

Wylie Planning and Zoning Commission Regular Meeting

October 07, 2025 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and act upon approval of the meeting minutes from the September 16, 2025 Planning and Zoning Commission Meeting.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 1, Block A of Creek Bend Industrial Park for the development of an office/warehouse use. Property located on 0.69 acres at 1603 Martinez Ln.
2. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Single Family - 10 District (SF-10/24) to Planned Development - Townhouse District (PD-TH) on 5.52 acres to allow for single-family attached development. Property located at 603 E Marble. (ZC 2025-07)
3. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change of zoning from Agricultural District (AG/30) to Planned Development (PD), amending PD 2020-54, to allow for single family residential development on 4.04 acres, generally located at 2601 & 2701 Sachse Road (ZC2025-12)
4. Consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural (AG/30) to Planned Development - Commercial Corridor (PD-CC) on 8.5 acres generally located at 2710 & 2722 W FM 544. ZC 2025-10

WORK SESSION

- WS1. Hold a work session to discuss the rezoning of property generally located on the east side of SH 78 just south of Alanis Drive.

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on October 1, 2025 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

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

Texas Government Code Section:

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



Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Gabby Fernandez

Subject

Consider and act upon the approval of the meeting minutes from the September 16, 2025, Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes from the September 16, 2025, Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

September 16, 2025 – 6:00 PM

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



CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00 pm. In attendance were Chair Joshua Butler, Vice-Chair Rod Gouge, Commissioner Keith Scruggs, Commissioner Joe Chandler, and Commissioner Zewge Kagnev. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent were Commissioner Zeb Black and Commissioner Franklin McMurrian.

INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler gave the Invocation, and Vice-Chair Gouge led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

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

None approached the Commission.

CONSENT AGENDA

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

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

BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Commissioner Scruggs, 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 5, Block A of 544 Gateway Addition for the development of a manufacturing facility. Property located on 2.874 acres at 608 John Yeager Way.

BOARD ACTION

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

ADJOURNMENT

A motion was made by Commissioner Chandler and seconded by Chair Butler to adjourn the meeting at 6:08 PM. A vote was taken and carried 5 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Lot 1, Block A of Creek Bend Industrial Park for the development of an office/warehouse use. Property located on 0.69 acres at 1603 Martinez Ln.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Harger Eric Scott

APPLICANT: Johnson Volk Consulting

The applicant is proposing to develop a two office/warehouse building that total a building area of 11,972 sq.ft. on Lot 15, Block A of Creek Bend Industrial Park on 0.69 acres located at 1603 Martinez Ln.

The development is proposed to contain leasable office/warehouse space. The property is zoned within Light Industrial and allows for the light industrial use by right.

The development has an approved variance that allows for a 10' front setbacks per ZBA Case 2025-09 approved by the Zoning Board of Adjustments on 05/19/2025. The variance was granted in order to provide room in the back of the buildings for rear access, parking, and loading areas that would not face the public street.

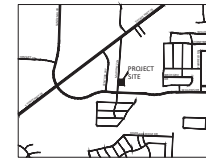
The development is providing 16 parking spaces with one being ADA accessible. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance.

Access to the site is proposed from a drive that connects to Kristen Way. Fire services to the site shall be provided from Martinez Lane and Kristen Lane.

The site provides 5,331 sq.ft. of landscaping being 17.05% of the overall landscaped area which is in compliance with the 10% minimum landscaping requirement. The landscape plan includes plantings along the street frontage and throughout the parking area. A 5' wide sidewalk along Martinez Lane is also provided.

The structure's exterior material consists of stone and brick. Entrances are emphasized with a canopy and architectural features.

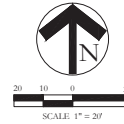
As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.



KEYMAP
NTS



CAUTION!
EXISTING UTILITIES
EXISTING UTILITIES SHOWN ON THESE PLANS ARE BASED ON AVAILABLE REFERENCE INFORMATION. OTHER UTILITIES NOT SHOWN ON THESE PLANS MAY EXIST. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES BOTH HORIZONTALLY AND VERTICALLY PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR WILL BE SOLELY LIABLE FOR ANY DAMAGE TO EXISTING UTILITIES.
TEXAS 11: 1-800-344-8377



SCALE: 1" = 20'

SITE DATA	
DESCRIPTION:	1603 MARTINEZ LANE - LOT 1, BLOCK A
EXISTING ZONING:	LIGHT INDUSTRIAL
PROPOSED USE:	COMMERCIAL
LOT AREA:	± 31,271 SF ~ 0.717 AC
BUILDING AREA:	11,972 SF
BUILDING LOT COVERAGE:	38.28%
BUILDING HEIGHT:	SEE ARCHITECTURAL PLAN
REQUIRED PARKING:	16
PROVIDED PARKING:	16
LANDSCAPING LOT COVERAGE:	17.05%

