

# Wylie Planning and Zoning Commission Regular Meeting

July 16, 2024 – 6:00 PM

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



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## CALL TO ORDER

## INVOCATION & PLEDGE OF ALLEGIANCE

## COMMENTS ON NON-AGENDA ITEMS

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

## WORK SESSION

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

## CONSENT AGENDA

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

A. Consider, and act upon, approval of the meeting minutes from the July 2, 2024 Planning and Zoning Commission Meeting.

B. Consider, and act upon a recommendation to City Council regarding a Final Plat being a Replat of 0.093 acres of abandoned right of way and Lot 2, Block A of Wooded Creek Estates Phase 2, creating Lot 2R, Block A of Wooded Creek Estates Phase 2 on 0.399 acres, located at 2718 Spanish Oak.

## REGULAR AGENDA

## RECONVENE INTO REGULAR SESSION

## EXECUTIVE SESSION

## RECONVENE INTO OPEN SESSION

*Take any action as a result from Executive Session.*

## ADJOURNMENT

## CERTIFICATION

I certify that this Notice of Meeting was posted on July 12, 2024 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.

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*Stephanie Storm, City Secretary*

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*Date Notice Removed*

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

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

Texas Government Code Section:

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



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins, AICP

Item Number: WS 1

### Subject

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

### Recommendation

N/A

### Discussion

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

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

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

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

## Municipal Planning Authority



**Zoning Authority**  
(legislative)  
Chapter 211 LGC



**Subdivision Authority**  
(ministerial)  
Chapter 212 LGC



**Land Use Authority**  
(planning)  
Chapter 213 LGC



# Mandates

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

# Operation by Adopted Rules and Procedures

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

# Roles and Responsibilities

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



# Zoning Changes

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





# Site Plans

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

## EASEMENTS

- EXISTING 15' DRAINAGE EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
- EXISTING 30' FIRE LANE ACCESS & UTILITY EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
- 10' x 15.5' WATERLINE EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
- 10' UNDER-ELECTRIC DELIVERY CO. LLC EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
- 10' DRAINAGE EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
- 10' WATERLINE EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
- VARIABLE, WITH ACCESS EASEMENT (WHABUR 17, 1515, #20190622000776 R.P.R.C.C.T.)
- VARIABLE, WITH ACCESS EASEMENT (WHABUR 17, 1515, #20190622000776 R.P.R.C.C.T.)
- 24' FIRELANE ACCESS & UTILITY EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)

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

## NOTES BY SYMBOL

- 6" CONCRETE CURB, SEE SHEET C-7.1 FOR DETAILS
- 6' LONG PRECAST CONCRETE WHEEL STOP, SEE SHEET C-3.1 FOR DETAILS
- DUMPSTER ENCLOSURE, REF. STRUCTURAL PLANS, SEE SHEET S-7.3, DETAIL A3
- ADA CURB RAMP & SIGNAGE, SEE SHEET C-3.1 FOR DETAILS
- 90° PARKING & PAVEMENT STRIPING, SEE SHEET C-3.1 FOR DETAILS
- BUILDING PERIMETER SIDEWALK, REF. STRUCTURAL PLANS FOR DETAILS
- AREA LIGHT WITH POLE AND BASE, SEE SHEET S-7.1, DETAIL A1
- ADA PARKING, SEE SHEET C-3.1 FOR DETAILS
- LANDSCAPE AREA, REF. LANDSCAPING PLANS, SEE SHEET L-1.1 FOR DETAILS
- MENU BOARD CANOPY, SEE SHEET A-0.1, DETAIL C1 AND S-7.1, DETAIL D3
- EXTERIOR MENU BOARD, REF. ARCH. PLANS, SEE SHEET A-0.1, DETAIL B4
- HEADACHE BAR, SEE SHEET S-7.1, DETAIL D4
- CONCRETE SIDEWALK/ISLAND NOSE (TYP), SEE SHEET C-3.1 FOR DETAILS
- FLAGPOLE WITH GROUND MOUNTED LIGHTS, UNITED FLAG AND BANNER, GARRISON TYPE OR OWNER APPROVED EQUAL, 30' HIGH, 5" BUTT ALUMINUM WITH 14 GAUGE ALUMINUM BALL FINIAL, INCLUDE ALUMINUM ROLLER AND SLEEVE, HARDWARE TO INCLUDE STATIONARY TRUCK, NYLON FLAGSNAPS AND HANGERS, ENTIRE ASSEMBLY (INCLUDING FOUNDATION) TO CONFORM TO APPLICABLE CODES, INCLUDING WIND LOADS, SEE SHEET S-7.1, DETAIL A2 FOR FOUNDATION DETAILS, SEE SHEET E3.1, DETAIL 4 FOR LIGHT DETAILS
- CONCRETE PAVEMENT, SEE SHEET C-7.1 FOR DETAILS
- LOADING RAMP, SEE SHEET C-3.1 FOR DETAILS
- MONUMENT SIGN, REF. SIGNAGE PLANS FOR DETAILS
- FIRE LANE STRIPING, SEE SHEET C-3.1 FOR DETAILS
- 6" STEEL BOLLARD, SEE STRUCTURAL SHEET S-3.1, DETAIL C1, EQUAL
- EXISTING 15' DRAINAGE EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
- EXISTING 30' FIRE LANE ACCESS & UTILITY EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
- 10' x 15.5' WATERLINE EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
- 10' UNDER-ELECTRIC DELIVERY CO. LLC EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
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- VARIABLE, WITH ACCESS EASEMENT (WHABUR 17, 1515, #20190622000776 R.P.R.C.C.T.)
- 24' FIRELANE ACCESS & UTILITY EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)

