at Ballard/Brown, Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, FM 1378/Brown, FM 1378/Park, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/Brown, and State Hwy 78/Skyview.

Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING.

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- (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2021-11b, 2022-10c, 2022-10d, 2023-1c, 2023-2d, 2024-5a, 2024-12c, 2025-4a, 2025-4d, 2025-5h, 2025-8i, 2025-9a, 2025-10f, and 2026-2k.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 9:00 p.m.

READING OF ORDINANCES

Title and caption approved by Council as required by Wylie City Charter, Article III, Section 13-D.

City Secretary Storm read the captions of Ordinance Nos. 2026-12, 2026-13, and 2026-14 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Hoover, to adjourn the meeting at 9:02 p.m. A vote was taken, and the motion passed 6-0 with Mayor *Pro Tem* Mulliqi absent.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a Preliminary Plat for College Park, creating 67 single-family detached lots, three open space lots, and one commercial lot on 25.037 acres, generally located near 605 Country Club Road.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: College Park, LLC

APPLICANT: GeoNav Surveying

The applicant has submitted a Preliminary Plat for College Park, a mixed-use Planned Development containing 25.037 acres. The property is generally located near 605 Country Club Road.

The presented Preliminary Plat will replace the Preliminary Plat that was approved by City Council in September 2024 and reflects the changes within the amended College Park Planned Development (Ordinance No. 2026-03) approved by City Council in January 2026. The Preliminary Plat contains 67 single-family detached lots, three open space lots, and one commercial lot.

The Preliminary Plat shows the construction of four public streets and the extension of Washington Place. Access to Washington Place within the Presidential Estates Subdivision is restricted to emergency access and is enforced with a gate that will be provided with this development.

The plat dedicates the necessary rights-of-way and utility easements. Open space lots, the detention pond, and the emergency gate are to be maintained by the Home Owners Association.

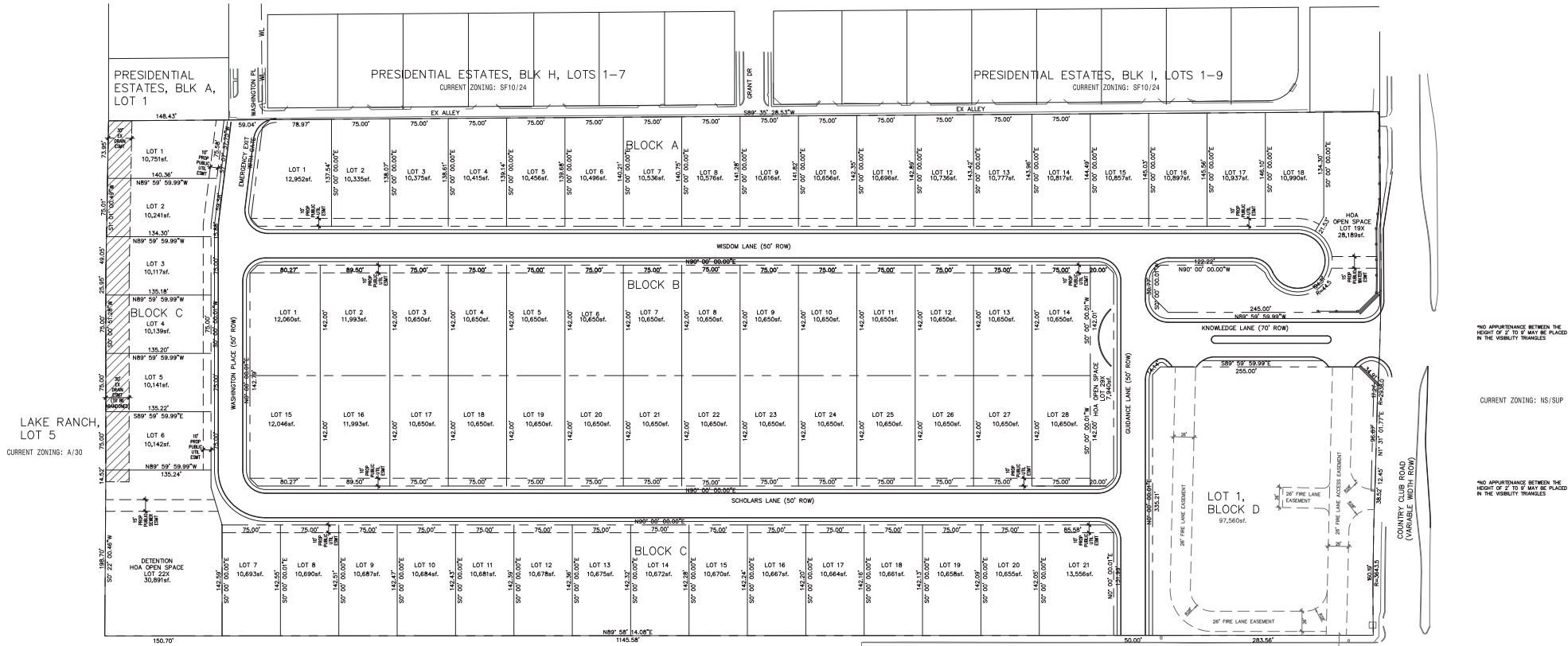
As presented, the Preliminary Plat is in compliance with the Planned Development and is consistent with the approved Zoning Exhibit.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations and of Planned Development Ordinance No. 2024-10. Approval is subject to additions and alterations as required by the City Engineering Department.

The City Council 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.

P&Z Recommendation

The Commission voted 5-0 to recommend approval.



SURVEYOR'S NOTES:
 1. BEARING SYSTEM FOR THIS SURVEY BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202)
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT

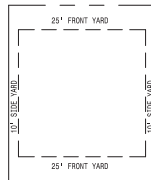
FLOODPLAIN NOTE:
 Based upon graphical plotting the subject property is located within Zone "X" (unshaded), being defined as those areas determined to be outside the 0.2% annual chance floodplain, as delineated on Flood Insurance Rate Map, number 48085C04154, dated June 02, 2009.

DETENTION POND NOTE:
 Detention pond shall be maintained by the HOA.

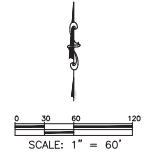
EMERGENCY EXIT GATES NOTE:
 Emergency Exit Gates shall be maintained by the HOA.

WYLIE FIRE STATION NO. 2,
 BLK A, LOT 1
 CURRENT ZONING: A/30

TYPICAL SF LOT



LOCATION MAP
 (NOT TO SCALE)



Engineer:

 5900 S Lake Forest Dr, Ste 300
 McKinney, TX 75007
 (972) 554-1100
 john@civilpt.com

PRELIMINARY
 NOT FOR
 CONSTRUCTION

JOHN H BEZNER
 PE # 98469

Surveyor:
 GeoNav Surveying
 3410 Midcourt Rd, Ste 110
 Carrollton, TX 75006
 (972) 243-2409
 TBPLS Firm No. 10194205
 chris.howard@geo-nav.com

Developer / Owner:
 College Park, LLC
 5411 Kingston Dr
 Richardson, TX 75082
 (469) 870-6020
 Contact: Dr Abdul Lateef Khan

PRELIMINARY PLAT
COLLEGE PARK
 Block A, Lots 1-18, Lot 19X; Block B, Lots 1-28, 29X;
 Block C, Lots 1-21, 22X;
 Block D, Lot 1
 Being 25.037 Acres in the
 George W. Gunnell Survey, Abstract No. 351,
 in the City of Wylie, Collin County, Texas
 March 6, 2026
 Sheet 1 (of 2)

PROPERTY OWNER'S CERTIFICATE:

STATE OF TEXAS §
 COUNTY OF COLLIN §
 WHEREAS, College Park, LLC is the Owner of a tract of land situated in the George W. Gunnell Survey, Abstract No. 351, Collin County, Texas and being out of a 7.6700 acre tract conveyed to them by Wylie Partners, LP, and a 4.0030 acre tract conveyed to them by Scott Residential, LLC, and a 0.9820 acre tract conveyed to them by Scott Residential, LLC, and a 4.9720 acre tract conveyed to them by Khan Abdul R & Abdul I Khan, and a 7.4330 acre tract conveyed to them by Alk Wylie, LP, and being more particularly described as follows:

LEGAL DESCRIPTION

Being a 25.0372 acre tract situated in the George W. Gunnell Survey, Abstract No. 351, Collin County, Texas and being all of a tract of land described in a deed to Wylie Partners, LP as recorded in Instrument Number 20180530000658260 of the official public records Collin County, Texas (O.P.R.C.C.T.), and all tract of land described in a deed to Abdul R. Khan and Abdul L. Khan, as recorded in Instrument Number 20150608000672830, (O.P.R.C.C.T.) and all of a tract of land described in a deed to Scott Residential, LLC as recorded in Instrument Number 20181105001376830, 20181106001376890 (O.P.R.C.C.T.) and all of a tract of land described in a deed to ALK Real Estate Investment, LLP, as recorded in Instrument Number 20170302000278350 (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

Beginning at a 1/2-inch iron rod set at the northeast corner of said Wylie Partners, LP, and the southeast corner of Presidential Estates, an addition to the City of Wylie as recorded in Volume G, page 174, Map Records of Collin County, Texas, and on the west right-of-way line of FM Highway No. 1378 (a variable width right-of-way), for a corner;

THENCE South 00 degrees 30 minutes 18 seconds east along the east line of said Wylie Partners, LP, and on the west right-of-way line of said FM Highway No. 1378, a distance of 210.17 feet to a 1/2-inch iron rod found at the southeast corner of said Wylie Partners, LP and the northeast corner of said Khan tract, and at the beginning of a curve to the right having a radius of 2937.97 feet and a chord bearing and distance of South 01 degrees 44 minutes 34 seconds West, 154.95 feet;

THENCE along the east line of said Khan tract and the west right-of-way line of said FM Highway No. 1378, and along said curve to the right having a delta of 03 degrees 01 minutes 19 seconds and an arc length of 154.95 feet to a 1/2-inch iron rod set, for corner

THENCE South 01 degrees 31 minutes 02 seconds West, along the east line of said Khan tract and the west right-of-way line of said FM Highway No. 1378, a distance of 109.32 feet to a 5/8-inch iron rod found with cap stamped "TXDOT", at the southeast corner of said Khan tract and the northeast corner of said ALK Real Estate Investment, LLP, and the beginning of a curve to the left having a radius of 3643.48 feet and a chord bearing and distance of South 00 degrees 44 minutes 09 seconds West, 198.68 feet;

THENCE along the east line of said ALK Real Estate Investment, LLP, tract and on the west right-of-way line of said FM Highway No. 1378 and along said curve to the left having a delta of 03 degrees 07 minutes 29 seconds, and an arc length of 198.71 feet to a 1/2-inch iron rod set at the southeast corner of said ALK Real Estate Investment, LLP, tract and the north line of a tract of land described in a deed to City of Wylie, as recorded in Instrument Number 98-0038017, (O.P.R.C.C.T.), for a corner;

THENCE South 89 degrees 58 minutes 14 seconds West, along the south line of said ALK Real Estate Investment, LLP, tract, and on the north line of said City of Wylie tract a distance of 1629.84 feet to a 1/2-inch iron rod found at the southwest corner of said ALK Real Estate Investment tract and the northwest corner of said City of Wylie tract, for a corner;

THENCE North 00 degrees 22 minutes 00 seconds East, along the west line of said ALK Real Estate Investment tract, a distance of 198.70 feet to a 3/8-inch iron rod found at the northwest corner of said ALK Real Estate Investment tract, and the southwest corner of said Scott Residential, LLC, for a corner;

THENCE North 00 degrees 00 minutes 51 seconds East, along the west line of said Scott Residential, LLC tract, a distance of 265.48 feet to a 3/8-inch iron rod found at the northwest corner of said Scott Residential, LLC tract, and the southwest corner of said Wylie Partners, LP tract, for a corner;

THENCE North 01 degrees 01 minutes 00 seconds East, along the west line of said Wylie Partners, LP tract, a distance of 198.02 feet to a 5/8-inch iron rod found at the northwest corner of said Wylie Partners, LP tract, and the southwest corner of said Presidential Estates, for a corner;

THENCE North 89 degrees 35 minutes 29 seconds East, along the north line of said Wylie Partners, LP tract and the south line of said Presidential Estates, a distance of 1633.31 feet to the point of beginning and containing 1,090,618 square feet or 25.0372 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That _____, acting herein by and through his (its) duly authorized officers, does hereby adopt this plat designating the herein above described property as _____, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this the ____ day of _____, 20____.