## LEGEND

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

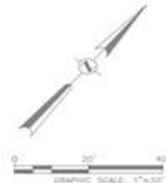
## SUMMARY OF SITE DESIGN DESIRABLES

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

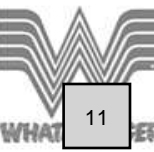
07/16/2024 Item WS1.

## SITE DATA TABLE

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



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





# Ordinance and Regulation Amendments

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



# Land Use Plan

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

# General Meeting Format

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

## General Item Format

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

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



## Other Considerations

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



## Planning Staff

### **Jasen Haskins**

Director of Community Development

[jasen.haskins@wylietetexas.gov](mailto:jasen.haskins@wylietetexas.gov)

(972)516-6324

### **Kevin Molina**

Senior Planner

[kevin.molina@wylietetexas.gov](mailto:kevin.molina@wylietetexas.gov)

(972) 516-6323

### **Gabby Fernandez**

Administrative Assistant II

[gabby.fernandez@wylietetexas.gov](mailto:gabby.fernandez@wylietetexas.gov)

(972) 516-6321



## Planning & Zoning Commission

# AGENDA REPORT

Department: Planning

Item: A

Prepared By: Gabby Fernandez

### Subject

Consider, and act upon, approval of the meeting minutes from the July 2, 2024 Planning and Zoning Commission meeting.

### Recommendation

Motion to approve Item as presented.

### Discussion

The minutes from the July 2, 2024 Planning and Zoning Commission meeting are attached for your consideration.

# Wylie Planning and Zoning Commission Regular Meeting

July 2, 2024 – 6:00 PM

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



## CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00pm. In attendance were Chair Joshua Butler, Commissioner Joe Chandler, Commissioner Harold Gouge, Commissioner Zeb Black and Commissioner Keith Scruggs. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, Development Engineering Manager Than Nguyen and Administrative Assistant Gabby Fernandez. Absent was Commissioner Franklin McMurrian and Commissioner Zewge Kagnew.

## INVOCATION & PLEDGE OF ALLEGIANCE

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

## COMMENTS ON NON-AGENDA ITEMS

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

No one approached the Commissioners on Non-Agenda Items.

## ELECTION OF CHAIR AND VICE-CHAIR

Nominate and motion for Chair

Nominate and motion for Vice-Chair

## BOARD ACTION

A motion was made by Commissioner Chandler and seconded by Commissioner Gouge to nominate Chair Butler for re-election for Chair. A vote was taken and carried 5-0.

A motion was made by Chair Butler and seconded by Commissioner Scruggs to nominate Commissioner Gouge for Vice-Chair. A vote was taken and carried 5-0.