BY:

 Authorized Signature of Owner

 Printed Name and Title

STATE OF TEXAS §
 COUNTY OF COLLIN §

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

Given under my hand and seal of office, this ____ day of _____, 20____.

 Notary Public in and for the State of Texas

My Commission Expires On: _____

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, _____ 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.

STATE OF TEXAS §
 COUNTY OF COLLIN §

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

Given under my hand and seal of office, this ____ day of _____, 20____.

 Notary Public in and for the State of Texas

My Commission Expires On: _____

SPECIAL NOTICE

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.

APPROVAL BLOCK

'RECOMMENDED FOR APPROVAL'

 Chairman, Planning & Zoning Commission Date
 City of Wylie, Texas

'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 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, 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 ____

 City Secretary
 City of Wylie, Texas



LOCATION MAP
 (NOT TO SCALE)

Engineer:



5900 S Lake Forest Dr, Ste 300
 McKinney, TX 75070
 (972) 554-1100
 john@civilpt.com

PRELIMINARY
 NOT FOR
 CONSTRUCTION

JOHN H BEZNER
 PE # 98469

Surveyor:
 GeoNav Surveying
 3410 Midcourt Rd, Ste 110
 Carrollton, TX 75006
 (972) 243-2409
 TBPLS Firm No. 10194205
 chris.howard@geo-nav.com

Developer / Owner:
 College Park, LLC
 5411 Kingston Dr
 Richardson, TX 75082
 (469) 870-6020
 Contact: Dr Abdul Lateef Khan
 chris.howard@geo-nav.com

PRELIMINARY PLAT
COLLEGE PARK

Block A, Lots 1-18, Lot 19X; Block B, Lots 1-28, 29X;
 Block C, Lots 1-21, 22X;
 Block D, Lot 1
 Being 25.037 Acres in the
 George W. Gunnell Survey, Abstract No. 351,
 in the City of Wylie, Collin County, Texas
 March 6, 2026
 Sheet 2 (of 2)



Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Planned Development 2003-01 (PD 2003-01) to Planned Development (PD) on approximately 31.65 acres. Property is generally located on the southwest corner of FM 544 and Woodbridge Parkway (ZC 2026-02).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Kroger Texas LP, VR Real Estate LLC, Moreno Texas LLC, SCSD-FINNELL LTD, 187 Holdings LLC, GN 623 Stewart Partners LLC, CBC Property Holdings LP, Dibello Family Interest, Gencov Investments LTD, HIP-Wylie Real Estate LLC, North Dallas Wylie Land Investors LLC, PS LPT Properties, Wylie Cinema Company LLC

APPLICANT: City of Wylie

The City of Wylie is requesting to amend certain elements of Planned Development 2003-01, consisting of approximately 31.65 acres, referenced on the development standards document as Tract C-1. The purpose of this request is to update the existing development standards to more accurately reflect the current on-site development and to provide updated base Zoning Ordinance use and design standards.

The original Planned Development was approved by the City Council in January 2003 with base design standards and allowed uses set to the February 27, 2002 Zoning Ordinance. Since then, the City has made numerous amendments to the Zoning Ordinance to improve the health, safety, and welfare of the City of Wylie and its citizens. These include requiring Special Use Permits for uses such as car washes, drive-thru restaurants, and smoking establishments to address blight, pedestrian safety, and overall health. Therefore, the proposed update contains standards from the June 13, 2023, Zoning Ordinance (Ord. 2023-23) with an 'as amended' clause to ensure all future Zoning Ordinance amendments also apply to the site.

In addition, several properties are removed from the Planned Development as they have been subject to separate zoning ordinances. Namely, Tracts A-3 and A-4 (townhomes) and 721/731 Woodbridge Pkwy (Self-Storage), which were both rezoned in 2018.

Staff is recommending this update as it will aid in preserving the existing retail character on the property while also allowing for the site to mature in a way that is aligned with the City's vision of growth.

The adjacent property to the east contains Wylie High School. The property to the south contains an apartment complex. The property to the west is zoned Light Industrial. The property to the north contains a railroad adjacent to single-family homes. The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to thirty-five property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor of or in protest of the request.

P&Z Commission Recommendation

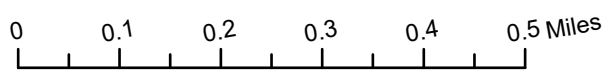
The Commission voted 5-0 to recommend approval.

Locator Map



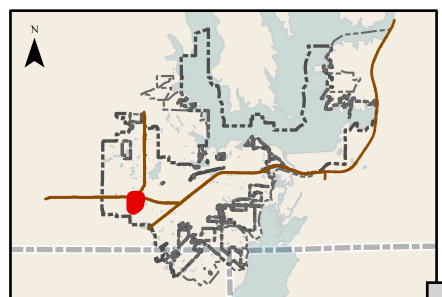
ZONING CASE:
ZC 2026-02 Woodbridge Center Phase 1

 SUBJECT property  Wylie City Limit



Date: 2/23/2026

COMPILED BY: G STAFFORD



Zoning Exhibit "B"

Tract C-1

Woodbridge Centre

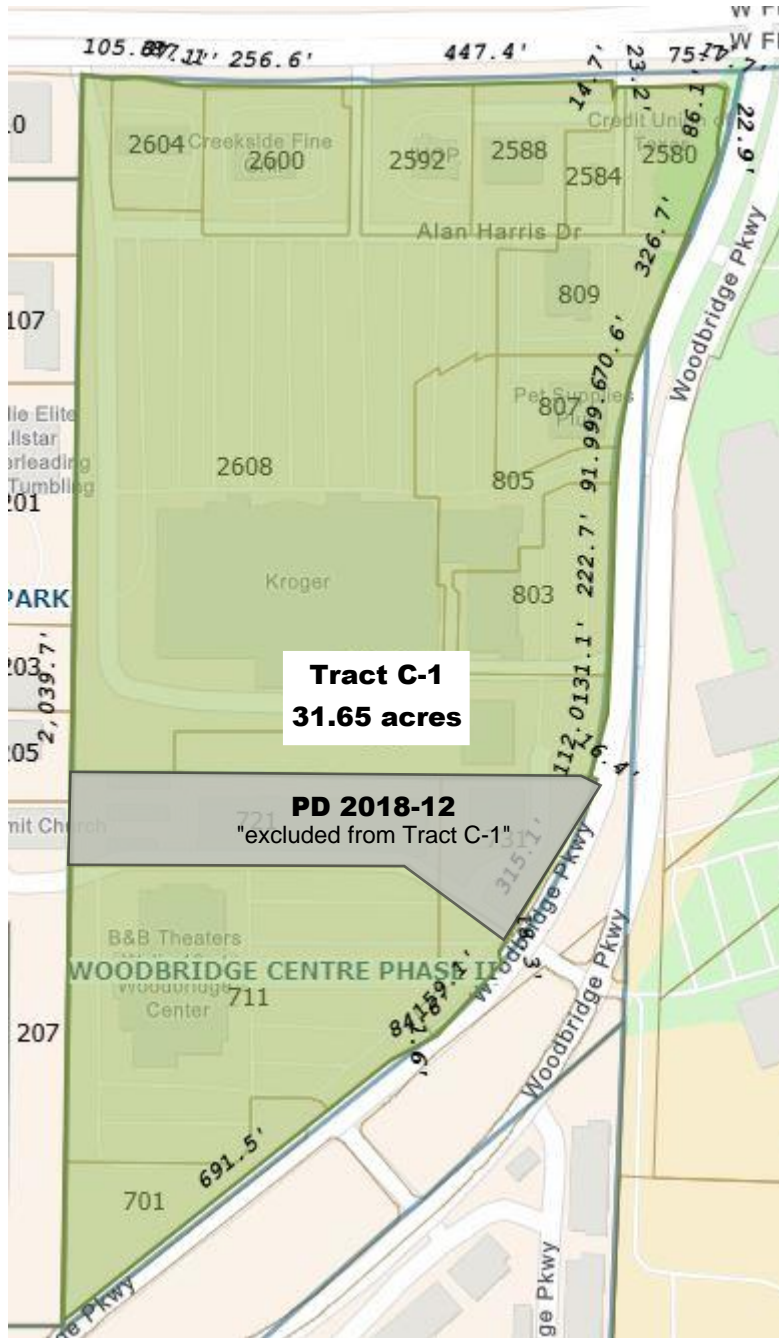


Exhibit "C"
**PLANNED DEVELOPMENT
DISTRICT DEVELOPMENT
STANDARDS**

(Zoning Case 2026-02)

1.0 PLANNED DEVELOPMENT DISTRICT

1.01 Purpose:

The purpose of this Planned Development District is to provide an update to more accurately reflect the current development and update the development standards.

**2.0 PLANNED DEVELOPMENT — SUBURBAN
RESIDENTIAL DISTRICTS/VILLAGE RESIDENTIAL
DISTRICTS**

Tracts A-1, A-2, shall be developed as below. Tracts A-3 and A-4 , amended by Ordinance 2018-29, are removed from this planned development and only subject to the rules, regulations, and standards of that ordinance.

2.01 General Description:

The residential tracts within this Planned Development located in proximity of the village commercial center are intended to accommodate a variety of single family suburban residential and village residential land uses and densities. They are designed to support the requirements of a village center which provides the needed civic, business and commercial requirements of a neighborhood. The residential units will encompass components contained in the Suburban Residential Districts and the Village Residential Districts of the Zoning Ordinance of the City of Wylie. Tract A-1 in Parcel 2 will be developed in accordance with Single Family — 10 District (SF-10/19). Tract A-2 in Parcel 2 will be developed in accordance with Single Family — 8.5 District (SF-8.5/17). Tract A-3 in Parcel 3 will be developed in accordance with Townhouse District (TH). Tract A-4 in parcel 3 will be developed in accordance with Townhouse (TH) as revised herein. The revisions to the development standards for the districts identified above as revised, are necessary within each respective district to achieve the previously stated purpose and are further outlined within these development standards.

2.02 Permitted Uses:

Land uses permitted within residential areas, indicated as Tracts A-1 and A-2 in Parcel 2, and Tracts A-3 and A-4 in Parcel 3 as shown on Exhibit “C” which are allowed in Article S Use Regulations, Section 5.1 Land Use Charts, Figure 5-3 Land Use Tables, Residential Districts, Suburban Residential, SF-10/19 (Tract A-1) and Village Center, SF-8.5/17 (Tract A-2) and TH (Tracts A-3 and A-4) and Section 5.2 Listed Uses, as defined in the Zoning Ordinance of the City of Wylie are revised with the following additions:

- a. Private recreation facilities and buildings for homeowner use.
- b. Real estate sales offices and model homes during the development and marketing of the residential areas.
- c. Temporary buildings, advertising signs, and uses incidental to construction work and sales promotions on the premises, which shall be removed upon completion.

2.03 Density:

The overall maximum allowed residential units for Tracts A-1, A-2, A-3, and A-4 shall not exceed 640 lots.

2.04 Additional Parking Area Requirements:

Additional parking area requirements to serve the guest parking area requirements for Tracts A-3 and A-4 may be constructed of either concrete or grass crete.