**CONSENT AGENDA**

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

- A. Consider, and act upon, approval of the meeting minutes from the May 21, 2024 Planning and Zoning Commission meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Ladera Wylie, creating one lot on 47.374 acres, generally located at 2301 FM 1378.
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Barwari Addition, creating one commercial lot on 0.4557 acres. Property located at 403 S State Highway 78.
- D. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 1, Block A of Barwari Addition, establishing one commercial lot on 0.4557 acres. Property located at 403 S State Highway 78.

**BOARD ACTION**

A motion was made by Commissioner Gouge, seconded by Commissioner Chandler, to approve the Consent Agenda as presented. A vote was taken and the motion passed 5 – 0.

**REGULAR AGENDA**

- 1. Consider, and act upon, a Site Plan for Lot 3, Block D of Regency Business Park Phase 2, for the development of an office/warehouse use on 1.24 acres. Property located at 214 Regency Drive.

**BOARD ACTION**

A motion was made by Vice-Chair Gouge , seconded by Commissioner Black, to approve Item 1 as presented. A vote was taken and carried 5– 0.



## ADJOURNMENT

A motion was made by Commissioner Chandler, and seconded by Commissioner Black, to adjourn the meeting at 6:11 PM. A vote was taken and carried 5 – 0.

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*Joshua Butler, Chair*

## ATTEST

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*Gabby Fernandez, Secretary*



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: B

### Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat being a Replat of 0.093 acres of abandoned right of way and Lot 2, Block A of Wooded Creek Estates Phase 2, creating Lot 2R, Block A of Wooded Creek Estates Phase 2 on 0.399 acres, located at 2718 Spanish Oak.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Brandon & Tera Newingham**

**APPLICANT: Texas Heritage Surveying**

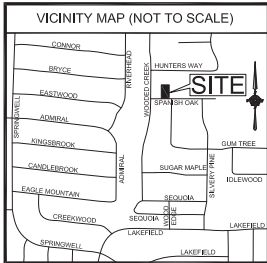
The applicant has submitted a Replat to create Lot 2R, Block A of Wooded Creek Estates Phase 2 by combining 0.093 acres of an alleyway that was abandoned by the City with Lot 2, Block A of Wooded Creek Estates Phase 2. The property is located at 2718 Spanish Oak.

The alleyway was abandoned by the city in October of 2023 due to it serving no City related function for utilities or access (Ordinance 2023-53). The alleyway was sold to the applicant at a value of \$5,000. The purpose of this plat document is to revise the property lines of 2718 Spanish Oak to include the acquired alleyway addition.

The plat document shall also abandon a 5' utility easement. A drainage inlet remains on the property which the property owner shall maintain.

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

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



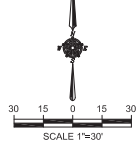
GENERAL NOTES:

- The purpose of this replat is to create one platted lot out of a tract of land (abandoned alley) and a platted lot.
- 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.
- Bearings and Coordinates shown hereon are based on Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, (2011) on Grid Coordinate values. No Scale and No Projection.
- City of Wylie benchmark used: Monument CM3 located on the southwesterly side of Wylie High School football stadium and near the northwest corner of Founders Park sports fields. N= 7,053,376.538 E= 2,550,122.003 Elevation= 519.77
- Subject property is located within an area having a Zone Designation "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 48080C04151, with a date of identification of 05/02/2024, for Community Number 480769, in Collin County, State of Texas, which is the current Flood Insurance Rate Map for the community in which said property is situated.

LEGEND

P.R.C.C.T.  
D.R.C.C.T.  
O.P.R.D.C.T.  
INST. NO.  
VOL. PG.  
SQ. FT.  
HPF O  
IRON ROD FOUND  
IRON PIPE FOUND  
MAG NAIL SET  
CM  
EASEMENT LINE  
BUILDING LINE  
BOUNDARY LINE  
ADJOINING LOT LINE  
CENTERLINE

EASEMENT LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	20.00'	N89°28'34"E	
L2	5.00'	N0°31'26"W	
L3	15.00'	S89°28'34"W	
L4	134.29'	N0°31'25"W	



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS, BRANDON NEWINGHAM and TERRA MCCLAIN are the Owner(s) of a tract of land situated in the Moses Sparks Survey, Abstract No. 849, Collin County, Texas and being Lot 2, Block A of Wooded Creek Estates, Phase 2, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2014, Page 683, Plat Records, Collin County, Texas, along with that tract of land (abandoned alley right-of-way) described in Ordinance No. 2023-53 to Brandon Newingham and Terra McClain as recorded in Instrument Number 2023001351114, Official Public Records, Collin County, Texas, out of Wooded Creek Estates, Phase 1, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume O, Page 372, Plat Records, Collin County, Texas, and together being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found with yellow plastic cap "legible" for the southwest corner of Lot 3, Block A of said Wooded Creek Estates, Phase 2, same lying in the north right-of-way line of Spanish Oak Trail (50' right-of-way);

THENCE South 89 degrees 28 minutes 34 seconds West, along the said north right-of-way line of Spanish Oak Trail, a distance of 125.00 feet to a 1/2 inch iron rod found for the southeast corner of Lot 1, Block A, Wooded Creek Estates, Phase 1, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume O, Page 372, Plat Records, Collin County, Texas and the southwest corner of said abandoned alley right-of-way;

THENCE North 00 degrees 31 minutes 25 seconds West, along the shared line of said Lot 1, Block A and abandoned alley right-of-way, a distance of 130.31 feet to a mag Nail set on top of fence for the northeast corner of said Lot 1, Block A and northwest corner of said abandoned alley right-of-way, same lying in the south line of Lot 36, Block B, Sage Creek Phase IX A, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2008, Page 553, Plat Records, Collin County, Texas, from which a 1/2 inch iron rod bears North 45 degrees 42 minutes 06 seconds East 0.44 feet for reference;

THENCE North 89 degrees 42 minutes 45 seconds East, along the south line of said Block B, a distance of 125.00 feet to a 1/2 inch iron rod found for the northwest corner of said Lot 3, Block A and lying in the south line of Lot 34, Block B of said Sage Creek Phase IX A;

THENCE South 00 degrees 31 minutes 26 seconds East, along the west line of said Lot 3, Block A, a distance of 138.79 feet to the POINT OF BEGINNING and containing 17,381 square feet or 0.399 acres of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That BRANDON NEWINGHAM and TERRA MCCLAIN, acting herein by and through his (his) duly authorized officers, does hereby adopt this plat designating the herein above described property as **Lot 2R, Block A, Wooded Creek, Phase 2**, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, right-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereon.

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 \_\_\_ day of \_\_\_\_\_, 20\_\_.

BY:

Authorized Signature of Owner \_\_\_\_\_ Printed Name and Title \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BRANDON NEWINGHAM, 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: \_\_\_\_\_

WITNESS, my hand, this \_\_\_ day of \_\_\_\_\_, 20\_\_.

BY:

Authorized Signature of Owner \_\_\_\_\_ Printed Name and Title \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF \_\_\_\_\_ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BRANDON NEWINGHAM, 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 STATEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

That I, J.R. January, 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.

Preliminary, this document shall not be recorded for any purposes and shall not be used or viewed or relied upon as a final survey document. (06/28/2024)

J.R. January  
Texas Registered Professional Land Surveyor No. 5382

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared J.R. January, 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 \_\_\_\_\_, 2024.

Notary Public in and for the State of Texas

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 Wooded Creek Estates, Phase 2 Lot 2R, Block A subdivision of an 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

REPLAT  
WOODED CREEK ESTATES, PHASE 2  
LOT 2R, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A  
WOODED CREEK ESTATES, PHASE 2

ALONG WITH

4,072 SQ. FT. / 0.093 ACRE TRACT OF LAND

(ABANDONED ALLEY RIGHT-OF-WAY)

OUT OF WOODED CREEK, PHASE 1

SITUATED IN THE MOSES SPARKS SURVEY,

ABSTRACT NO. 849

CITY OF WYLIE, COLLIN COUNTY, TEXAS

"PD" ZONING PER CITY OF WYLIE

DATE: 05/02/2024 / JOB # 24008021 / SCALE: 1" = 30' / DRAWN: KQ



TEXAS HERITAGE  
SURVEYING, LLC

16016 Metric Drive, Suite 124, Dallas, TX 75243  
Office 214-340-9700 Fax 214-340-9710  
txheritage.com Firm No. 10169300

OWNER  
BRANDON NEWINGHAM  
TERRA MCCLAIN  
2718 SPANISH OAK TRAIL  
WYLIE, TEXAS 75098