2.05 Single Family — 10 District (SF-10/19):

The lots in Tract A-1, Parcel 2 are to be developed in accordance with the development standards as defined in Article 3-Residential District Regulations, Section 3.2 Suburban Residential Districts, Figure 3-5 — Single Family 10 District (SF-10/19) in the Zoning Ordinance of the City of Wylie

2.06 Single Family - 8.5 District (SF-8.5/17):

The lots in Tract A-2, Parcel 2 are to be developed in accordance with the development standards as defined in Article 3 - Residential District Regulations, Section 3.3 Village Residential Districts, A. Single Family — 8.5 District (SF- 8.5/17), Figure 3-6 — Single Family 8.5 District (SF-8.5/17) in the Zoning Ordinance of the City of Wylie.

2.07 Townhouse District (TH):

The lots in Tract A-3, Parcel 3 are to be developed in accordance with the development standards as defined in Article 3 — Residential District Regulations, Section 3.3 Village Residential Districts, B. Townhouse District (TH), Figure 3-7 — Townhouse District (TH) in the Zoning Ordinance of the City of Wylie.

The lots in Tract A-4, Parcel 3 are to be developed in accordance with the development standards as defined in Article 3 — Residential District

Regulations, Section 3.3 Village Residential Districts, B. Townhouse District (TH), Figure 3-7— Townhouse District (TH) in the Zoning Ordinance of the City of Wylie with the following revisions:

a. Lot size:

Lot Area — 2,200

square feet. Lot Width

— 22 feet

Lot Width on Corner Lots — 37 feet.

Lot Depth — 100 feet.

Lot Depth of Double Front Lots — 100 feet.

b. Yard Requirements - Main

Structures: Rear Yard — 20 feet.

Rear Yard Double Front Lots — 15 feet.

Rear yard for Lots adjacent to a Fire Lane — 30 feet from the rear property line.

c. Yard Requirements — Accessory

Structures: Rear Yard Double Front Lots

— 15 feet.

2.08 Private Streets/Fire Lanes:

The use of a combination of public streets, private streets and fire lanes in Tract

A-4 of the Townhouse District (TH) shall be at the discretion of the developer and will be shown on the development plan or preliminary plat. Private streets and fire lanes shall be located in a public access easement having a minimum width of 24 feet and a minimum pavement width of 24 feet.

2.09 Residential Design Standards:

The Section 3.4 Residential Design Standards shall apply to all lots defined within the Planned Development District in the Suburban Residential Districts and Village Center Districts classification with the following revisions:

Figure 3-14 Village Residential District (SF-8.5/17. TI-L MF, MITJ Requirements

- a. A. Village Land Design Requirements — 30 Points Required:
 - 1. Connection of Open Space to Residential Development.
 - (i) The trail system with a trail being 8 ft. in width, as shown on the Conceptual Plan attached hereto, which is adjacent to streets and in an open space shall meet the requirements to qualify as the “Pedestrian Linkages to the Village Center” for 10 points.
- b. C. Street and Sidewalk Requirements — 55 Points Required:
 - 1. Curvilinear Streets.
 - (i) The streets within Tracts A-1 and A-2 shall have 25% of their streets meet the design criteria for curvilinear streets and shall qualify for 20 points.
 - (ii) The streets within Tracts A-3 and A-4, because of their boundary configuration constraints, shall have 10% of the streets meet the design criteria for curvilinear streets and shall qualify for 20 points.
 - 2. Entry Features and Medians.
 - (i) Landscaped entry features and medians located within an 80 foot right-of-way shall qualify for 15 points. The minimum length for a median at any entry intersection of a public street shall be 50 feet.
 - 3. Sidewalk Width.
 - (i) A side walk width of 6 feet, with a meandering design, located within a parkway of a secondary collector, collector street or residential street, located on one side of the street as shown on the Conceptual Plan attached hereto, shall qualify for 15 points. The meandering sidewalk is to be constructed on one side of the meet which fulfills the sidewalk requirements for both sides of the respective street.
 - 4. Screening of Residential Units Backing onto Major Thoroughfares.
 - (i) A screening wall constructed along the rear property line of lots adjacent to the Secondary Thoroughfare shown on the Conceptual Plan attached hereto, shall qualify for 20 points.
 - 5. Village Residential Street Trees.
 - (i) Residential lots fronting on a collector or residential street shall have a minimum of 1 tree per lot planted in the front

yard of each lot. It is the intent to have the trees evenly spaced within any given block length as well as their location in relationship to the front property line. The flexibility of offsetting or staggering trees along the street shall be an option for consideration in achieving a pleasing streetscape. This concept shall qualify for 20 points.

- (ii) The trees within each tract shall have a minimum caliper of 3 inches as measures 12 inches above the ground at the time of planting.
- (iii) A tree layout will be submitted with the Development Plan or Preliminary Plat indicating the spacing of the trees. The plan will take into consideration the width of the lot and the location of driveways in determining tree spacing.

c. D. Architectural Requirements — 30 Points Required:

1. Exterior Facade Material.

- (i) The base standard shall be 100% brick, stone or masonry composite materials. The use of a minimum of 70% masonry and the remainder of masonry composite material on units in the Townhouse District (TH) shall qualify as 100% masonry.
- (ii) Natural wood products may be used for architectural accent which shall consist of no more than 5% of the exterior facade of units in the Townhouse District (TH).

2. Roof Pitch.

- (i) The use of the same colored shingle throughout the residential subdivision shall qualify for an additional 20 points.

3.0 PLANNED DEVELOPMENT — MULTIFAMILY

Tract B-1

3.01 Multifamily District (MF):

Tract B-1, Parcel 2 is to be developed in accordance with the development standards as defined in Article 3 — Residential District Regulations, Section 3.3 Village Residential Districts, C. Multifamily District (MF), Figure 3-8 — Multifamily District (MF) in the Zoning Ordinance of the City of Wylie.

3.02 Residential Design Standards:

The section 3 4 Residential Design Standards shall apply to all lots defined within the Planned Development District in the Village Center Districts classification with the following revisions:

Figure 3-14 Village Residential District (SF-8.5/17 TH, MF, MH)

Requirements.

- a. A. Village Land Design Requirements — 30 Points Required:
1. Connection of Open Space to Residential Development.
 - (i) Cul-de-sacs extending into or providing neighborhood access to open space or parks, in addition to streets alongside to open space or parks, shall qualify for 25 points. The number of cul-de-sacs in this area shall be limited to four.
 - (ii) The trail system with a trail being 8 ft. in width as shown on the Conceptual Plan attached hereto shall qualify for 10 points.
- b. C. Street and Sidewalk Requirements — 55 Points Required:
1. Curvilinear Streets;
 - (i) The public streets within Tract B-1 shall have 10% of the streets meet the design criteria for curvilinear streets and shall qualify for 20 points.
 2. Entry Features and Medians.
 - (i) Landscaped entry features and medians located in an 80 foot right- of-way shall qualify for 15 points. The minimum length for a median at any entry intersection of a public street shall be 50 feet.
 - (ii) A sidewalk width of 6 feet, with a meandering design, located within a parkway of a secondary collector, collector street or residential street, located on one side of the street as shown on the Conceptual Plan attached hereto shall qualify for 15 points. The meandering sidewalk is to be constructed on one side of the street which fulfills the sidewalk requirements for the respective street.
 3. Screening of Residential Units Backing onto Major Thoroughfares.
 - (i) A screening wall constructed along the rear property line of lots adjacent to the Secondary Thoroughfare shown on the Conceptual Plan attached hereto, shall qualify for 20 points.
 4. Village Residential Street Trees.
 - (i) Multifamily lots fronting on a collector or residential street shall have a tree per lot planted along the street right-of-way at a minimum spacing of 30 feet and a

maximum spacing of 50 feet. It is the intent to have the trees evenly spaced within any given block length as well as their location in relationship to the property line. The flexibility of offsetting or staggering trees along the street shall be an option for consideration in achieving a pleasing streetscape. This concept shall qualify for 20 points.

(ii) The trees within each tract shall have a minimum caliper of 3 inches as measured 12 inches above the ground at the time of planting.

(iii) A tree layout will be submitted with the Development Plan or Preliminary Plat indicating the spacing of the trees. The plan will take into consideration the width of the lot and the location of entrances in determining tree spacing.

c. D. Architectural Requirements — 30 Points Required:

1. Exterior Facade Material.

(i) The base standard shall be 100% brick, stone or masonry composite materials with a minimum of 30% brick or stone, shall qualify as 100% masonry.

(ii) Natural wood products may be used for architectural accent which shall consist of no more than 5% of the exterior facade.

2. Roof Pitch

(i) The roof pitch for all multifamily units shall be a minimum of 6:12.

(ii) The use of the same colored shingle throughout the multifamily development shall qualify for an additional 20 points.

3.03 Screening Walls:

Screening walls used in multifamily development shall be as follows:

- a. Unless there is a natural or landscaped open space or buffer area, which may be zoned either for single family or multifamily use, having a minimum width of twenty-five (25) feet located between single family residential and multifamily residential uses, a six (6) foot screening wall shall be constructed by the developer/builder of the multifamily property between any areas developed for multifamily uses and single family residential uses. The above referenced six (6) foot screening wall shall be constructed of stone, stucco, brick, tile, concrete or similar materials or any combination thereof. Wrought iron fencing may be used as an accent feature to a screening wall from the front building line to the front property line or street right-of-way. Wrought iron gates may be used in a screening wall for access to

utility transformers and control panels. Design of the aforementioned screening fence shall be submitted at the time of Development Plan approval.

4.0 PLANNED DEVELOPMENT — VILLAGE CENTER NON-RESIDENTIAL DISTRICT AND BUSINESS DISTRICT

Tracts C-1 & C-2

4.01 General Description:

The commercial tracts within this Planned Development located within the proximity of the residential land uses of the Village Center are intended to accommodate the development of office, retail and commercial service-related uses for the neighborhood residents.

4.02 Community Retail District (CR):

Tract C-2 in Parcel 2 is to be developed in accordance with the Development Standards as defined in Article 4 — Non-residential District Regulations, Section

4.1 Village Center Non-residential Districts, B. Community Retail (CR), Figure 4-2 — Community Retail District (CR) in the Zoning Ordinance of the City of Wylie.

Land uses permitted within non-residential areas, indicated as Tract C-2 in Parcel 2 as shown on Exhibit “B”, shall include those uses allowed in Article 5 Use Regulations, Section 5.1 Lane Use Charts, Figure 5-3 Land Use Tables, Non-Residential Districts, Village Center, Community Retail (CR) and Section 5.2 Listed uses as defined in the Zoning Ordinance of the City of Wylie.

4.03 Commercial Corridor District (CC):

Tract C-1 in Parcel 1 is to be developed in accordance with the Development Standards as defined in Article 4 — Non-residential District Regulations, Section 4.1 Commercial Districts, C. Commercial Corridor District (CC), Figure 4-3 — Commercial Corridor District (CC) in the Zoning Ordinance of the City of Wylie (as amended through June 13, 2023 by Ordinance No. 2023-23) (the “Zoning Ordinance”).

Land uses permitted within Tract C-1 shall include those uses allowed in Article 5 Use Regulations, Section 5.1 Lane Use Charts, Figure 5-3 Land Use Tables, Non-Residential Districts, Commercial Corridor District (CC) and Section 5.2 Listed uses as defined in the Zoning Ordinance of the City of Wylie (as amended through June 13, 2023 by Ordinance No. 2023-23) (the “Zoning Ordinance”).

4.04 Non-residential Design Standards:

The Section 4.4 Non-residential Design Standards shall apply to the commercial development within the Planned Development District in the Community Retail District (CR) and the Commercial Corridor District (CC) classification with the following revisions:

a. Figure 4-6 Site Design Requirements:

- (i) The total number of land design points for buildings 20,000 square feet and under — 60 Points Required.
 - (ii) The total number of land design points for buildings from 20,001 to 40,000 square feet — 40 Points Required.
 - (iii) The total number of land design points required for buildings over 40,001 square feet — 20 Points Required.
 - (iv) Buildings may be configured as shown on the Illustrative Plan Tract C-1 attached hereto as Exhibit “B-1”.
- b. Figure 4-7 Landscaping Point Requirements ‘
- (i) Landscaping in Required Yards for buildings less than 40,000 square feet shall be 15% of the site.
 - (ii) Landscaping in Required yards for buildings over 40,000 square feet shall be 10% of the site.
 - (iii) The total number of landscaping points required for any commercial building — 25 Points Required.

4.05 Parking Design Requirements:

The parking for commercial development shall be designed in accordance with the following:

- (i) A parking space shall be 10 feet wide and 20 feet deep for 90 degree parking. A parking space for angled parking shall be in accordance with the dimensions shown on Illustrative Plan Parking Layout attached hereto as Exhibit “B-2”.
- (ii) A one-way aisle shall be a minimum of 20 feet wide.
- (iii) A two-way aisle shall be a minimum of 24 feet wide.

5.0 PLANNED DEVELOPMENT — GENERAL CONDITIONS

5.01 Conformance to the Wylie Zoning Ordinance:

Except as amended herein, this Planned Development shall conform to any and all applicable articles and sections of the City of Wylie Zoning Ordinance dated February 27, 2002.

5.02 Procedures of the Planned Development District:

- a. Zoning Exhibit: A zoning exhibit is hereby attached and made a part of the approval for this Planned Development District. This zoning exhibit, indicated as Exhibit “C” sets forth an overall

property boundary description, and the designation of each zoning tract, identified by a number which corresponds to the tracts defined in this Exhibit “B” Planned Development District Development Standards.

b. Conceptual Plan

- (i) The Conceptual Plan is hereby attached and made a part of the approval for the Planned Development District as Exhibit “D”.

c. Development Plan:

- (i) Prior to any development under this approved Planned Development District, a Development Plan for each phase must be submitted to the City of Wylie for approval. The Development Plan shall suffice as the Preliminary Plat for the residential single family tracts or districts. The Development Plan shall suffice as the Site Plan for non-residential tracts or districts. The Development Plan shall be approved by the Planning and Zoning Commission and the City Council prior to the issuance of any building permit for construction.
- (ii) In the event of a conflict between the Development Standards and a Development Plan, the Development Standards shall apply.

5.03 General Compliance:

Except as amended by these conditions, development of property within this Planned Development must comply with the requirements of all ordinances, rules and regulations of the City of Wylie as they presently exist.

5.04 Street Requirements:

- (i) The street shown on the Conceptual Plan as Exhibit “D” attached hereto as a Secondary Collector shall be developed as a Secondary Collector Type C with a 100 foot right-of-way with 4 lanes of pavement (2 lanes at 25 feet back-to-back of curb).
- (ii) The street shown on the Conceptual Plan as Exhibit “D” attached hereto as a Collector shall be developed as a Collector Type D with a 60 foot right-of-way with a 2.5 foot wide easement adjacent to the right-of-way for utilities with a pavement width of 38 feet back-to-back of curb.
- (iii) All residential streets shall be developed as Residential Type E with a right-of-way of 50 feet with a pavement width of 31 feet back-to-back of curb.
- (iv) The minimum centerline radius for a Secondary Collector Type

C shall be 1,000 feet, a Collector Type D shall be 350 feet and a Residential Type E shall be 150 feet.

- (v) Developer is required to pave one-half of either Woodbridge Parkway or Hensley Road if the property abuts one side of either right-of-way and the full street if the property abuts both sides of the right-of-way.

5.05 Alleys:

- (i) Alleys are required in Tract A-1 and Tract A-2.
- (ii) The use of alleys in Tract A-3 shall be at the discretion of the developer and shall be shown on the development plan or preliminary plat.
- (iii) The use of private streets or fire lanes shall meet the requirements for alleys in Tract A-4.
- (iv) The right-of-way width of an alley may be reduced to fifteen (15) feet when there is a five (5) foot wide utility easement in the rear or side yard of a lot adjacent to an alley.

5.06 Hiking and Jogging Trail Along Secondary Collectors, Collectors and Residential Streets:

- (i) An eight (8) foot wide concrete hiking and jogging trail may be constructed on one (1) side of any major thoroughfare, secondary thoroughfare and selected residential street in lieu of sidewalks on both sides of the designated streets. The use of residential streets shall be limited to those streets needed to provide a continuous space or park area. In order to provide for a meandering trail, the pavement for any thoroughfare or residential street shall be allowed to be offset a maximum of five (5) feet from the center of the right-of-way to provide for additional parkway on one (1) side of the designated street for the construction of the meandering trail. The final location of any hiking and jogging trails shall be shown on the Development Plan or Preliminary Plat.

5.07 Detention:

Detention will not be required if the storm water runoff from this property, or any portion thereof, is discharged into:

- (i) Property within the City of Sachse into existing drainage structures or with City of Sachse approval for additional improvements and a drainage study updating the existing study provided to the Cities of Sachse and Wylie for Maxwell Creek along the Woodbridge West area adjacent to the landfill and the approved CLOMR for Woodbridge.

- (ii) Directed and discharged into Maxwell Creek within an enclosed drainage system and a drainage study.
- (iii) Directed into the Maxwell Creek or the Soil Conservation Service pond constructed on Maxwell Creek within an authorized drainage easement along an existing drainage way or natural water course.

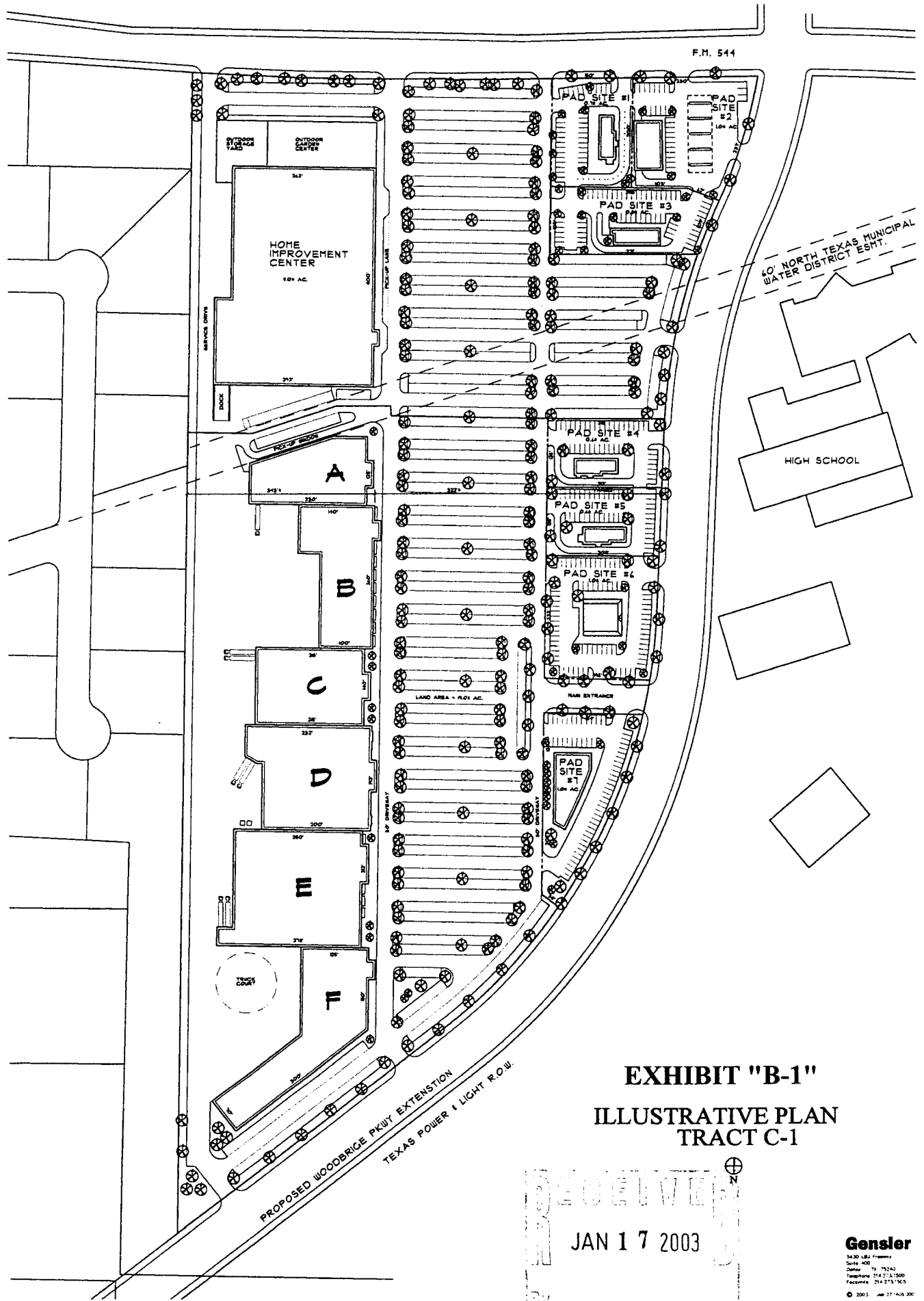
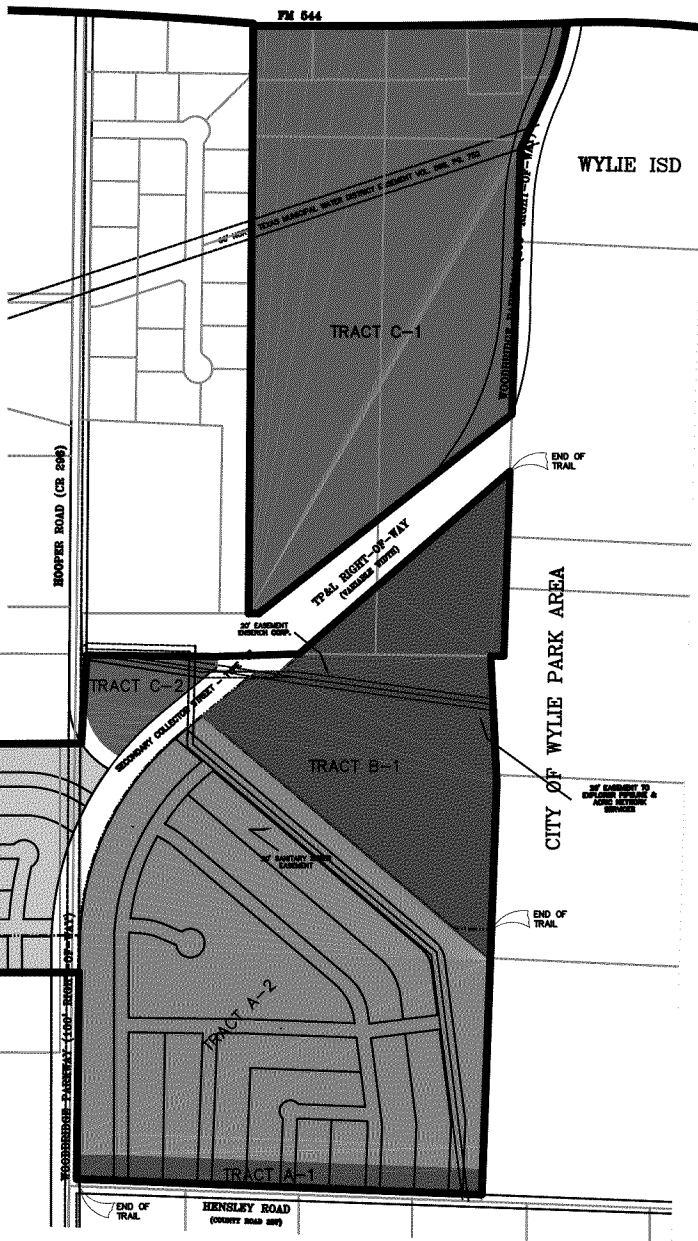








EXHIBIT "B-1"
ILLUSTRATIVE PLAN
TRACT C-1

RECEIVED
 JAN 17 2003

Gensler
 5430 LBJ Freeway
 Suite 400
 Dallas, TX 75242
 Telephone 214.213.5000
 Facsimile 214.213.1623
 © 2003 Gensler
 13 NOV 2002
 SCALE: 1"=40'-0"



-  SINGLE FAMILY (SF 10.0)
-  SINGLE FAMILY (SF 8.5)
-  TOWNHOUSE (TH)
-  TOWNHOUSE (TH MODIFIED)
-  MULTI-FAMILY (MF)
-  COMMERCIAL (C)

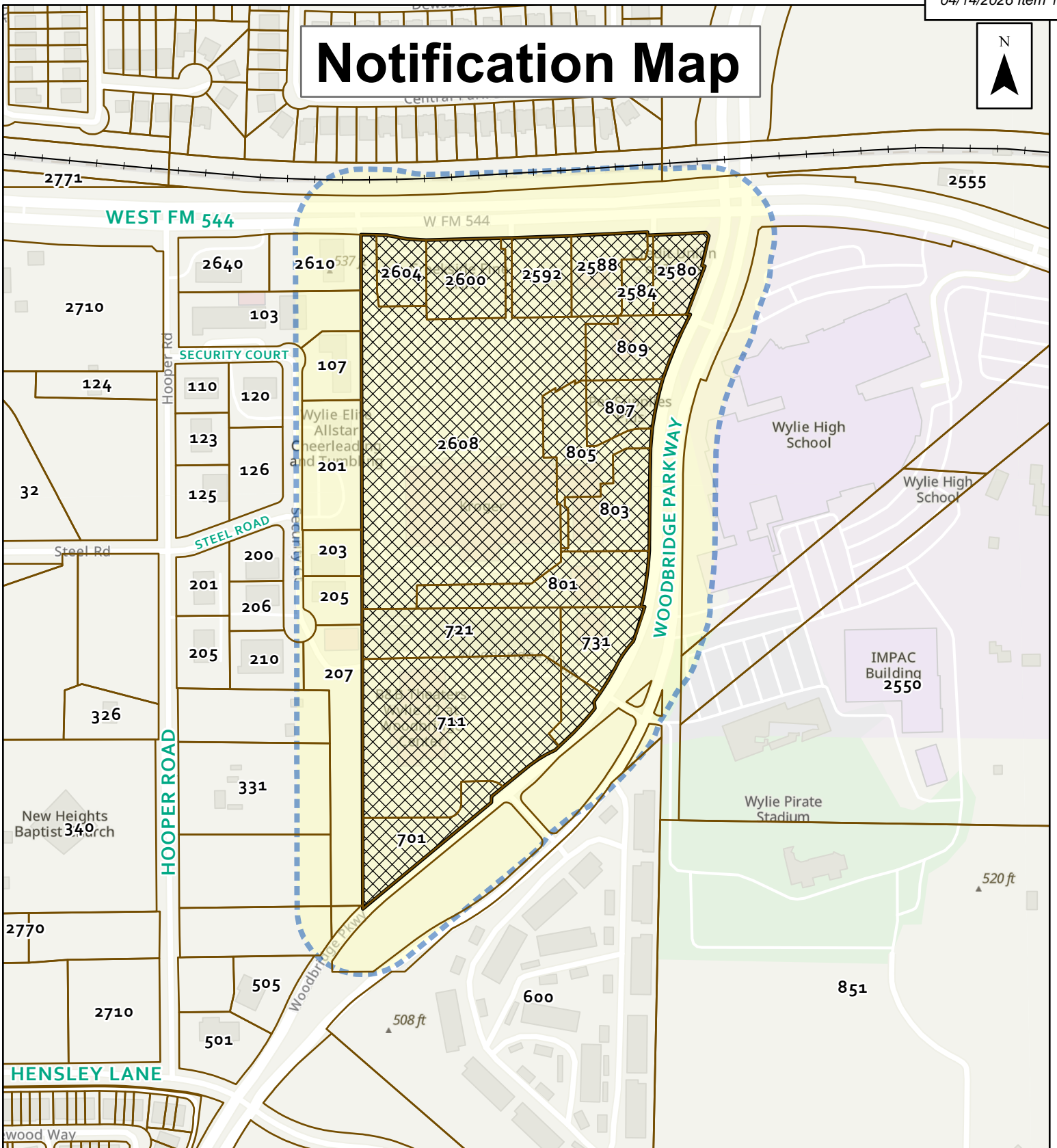


WOODBRIDGE
 CONCEPTUAL PLAN
 EXHIBIT "D"

OWNER/DEVELOPER
HERZOG DEVELOPMENT CORPORATION
 9606 SKILLMAN ST., SUITE 210
 DALLAS, TEXAS 75243
 (214) 342-1800
 CONTACT: DON HERZOG
 DECEMBER 8, 2008

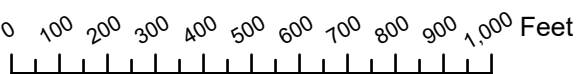
PLANNER-ENGINEER-SURVEYOR
PBS&J
 6500 SUMNERDRIVE DRIVE, SUITE 208
 DALLAS, TEXAS 75248
 (972) 500-3400
 CONTACT: DON FINDERLAC
 SCALE: 1" = 200'
 SHEET 1 OF 1

Notification Map



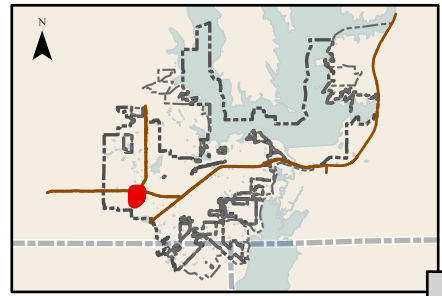
ZONING CASE:
 ZC 2026-02 Woodbridge Center Phase 1

 SUBJECT property  200 foot Notification Buffer



Date: 2/23/2026

COMPILED BY: G STAFFORD





Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2026-15 to abandon Right-of-Way being Lot 1, Block C of the Mill Creek Estates Addition.

Recommendation

Motion to approve the Item as presented.

Discussion

In accordance with Section 253.009 of the Texas Local Government Code and Section 2.12 of the City of Wylie Subdivision Regulations, the owners of 1201 East Stone Road are requesting that the City Council approve the abandonment of the right-of-way, which is approximately 10,900 square feet, on the northeast corner of Stone Road and WA Allen. The survey depicting the property is attached.

The purpose of the request is to allow the property owner options to combine the lot with their adjacent single-family lot to the east. Both the ROW and the applicant's property are zoned as PD 93-29, which allows for single-family development. However, as it sits, the ROW is undevelopable due to setback requirements. If the abandonment is approved, the applicant will be required to replat before any improvements will be permitted. That includes combining the lots into one property or creating two buildable lots.

As included in the exhibit, City staff, including Planning, Engineering, Public Works, and Fire, along with other applicable utility stakeholders, have reviewed the application and have no objection to the request.

The applicant has provided an appraisal and is requesting that the Council accept the amount of \$10,000 for said right-of-way. Staff is in possession of a cashier's check from the applicant for that amount. The Council can accept the amount, increase or decrease the payment, or neither.

ORDINANCE NO. 2026-15

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, ABANDONING RIGHT-OF-WAY BEING LOT 1, BLOCK C OF THE MILL CREEK ESTATES ADDITION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the property described herein as Lot 1, Block C of the Mill Creek Estates Addition; and

WHEREAS, the principal owner of 1201 East Stone Road, adjacent to said right-of-way, has requested that the right-of-way be abandoned and offered for sale according to State law (LGC Sec 253.009) and the City of Wylie Subdivision Regulations (Section 2.12); and

WHEREAS, the City of Wylie has determined that said right-of-way is no longer needed for public access purposes, provided that existing utilities located within said right-of-way are converted to easements through replatting or other legal instruments by the new owners acquiring said right-of-way; and

WHEREAS, the City of Wylie finds that it is in the public interest to convey the property for a fair amount;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS:

SECTION 1: That the described right-of-ways, as shown in the attached, are no longer necessary for public access purposes, provided that existing utilities shall be located within easements, and that said portion of right-of-way should be abandoned in favor of the adjacent property owner.

SECTION 2: That this abandonment shall extend only to the public right-of-way, title, and interest which the City of Wylie, Texas may have in and to said right-of-way, and shall be construed to extend only to such interest that the governing body of the City of Wylie may legally and lawfully abandon.

SECTION 3: That the City of Wylie, Collin County, for and in consideration of \$10,000.00 dollars, have granted, sold, and conveyed, and by these presents do grant, sell, and convey unto the said 1201 East Stone Road, of the City of Wylie, in the state of Texas, all that certain properties as described. To have and to hold the above described premises, together with all and singular the rights and appurtenances thereto in any wise belonging, unto the said D. Reed and Sherry Compton or assigns forever. And do hereby bind The City of Wylie, executors, and administrators to warrant and forever defend all and singular the said premises unto the said D. Reed and Sherry Compton, and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

SECTION 4: That this ordinance shall be in full force and effect from and after its adoption by the City Council, as the law in such cases provides.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 14th day of April, 2026.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

**PROCEDURE FOR
ABANDONMENT OF A
PUBLIC RIGHT-OF-WAY/EASEMENT**

- A. Formal application for right-of-way abandonment shall be made by the applicant submitting to the Planning Department an application and all required documentation stating reason for abandonment and a description of the land. The City Council shall have the final authority to approve or deny an abandonment request.
1. **Application required:** Attached to this information sheet is an application form for the abandonment of public right-of-way/easement.
 2. **Submission deadline:** The application must be completed and returned to the Planning Department. The Planning Department will circulate the application among the various City departments for review and approval. After all City departments have executed the application, it will be placed on the next available Council agenda. The City Council holds regular meetings on the second and fourth Tuesdays of the month at 6:00 p.m. at the Wylie Municipal Complex - Council Chambers, 300 Country Club Road, Bldg. 100, Wylie, Texas 75098
 3. **First page of application:** On the first page of the application, the heading information to be filled in includes the name of the addition or subdivision in which the public right-of-way/easement is located. The exception to this case would be the abandonment of a street, in which case the street name would appear in the heading. The date the application is prepared should be entered in the appropriate space. Item No. 6 on the first page should set out the names and addresses of the abutting property owners who have not consented to the vacation and abandonment which you seek. Abutting property owners are owners of land that abut any portion of the land immediately next to the public right-of-way/easement proposed to be abandoned. You should also state why their consent was not obtained; that is, if you were unable to locate the abutting property owners or if the abutting property owner refused to give his or her consent, you should so state briefly setting out the points of objection that such owner might have to this abandonment. Additional sheets may be used if necessary to fully explain.
 4. Item No. 7 provides space for a brief statement of the reason such right-of-way/easement should be abandoned. Item No. 8 should relate briefly the history of the use of the right-of-way/easement sought to be abandoned.
 5. It is very important that the full name and address of the applicant be shown in the space provided. This will insure proper notifications to the applicant. The applicant's signature must appear immediately above the typed name and the notary certification must be completed.
 6. **Exhibit No. 1:** Please note that the abandonment of right-of-way/easement may convey, by law, part of the property to the abutting property owner on the other side. You must provide, attached to the application, a metes and bounds description (dividing the area in half) of the area sought to be abandoned. This item is most easily furnished by a licensed land surveyor.
 7. **Exhibit No. 2:** You must provide, attached to the application, a copy of a plat or detailed sketch of the right-of-way/easement sought to be abandoned. Again, this item is most easily furnished by a licensed land surveyor. It must clearly show the surrounding areas to the nearest streets in all directions, abutting lots, and the block or blocks in which the area sought to be abandoned is located. It shall also show the names of the record owners of the lots abutting the area sought to be abandoned.

Procedure for Abandonment of a Public ROW

8. **Exhibit No. 3:** As applicant you are responsible for circulating the application and securing the signatures of the authorized representatives or requesting a letter from the authorized representatives. Upon receiving the required signatures/letters, these documents must be made part of this application.
9. **Exhibit No. 4:** The Planning Department will be responsible for circulating the application amongst the City departments.
10. **Exhibit No. 5:** All property owners abutting such right-of-way shall be notified by the applicant of such request by certified letter. A written response from each abutting property owner must be received by the City or attached to this application prior to staff review. *Sample letter included for your use.*
11. **Exhibit No. 6:** All applicants shall obtain a certified appraisal of the land to be abandoned, unless a waiver to this requirement has been obtained.
12. **Exhibit No. 7:** All property owners abutting the right-of-way to be abandoned must execute the Release of Claims in favor of the City.
13. An applicant shall have six (6) months from the date of City Council approval of the abandonment to complete all steps required for purchase of the abandoned right-of-way, obtaining City approval of the plat or replat and filing the plat or replat with the county. The approval shall expire on the last day of the six-month period if all steps are not complete. Reapproval of an abandonment by the City Council may be applied for at any time subsequent to the date such abandonment becomes invalid by following the procedures set forth herein. If the Director of Planning or City Council should deem changes necessary in the reapproval of an abandonment in light of new or significant information or requirements, it shall so inform the applicant.

B. Content:

1. The abandonment document shall be in accordance with the final plat requirements of the Subdivision Ordinance, including but not limited to Article II, Section 2.12.

C. Abandonment of Fire Lanes:

1. In instances where fire lanes are depicted on a plat of record, the owner of the property may submit request for a certificate of abandonment to remove the fire lane from the plat. The request shall be submitted to the Director of Planning in the manner prescribed by the Director.
2. The request shall include an accurate diagram of the proposed abandonment and reference the exact name of the plat, including volume and page number where the plat was recorded. The request shall be forwarded to the City Council for consideration.
3. Notwithstanding any action regarding the certificate of abandonment of a platted fire lane, fire lanes shall be provided in accordance with the City of Wylie Fire Code.
4. The certificate of abandonment for a fire lane shall expire if it is not filed with the appropriate county clerk within six (6) months from the date of approval.

Procedure for Abandonment of a Public ROW

Procedure for Abandonment of a Public ROW

For Office Use Only
CC Case Number: _____
Date Submitted: _____



ABANDONMENT OF PUBLIC ROW-OF-WAY/EASEMENT APPLICATION

Location:
Corner of East Stone Road & SW A. Allen Blvd.
Not affiliated with a sub-division; Easement is adjacent to private property owned by D. Reed & Sherry Compton.

MINIMUM SUBMITTAL REQUIREMENTS

- A completed copy of the attached Abandonment of Public ROW/Easement application.
- All exhibits processed (except for Exhibit No. 4, which will be processed by staff).
- Attach responses from all abutting property owners. (sample letter enclosed).
- A certified appraisal of the value of the land to be abandoned.
- A certified check to the City for the amount of the Appraisal.
- An executed Release of Claims from each abutting property owner.

ADDRESS/NAME OF ADDITION/SUBDIVISION: Private property owner: D. Reed & Sherry Compton

LEGAL DESCRIPTION **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 1, Page 625, Map Records, Collin County, Texas**

APPLICANT (Primary Contact for the Project):

Name D. Reed Compton E-Mail [REDACTED]

Street Address 1201 E. Stone Road

City Wylie State TX Zip Code 75098

Phone Number (334) 663-3131 Fax Number _____

PROPERTY OWNER'S INFORMATION (if different from above):


Name _____ E-Mail _____

Street Address _____

City _____ State _____ Zip Code _____

Phone Number _____ Fax Number _____

The applicant has prepared this application and certifies that the facts stated herein, and exhibits attached hereto are true and correct.


Signature of Owner, Agent or Applicant

2/27/2026
Date

Procedure for Abandonment of a Public ROW

APPLICATION FOR THE ABANDONMENT OF A PUBLIC RIGHT-OF-WAY/EASEMENT

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF WYLIE:

The undersigned hereby makes application for the abandonment of that portion of the above right-of-way particularly described in Exhibit No. 1, attached. In support of this application, the undersigned represents and warrants the following:

1. Attached, marked Exhibit No. 1, is a metes and bounds description (dividing the area in half) of the area sought to be abandoned.
2. Attached, marked Exhibit No. 2, is a copy of a plat or detailed sketch of that portion of the public right-of-way/easement sought to be abandoned, and the surrounding area to the nearest streets in all directions, showing the abutting lots and block, and the subdivision in which the above described right-of-way/easement is situated, together with the record owners of such lots.
3. Attached, marked Exhibit No. 3, is the written consent of all public utilities to the abandonment.
4. Attached, marked Exhibit No. 4, is the consent of the City of Wylie staff to the abandonment.
5. Attached, marked Exhibit No. 5, is the written consent of all the abutting property owners, except the following: (if none, so state)

Adjacent property is owned by D. Reed & Sherry Compton, Applicants

6. Such public right-of-way/easement should be abandoned because:
Adjacent property owners, D. Reed & Sherry Compton would like to use area for expanded access to their recently purchased property. This will include maintenance and beautification.
7. Such public right-of-way/easement has been and is being used as follows:
N/A
8. Attached, marked Exhibit No. 6, is the certified appraisal of the value of the land to be abandoned.
9. Attached, marked Exhibit No. 7, is a Release of Claims executed by each abutting property owner.

I swear that all of the information contained in this application is true and correct to the best of my knowledge and belief.

Applicant's Signature: [Handwritten Signature]

Applicant's Name: D. Reed Compton

Applicant's Address: 1201 E. Stone Rd.

Wylie, TX 75098

Applicant's Phone Number: (334) 663-3131

ACKNOWLEDGMENT

§

Subscribed and sworn to before me, a Notary Public, this 7 day of

APRIL, 2026 by Daniel Reed Compton

[Handwritten Signature]
Notary Public

TRISTA R. SIGLER
Notary Public
St. John/St. Thomas, U.S. Virgin Islands
NP-864-25
My Commission Expires June 30, 2029



Application for Abandonment of a Public Right-of-Way/Easement

Located:
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 1, Page 625, Map Records, Collin County, Texas

Procedure for Abandonment of a Public ROW

EXHIBIT NO. 1

Attached is a copy of the metes and bounds description (dividing the area in half) of the public right-of-way/easement situated in: **City of Wylie, TX**

Application for Abandonment of a Public Right-of-Way/Easement

Located:

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 1, Page 625, Map Records, Collin County, Texas

EXHIBIT NO. 2

Attached is a copy of a plat or detailed sketch of the public right-of-way/easement sought to be abandoned in the above-mentioned application, showing the surrounding area to the nearest streets in all directions, abutting lots, the block or blocks in which the portion of the public right-of-way/easement sought to be vacated is situated, and the addition or subdivision in which the portion of the public right-of-way/easement sought to be abandoned is situated. Also, the names of record owners of the abutting lots are shown.

(If the property has not been platted, applicant has six months from date of City Council approval to complete all steps required for purchase of the abandonment and filing a plat or replat with County in accordance with the final plat requirements of the Subdivision Ordinance.)



Purple = Sanitary Sewer
 Blue = water
 Teal = storm water

Application for Abandonment of a Public Right-of-Way/Easement

Located:

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 1, Page 625, Map Records, Collin County, Texas

Procedure for Abandonment of a Public ROW

EXHIBIT NO. 3

The undersigned public utility companies, using or entitled to use, under the terms and provisions of our respective franchises with the City of Wylie, that portion of the public right-of-way/utility easement sought to be abandoned in the Application for Abandonment above referred to, do hereby consent to the abandonment of the described portion thereof.

GAS COMPANY: ATMOS Energy

SEE ATTACHED

BY: _____

Title _____

TELEPHONE COMPANY

BY: _____

Title _____

ELECTRIC COMPANY: Farmers Electric

SEE ATTACHED

BY: _____

Title _____

Application for Abandonment of a Public Right-of-Way/Easement

Located:

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 1, Page 625, Map Records, Collin County, Texas

Procedure for Abandonment of a Public ROW

EXHIBIT NO. 4

The undersigned, City staff of the City of Wylie, TX certify that they have carefully considered the Application for Abandonment of the public right-of-way/easement referred to above pursuant to City ordinances and with respect to present and future needs of the City of Wylie and see no objection to the requested abandonment from the City's standpoint.

Thomas Weir

Engineer

Phillip Booth

Building Official

City

Jasen Haskins

Planning Manager

Cory Claborn

Fire Marshal

Director of Public Services

Application for Abandonment of a Public
Right-of-Way/Easement

Located:

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 1, Page 625, Map Records, Collin County, Texas

Procedure for Abandonment of a Public ROW

EXHIBIT NO. 5

The attached letters represents, owners of property abutting upon that portion of the public right-of-way/easement named and described in the Application for Abandonment of a Public Right-of-Way/Easement referred to above, do hereby consent to such abandonment.

N/A

Adjacent Property Owner: D. Reed & Sherry Compton, Applicants

EXHIBIT 6
CERTIFIED APPRAISAL OF THE VALUE OF THE LAND

APPRAISAL OF REAL PROPERTY



LOCATED AT
720 SW A Allen Blvd
Wylie, TX 75098
MILL CREEK ESTATES (CWY), BLK C, LOT 1

FOR
Reed Compton
1201 E. Stone
Wylie, TX

OPINION OF VALUE
10,000

AS OF
01/16/2026

BY
Logan R. Dorman
LM Dorman Group, LLC
2002 Primrose Dr
Richardson, TX 75082
(214) 455-9210
logan@lmdormangroup.com

FHA/VA Case No.

Borrower/Client	Reed Compton	File No.	DG01122602
Property Address	720 S W A Allen Blvd		
City	Wylie	County	Collin
State	TX	Zip Code	75098
Lender	Reed Compton		

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a), pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b), pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)
 My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is:
 3 months, in line with the overall market

Comments on Appraisal and Report Identification
 Note any USPAP-related issues requiring disclosure and any state mandated requirements:

APPRAISER:



Signature:
 Name: Logan R. Dorman
 LM Dorman Group
 State Certification #: 1361137
 or State License #:
 State: TX Expiration Date of Certification or License: 10/31/2027
 Date of Signature and Report: 01/27/2026
 Effective Date of Appraisal: 01/16/2026
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable):

SUPERVISORY or CO-APPRAISER (if applicable):

Signature:
 Name:
 State Certification #:
 or State License #:
 State: Expiration Date of Certification or License:
 Date of Signature:
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable):

Monica Dorman
LAND APPRAISAL REPORT

File No. DG01122602
Map Reference 19124

SUBJECT

Borrower Reed Compton Census Tract 0313.20 State TX Zip Code 75098
 Property Address 720 S W A Allen Blvd County Collin
 City Wylie Legal Description MILL CREEK ESTATES (CWY), BLK C, LOT 1
 Sale Price \$ _____ Date of Sale _____ Loan Term _____ yrs. Property Rights Appraised Fee Leasehold De Minimis PUD
 Actual Real Estate Taxes \$ _____ (yr) Loan charges to be paid by seller \$ _____ Other sales concessions _____
 Lender/Client Reed Compton Address 1201 E. Stone, Wylie, TX
 Occupant Vacant Appraiser Logan R. Dorman Instructions to Appraiser _____

NEIGHBORHOOD

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Good	Avg.	Fair	Poor
Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Employment Stability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	Convenience to Employment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input checked="" type="checkbox"/> Declining	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input checked="" type="checkbox"/> Oversupply	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input checked="" type="checkbox"/> Under 3 Mos.	<input type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present	<input type="checkbox"/> 85 % One-Unit	<input type="checkbox"/> % 2-4 Unit	<input type="checkbox"/> % Apts.	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land Use	<input type="checkbox"/> 5 % Industrial	<input type="checkbox"/> % Vacant	<input type="checkbox"/> % Condo	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Change in Present Land Use	<input checked="" type="checkbox"/> Not Likely	<input type="checkbox"/> Likely (*)	<input type="checkbox"/> Taking Place (*)	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Predominant Occupancy	<input type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<input type="checkbox"/> % Vacant	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
One-Unit Price Range	\$ 190 to \$ 879	Predominant Value \$ 454		Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
One-Unit Age Range	0 yrs. to 77 yrs.	Predominant Age 22 yrs.		General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise)				The subject neighborhood of Mill Creek Estates is located in the city of Wylie within Collin County. The neighborhood boundaries represent a 1 mile radius around the subject. The area offers close proximity to employment centers, typical community amenities, and major highway systems.			

SITE

Dimensions rely on survey = 14,383 sf Corner Lot
 Zoning Classification PD - Planned Development Present Improvements Do Do Not Conform to Zoning Regulations
 Highest and Best Use Present Use Other (specify) See attached addenda
 Elec. Gas Water San. Sewer
 OFF SITE IMPROVEMENTS: Street Access Public Private; Surface Concrete; Maintenance Public Private; Storm Sewer Curb/Gutter; Sidewalk Street Lights
 Topo Flat Size 14,383 sf Shape Irregular View N;Res; Drainage Adequate
 Is the property located in a FEMA Special Flood Hazard Area? Yes No
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments, or other adverse conditions) The subject property does not appear to have any obvious negative external factors such as adverse easements, adverse encroachments or environmental factors.

The undersigned has recited the following recent sales of properties most similar and proximate to subject and has considered these in the market analysis. The description includes a dollar adjustment reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to or more favorable than the subject property, a minus (-) adjustment is made, thus reducing the indicated value of subject; if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made thus increasing the indicated value of the subject.

ITEM	SUBJECT PROPERTY	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	<u>720 S W A Allen Blvd Wylie, TX 75098</u>	<u>Tbd Hilltop Wylie, TX 75098</u>	<u>1200 Lynda Ln Wylie, TX 75098</u>	<u>1125 Lynda Ln Wylie, TX 75098</u>
Proximity to Subject		<u>0.72 miles W</u>	<u>1.73 miles N</u>	<u>1.67 miles N</u>
Sales Price	\$ _____	\$ <u>120,000</u>	\$ <u>120,000</u>	\$ <u>139,000</u>
Price \$/Sq. Ft.	\$ _____	\$ _____	\$ _____	\$ _____
Data Source(s)		<u>NTREIS#20483039;DOM 101</u>	<u>NTREIS#20665872;DOM 77</u>	<u>NTREIS#20516064;DOM 129</u>
DESCRIPTION		<u>DESCRIPTION +(-) \$ Adjust.</u>	<u>DESCRIPTION +(-) \$ Adjust.</u>	<u>DESCRIPTION +(-) \$ Adjust.</u>
Date of Sale/Time Adj.		<u>s09/24;c03/24</u>	<u>s09/24;c09/24</u>	<u>s06/24;c05/24</u>
Location	<u>N;Res;</u>	<u>N;Res;</u>	<u>N;Res;</u>	<u>N;Res;</u>
Site/View	<u>14,383 sf</u>	<u>14,440 sf</u>	<u>17,424 sf</u>	<u>16,553 sf</u>
Utility	<u>Limited</u>	<u>Full</u>	<u>Full</u>	<u>Full</u>
		<u>-115,000</u>	<u>-115,000</u>	<u>-115,000</u>
Sales or Financing Concessions		<u>ArmLth Cash:0</u>	<u>ArmLth 0Cash:0</u>	<u>ArmLth 0Conv:0</u>
Net Adj. (Total)		<u>+ X - \$ -115,000</u>	<u>+ X - \$ -115,000</u>	<u>+ X - \$ -115,000</u>
Indicated Value of Subject		<u>\$ 5,000</u>	<u>\$ 5,000</u>	<u>\$ 24,000</u>
Comments on Market Data <u>Market Data was limited due to the fact that very few vacant land tracts are recorded in public records. The comparables utilized represent the best available data within the subject market.</u>				

RECONCILIATION

Comments and Conditions of Appraisal See attached addenda.

Final Reconciliation The sales comparison approach was considered the most reliable indicator of value and was therefore given primary emphasis. In reconciling our final value, we have placed primary emphasis on Comparables 1 & 2. Thus we have concluded to an "as complete" value opinion of \$5.00

I (WE) ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF _____ TO BE \$ 10,000

Appraiser Logan R. Dorman Supervisory Appraiser (if applicable) _____
 Date of Signature and Report 01/27/2026 Date of Signature _____
 Title _____ Title _____
 State Certification # 1361137 ST _____ State Certification # _____ ST _____
 Or State License # _____ ST _____ Or State License # _____ ST _____
 Expiration Date of State Certification or License 10/31/2027 Expiration Date of State Certification or License _____
 Date of Inspection (if applicable) _____ Did Did Not Inspect Property Date of Inspection _____

Procedu

FHA/VA Case No.

File No. DG01122602

Borrower/Client	Reed Compton				
Property Address	720 S W A Allen Blvd				
City	Wylie	County	Collin	State	TX Zip Code 75098
Lender	Reed Compton				

Comments on Property:

The subject property consists of a parcel with no current utility or contributory value due to a combination of physical, legal, and functional limitations. The site is further encumbered by multiple rights-of-way, which materially restrict its use and development potential. Additionally, the parcel's irregular configuration results in a very limited usable area, rendering the site impractical for residential or alternative development.

Based on these constraints, the subject property does not meet the criteria for legal permissibility, physical possibility, or financial feasibility under a highest and best use analysis. As such, the land is considered non-developable in its current state and offers no meaningful utility to a typical market participant beyond nominal or speculative value.

Comparable sales analyzed in this report represent properties with superior utility, access, and development potential. Significant downward adjustments were therefore necessary to reflect the subject's lack of utility, diminished marketability, and absence of economically viable use. These adjustments are supported by market logic and appraisal principles, as properties with no practical or legal use do not compete on an equal basis with functional, developable sites.

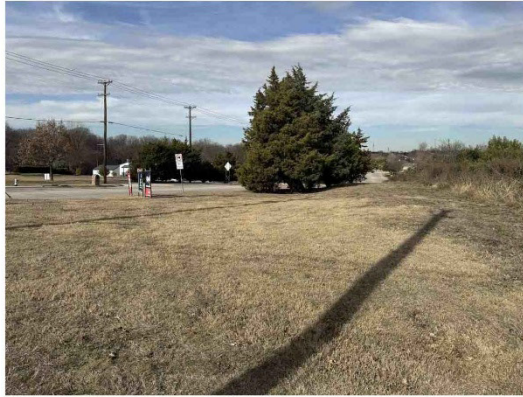
The final opinion of value reflects the subject's severely impaired utility, legal encumbrances, and limited market appeal, rather than the characteristics of typical vacant or buildable parcels.

The limited utility and value of the subject is further supported by the current taxable value of the property being \$1,000 according to the City of Wylie.

FHA/VA Case No.

Subject Photo Page

Borrower/Client	Reed Compton				
Property Address	720 S W A Allen Blvd				
City	Wylie	County	Collin	State	TX Zip Code 75098
Lender	Reed Compton				



Subject Front

720 S W A Allen Blvd
 Sales Price
 Gross Living Area 2,403
 Total Rooms
 Total Bedrooms 0
 Total Bathrooms 0.0
 Location N;Res;
 View 14,383 sf
 Site 8736 sf
 Quality Q4
 Age 51



Subject Rear



Subject Street

FHWA Case No.

Location Map

Borrower/Client	Reed Compton			
Property Address	720 S W A Allen Blvd			
City	Wylie	County	Collin	State TX Zip Code 75098
Lender	Reed Compton			



Procedu

Form MAP.LOC - *TOTAL* appraisal software by a la mode, inc. - 1-800-ALAMODE

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UAD Version 9/2011 (Updated 1/2014)

Form UADDEFIN1A - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure.

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

UAD Version 9/2011 (Updated 1/2014)

Form UADDEFIN1A - "TOTAL" appraisal software by a la mode, inc. - 1-800-ALAMODE

Procedu

488299.v1

FHA/VA Case No.



**Certified Residential
Real Estate Appraiser**

Appraiser: LOGAN REID DORMAN
License #: 1361137-CR License Expires: 10/31/2027

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified Residential Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.



**Chelsea Buchholtz
Executive Director**



DECLARATIONS
for
**REAL ESTATE PROFESSIONAL
ERRORS & OMISSIONS INSURANCE POLICY**

THIS IS A CLAIMS MADE INSURANCE POLICY.

THIS POLICY APPLIES ONLY TO THOSE CLAIMS THAT ARE FIRST MADE AGAINST AN INSURED DURING THE POLICY PERIOD. ALL CLAIMS MUST BE REPORTED IN WRITING TO THE COMPANY DURING THE POLICY PERIOD OR WITHIN SIXTY (60) DAYS AFTER THE END OF THE POLICY PERIOD.

Insurance is afforded by the company indicated below: (A capital stock corporation)

Great American Assurance Company

Note: The Insurance Company selected above shall herein be referred to as the **Company**.

Policy Number: [REDACTED] Renewal of: [REDACTED]

Program Administrator: **Herbert H. Landy Insurance Agency Inc.**
100 River Ridge Drive, Suite 301
Norwood, MA 02062

Item 1. **Named Insured:** LM Dorman Group LLC dba Dorman Appraisal Group & Dorman Real Estate Group

Item 2. **Address:** 2002 Primrose Dr
City, State, Zip Code: **Richardson, TX 75082**
Attn:

Item 3. **Policy Period:** From 08/09/2025 To 08/09/2026
(Month, Day, Year) (Month, Day, Year)
(Both dates at 12:01 a.m. Standard Time at the address of the Named Insured as stated in Item 2.)

Item 4. **Limits of Liability:** (inclusive of claim expenses):
A. \$ 1,000,000 Limit of Liability - Each Claim
B. \$ 1,000,000 Limit of Liability - Policy Aggregate
C. \$ 500,000 Limit of Liability - Fair Housing Claims
D. \$ 500,000 Limit of Liability - Fungi Claims

Item 5. **Deductible:** (inclusive of Claim Expense): \$ 2,500 Each Claim

Item 6. **Premium:** \$ 1,293.00

Item 7. **Retroactive Date** (if applicable): 08/09/2018

Item 8. **Forms, Notices and Endorsements attached:**
D43100 (06/24) D43300 TX (05/13) D43444 (03/17) D43432 (06/24)
D43425 (06/24) H.7324 (07/21)
Kevin A. Johnson
Authorized Representative

EXHIBIT 7**RELEASE OF CLAIMS**

In consideration of the abandonment of the **15,446 Sq. Ft** of right-of-way which is a part of the **Being Lot 1, Block C, Mill Creek Estates**, Addition of the Original Town of Wylie, according to the Plat thereof recorded in Volume 1, Page 625, of the Deed Records of Collin County, Texas, as more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes (the "Right-of-Way"), the receipt and sufficiency of which is hereby acknowledged, we, **Daniel Reed & Sherry Darleen Compton** release any and all claims against the City of Wylie, Texas, and its Council Members, officers, agents, employees and representatives, which we may possess at the time of the execution of this document, or which come to exist as a result of conduct occurring prior to our execution of this document, relating in any way to the Right-of-Way.



We are fully authorized and empowered to execute and enter into this Release upon the terms stated herein, and fully authorized and legally competent to execute this Release as the legal, valid and binding act and deed of the releasing party(ies). We represent and warrant that the claims released above are currently owned solely by us, **Daniel Reed & Sherry Darleen Compton**, free and clear of all liens, encumbrances, pledges, assignments, claims and security interests of any kind or nature. We further represent and warrant that we have the right to compromise and settle the claims and any other claims that could have been asserted by us which relate in any way to the Right-of-Way.

We agree to indemnify and hold harmless the City of Wylie, Texas, and its Council Members, officers, agents, employees and representatives from any and all costs and damages arising from claims or encumbrances contrary to the representations and warranties contained in the preceding paragraph of this Release.

This Release shall be binding upon and inure to the benefit of the parties' respective legal heirs, successors and assigns.

Should any portion (word, clause, phrase, sentence, paragraph or section) of this Release be declared void or unenforceable, such portion shall be considered independent and severable from the remainder, the validity of which shall remain unaffected.

In witness whereof, we have executed this Release on the ____ day of _____, 20__.

 _____ **D. Reed Compton**
 _____ **Sherry Compton**

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
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 consideration therein expressed.

Given under my hand and seal of office on this the _____ day of _____, 20__.

_____ Notary Public, State of Texas

My Commission Expires: _____

STATE OF TEXAS §
 §
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 she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the _____ day of _____, 20__.

_____ Notary Public, State of Texas

My Commission Expires: _____

Audit trail

Details

FILE NAME 1201 E Stone Road ROW Abandonment - 3/18/26, 7:4 AM.pdf

STATUS ● Signed

STATUS TIMESTAMP 2026/03/18
13:58:05 UTC

Activity



SENT

jasen.haskins@wylitexas.gov sent a signature request to:

- Cory Claborn (cory.claborn@wylitexas.gov)
- Phillip Booth (phillip.booth@wylitexas.gov)
- Jasen Haskins (jasen.haskins@wylitexas.gov)
- Thomas Weir (tommy.weir@wylitexas.gov)

2026/03/18
12:43:26 UTC



SIGNED

Signed by Thomas Weir (tommy.weir@wylitexas.gov)

2026/03/18
12:44:46 UTC



SIGNED

Signed by Cory Claborn (cory.claborn@wylitexas.gov)

2026/03/18
13:58:05 UTC



SIGNED

Signed by Phillip Booth (phillip.booth@wylitexas.gov)

2026/03/18
12:58 UTC



SIGNED

Signed by Jasen Haskins (jasen.haskins@wylitexas.gov)

2026/03/18
12:44:10 UTC



COMPLETED

This document has been signed by all signers and **is complete**

2026/03/18
13:58:05 UTC

The email address indicated above for each signer may be associated with a Google account, and may either be the primary email address or secondary email address associated with that account.



2/20/2026

To whom it may concern,

Farmers Electric Cooperative has reviewed the request for the city of Wylie to convey property ID 2028578 (located on the northwest corner of E Stone Rd and S WA Allen Blvd) to Reid Compton, and we have no objections or concerns with this action.

Thank you,

Patrick Covington

Field Engineering Supervisor

Farmers Electric Cooperative

pcovington@farmerselectric.coop

Office: 903-453-0565



February 24, 2026

Reed Compton
1201 E Stone Road
Wyle, Texas 75098

Re: Gas Verification – 1201 E Stone Road, Wylie, Texas, Collin County, Sheet 5, Tract 119, 2.85 acres in the F De La Pina Survey, Abstract No. 688 and 720 S. W. A. Allen Blvd., Wylie, Texas, Collin County in the Mill Creek Estates, Block C, Lot 1 in the F De La Pina Survey, Abstract No. 688

Mr. Compton,

Please be advised that Atmos Energy does not have pipeline nor appurtenances on the property as depicted in Exhibit A.

We highly recommend contacting 811, which is a free service to locate all underground utilities on your property prior to any construction or earth movement for safety purposes.

If further information or verification is needed, please let me know.

Kind Regards,

A handwritten signature in black ink that reads "Betty Daugherty".

Betty Daugherty
Right of Way Agent, II
214.206.2789
Betty.Daugherty@atmosenergy.com

"EXHIBIT A"





Wylie City Council

AGENDA REPORT

Department: Community Development
 Prepared By: Jasen Haskins

Account Code: _____

Subject

Discuss Section 5.1, Land Use Charts, and related amendments of the City of Wylie Zoning Ordinance.

Recommendation

Discussion

Discussion

Staff is initiating a work session to discuss Section 5.1, Land Use Charts, and related sections of the City of Wylie Zoning Ordinance.

Specifically, staff is recommending discussion to remove outdated uses, add Special Use Permits (SUP) to uses that include drive-thru, which directly affect the health, safety, and welfare of the citizens of Wylie, add selected uses, and update uses to abide by changes to state law, such as home occupations.

An exhibit is provided for review and to facilitate discussion.

P&Z Commission Discussion

The Commissioners generally agreed with the staff recommendations. Some additional items they wanted considered:

- Minimum distance from an Event Center use to residentially zoned property, DTH excluded.
- Remove 'Landfill' as an allowed use.
- Amend S.O.B.'s to SUP only

Use Regulations Work Session

Uses with Drive-Thru Restaurants to be removed:

Permitted uses	Residential Districts							Non-Residential Districts							Parking	
	Low Density		High Density					Commercial			Industrial		Mixed Use			
	AG/30	SF-ED	SF 20/26	SF 10/24	TH	MF	MH	NS	CR	CC	BG	LI	HI	DTH		SBO
1. Financial Institution (with drive-thru)								S	S	P						1 per 400-sq-ft (L)
19. Restaurant with Drive-in or Drive-through Service									S*	S*						1 per 150-sq-ft (L)

Section 7.11 was created within Article 7 General Development Regulations named “Drive-Thru Service Provisions” requiring a Special Use Permit and additional provisions:

Section 7.11 Drive-Thru Service Provisions:

A. General Provisions: To Discuss

- a. The minimum stacking space for the first vehicle stop for a commercial drive-thru shall be a minimum of 100-feet, and a minimum of 40-feet thereafter, for any other stops.
- b. CR District: Drive thru and stacking area shall not be located adjacent to residential uses.
- c. The General Provision listed in Section 7.10 shall apply.

B. Appeal of distance requirements if there is one established: To Discuss

Example of Section 7.10 Alcohol Provisions below:

A. *General Provisions:* The sale of alcohol shall be subject to compliance with the Texas Alcoholic Beverage Code, as it exists or may be amended, and to the following development criteria:

- 1. Establishments are only permitted to sell alcohol by right if the subject property was located within the City limits as of May 13, 2006. For property annexed into the City after May 13, 2006, an establishment that sells alcohol must obtain a permit for a Private Club from the Texas Alcoholic Beverage Commission for the ability to sell alcohol.
- 2. An establishment that sells alcohol shall not be located closer than 300 feet to a church and/or public hospital measured along the property lines of the street fronts from front door to front door, and in direct lines across intersections.

3. An establishment that sells alcohol shall not be located closer than 300 feet to a public or private school measured in a direct line from property line to property line, and in direct lines across intersections.
4. The distance between an establishment that sells alcohol and a private school can be increased to 1,000 feet if the City Council receives a request from the governing body of the private school to do so.
5. Establishments that derive more than 75% of their revenue from the sale of alcohol are only permitted by specific use permit.
6. In the BG District restaurant, use must be incorporated into the Civic Center facility and owned, managed, operated, or contracted through, in whole or in part, by a governmental agency.

B. Appeal of distance requirements: As allowed under Chapter 109 of the Texas Alcoholic Beverage Code the City Council may allow variances to the regulation if it is determined that enforcement of the regulation in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community.

1. The property owner shall request the variance, in writing, to the City Planner and provide any additional information that may be required.
2. A fee shall be required equal to the fee of a commercial request for a variance to the Zoning Board of Adjustments.
3. The City Planner shall notify the owner of the property subject to the distance requirement, according to current year County tax rolls, and cause notification to be published in the newspaper of record a time and place of the City Council meeting in which the request for the distance variance will be considered. The notifications shall occur at least 10 days prior to the City Council meeting.

Uses to be removed:

Permitted uses	Residential Districts							Non-Residential Districts							Parking	
	Low Density		High Density					Commercial			Industrial	Mixed Use				
	AG/30	SF-ED	SF 20/26	SF 10/24	TH	MF	MH	NS	CR	CC	BG	LI	HI	DTH	SBO	
E. Recreational Entertainment & Amusement																
5. Mining	S												S			Per approved SUP

~~**5. Mining**~~

~~**Definition:** Mining means the extraction, removal, or stockpiling of earth materials, including soil, sand, gravel, or other materials found in the earth. The excavation of earth materials for ponds or lakes, including excavations for fish farming ponds and recreational lakes are considered mining unless otherwise expressly authorized by another provision of this ordinance. The following are not considered mining:~~

~~Excavation, removal, or stockpiling of earth materials incidental to construction approved by a final plat, building permit, or for governmental or utility construction projects.~~

b. ~~Additional Provisions:~~

~~(1) A master plan and site plan, operation plans, and a restoration plan shall be provided with the Special Use Permit application.~~

~~(2) A Special Use Permit shall not be granted unless required state review and approval has been obtained.~~

New Uses:

Permitted uses	Residential Districts							Non-Residential Districts							Parking	
	Low Density		High Density					Commercial			Industrial		Mixed Use			
E. Recreational Entertainment & Amusement	AG/30	SF-ED	SF 20/26	SF 10/24	TH	MF	MH	NS	CR	CC	BG	LI	HI	DTH	SBO	
12. Event Center									S	S			P*		P*	1 Per 100 sq ft (L)

12. Event Center

a. Definition: Event center means a building or part of a building used for hosting gatherings or reception-type events. These types of uses include, but are not limited to birthday parties, weddings, baby showers, and commercial gatherings.

b. Additional Provisions:

- (1) The event center shall provide security at every event where alcoholic beverages are provided or served.
- (2) Event centers shall not be located within 500’ of the property line of a residentially zoned property.
- (3) A Special Use Permit shall be required within the Community Retail and Commercial Corridor Zoning districts.

Use to be reviewed:

Permitted uses	Residential Districts							Non-Residential Districts							Parking	
	Low Density		High Density					Commercial			Industrial		Mixed Use			
E. Recreational Entertainment & Amusement	AG/30	SF-ED	SF 20/26	SF 10/24	TH	M F	M H	NS	CR	CC	BG	LI	HI	DT H	SB O	
9. Sexually Oriented Business													P*			1 Per 150 sq ft (L)

9. Sexually-Oriented Business

. **Definition:** An adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, or nude model studio.

Additional Provisions: This use shall meet all requirements of the Chapter 26 “Businesses” of the City of Wylie Code of Ordinances, and Article IV Sexually Oriented Businesses.

9. Home Occupation.

- a. Definition: Home occupation means an occupation that is incidental to the primary use of the premises as a residence and conducted on the residential premises by a resident of the premises.
- b. Additional Provisions: In order to maintain compatibility with the residential use of the property where the business is located, additional provisions are;
 - (1) A home-based business that sells alcohol, is a sober living home, or is a Sexually Oriented Business, requires a Special Use Permit.
 - (2) On-premise advertisements, signs or displays are prohibited.
 - (3) The appearance of the structure shall not be altered, nor shall the occupation within the dwellings be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, or by signs, or the emission of sounds, noises, dust, odors, fumes, smoke, or vibrations.
 - (4) Pedestrian and vehicular traffic will be limited to that normally associated with residential districts.
 - (5) There shall be no outdoor storage of materials or equipment. There shall be no visible merchandise be visible from outside the dwelling.
 - (6) There shall be no use or storage of mechanical equipment not recognized as being part of normal household or hobby use.
 - (7) A property owner may seek a variance to this ordinance in accordance with Article 8, Section 8.4 to the Zoning Board of Adjustment.
 - (8) As defined by the Human Resource Code, Chapter 42 an "In-home Day Care" or a "Family home" that is certified, listed or registered with the State of Texas is exempt from this Ordinance, and governed by the rules and regulations of the State of Texas.



Wylie City Council

AGENDA REPORT

Department: City Manager
Prepared By: Brent Parker

Account Code: _____

Subject

Discuss potential bond projects with the City Council.

Recommendation

Discussion.

Discussion