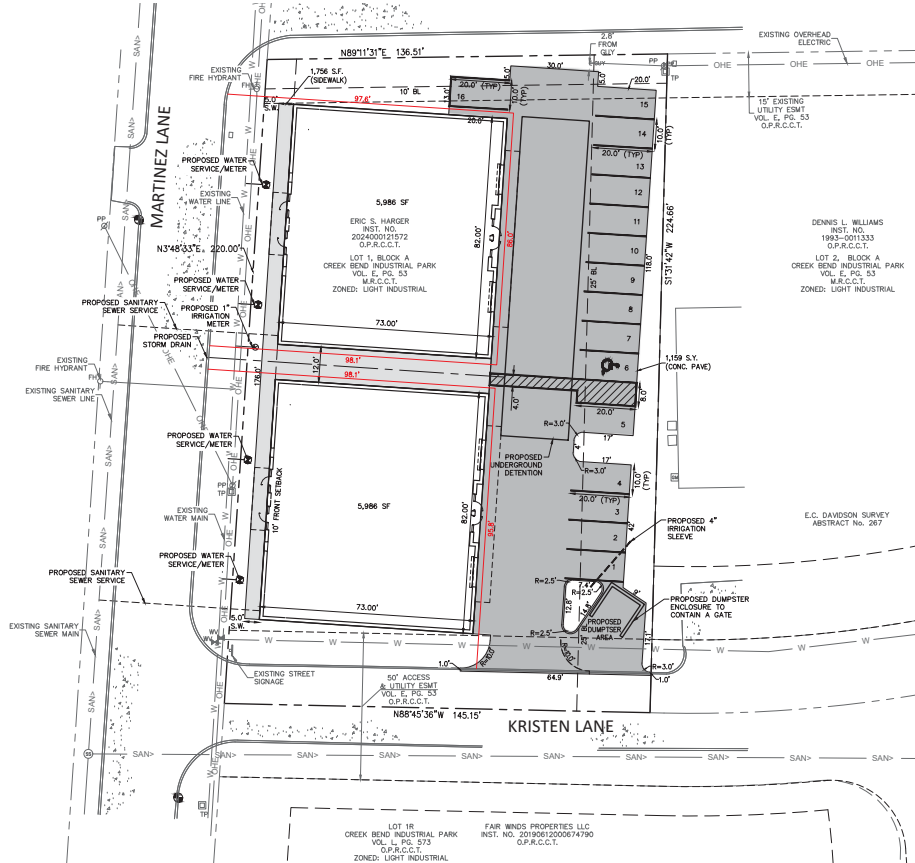
PLAN LEGEND	
	PROPOSED 6" CONCRETE PAVING
	PROPOSED 4" CONCRETE PAVING
	PROPERTY LINE
	HOSE LAY ROUTE
	PROPOSED STORM DRAIN
	PROPOSED WATER SERVICE/METER
	PROPOSED SANITARY SEWER SERVICE
	EXISTING EASEMENT
	EXISTING OVERHEAD ELECTRIC
	EXISTING SANITARY SEWER LINE
	EXISTING WATER LINE
	EXISTING POWER POLE
	EXISTING TELEPHONE PEDESTAL
	EXISTING GAS METER

NOTES:
1. THIS SITE PLAN IS TO BE USED FOR PLANNING PURPOSES ONLY AND IS NOT A CONSTRUCTION DOCUMENT.
2. SITE PLAN IS PROVIDED TO SHOW GENERAL LOCATION OF IMPROVEMENTS.
3. 10' FRONT SETBACK PER ZBA CASE 2025-09 APPROVED ON 05/19/25

STANDARD ACCESSIBILITY REQUIREMENTS
PARKING:
• ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL HAVE AT LEAST ONE VAN ACCESSIBLE SPACE.
• EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. SIGN SHALL BE LOCATED AS NOTED TO 80' (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.
• ALL ACCESSIBLE SERVING ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A 60" WIDE MINIMUM.

SITE PLAN REQUIREMENTS LIST OF DESIRED ITEMS PROPOSED
1. BUILDING AT THE FRONT YARD LINE
2. INDIVIDUAL BUILDING WITH FOOTPRINTS = OR < 10,000 SQUARE FEET
3. FRONT FACADE ORIENTED TO THE STREET
4. SITE PLAN WITH NO MORE THAN ONE OF PARKING IN FRONT OF THE BUILDING
5. DIRECT CONNECTION BETWEEN BUILDING AND STREET
6. NOT VISIBLE FROM PUBLIC STREET BUT PROVIDE MASONRY SCREENING

LANDSCAPE REQUIREMENTS LIST OF DESIRED ITEMS PROPOSED
1. LANDSCAPING THAT EXCEEDS THE MINIMUM 80' USE
2. LANDSCAPING IN SIDE AND REAR YARD NOT OTHERWISE REQUIRED
3. LANDSCAPING 10% OR MORE IN EXCESS OF 50 SQ. FT./SPACE
4. PARKING LOTS WITH NO SPACE FURTHER THAN 40 FEET FROM A LANDSCAPED AREA



OWNER/APPLICANT
5605 FM 423
STE 500 #263
FRISCO, TX. 75074
PHONE: 650-701-6705
CONTACT: ERIC HARGER
EMAIL: BH.HARGERPROPERTIES@GMAIL.COM

ENGINEER
JOHNSON VOLK CONSULTING, INC.
704 CENTRAL PARKWAY EAST
STE 1200 PLANO, TX. 75074
PHONE: 972-201-3102
CONTACT: CLAUDIO SEGOVIA, PE
EMAIL: CLAUDIO.SEGOVIA@JOHNSONVOLK.COM

SEPTEMBER 2025

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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JOHNSON VOLK CONSULTING
11000 W. 15th Street, Suite 100
Dallas, TX 75244
Phone: 214-344-8377
Fax: 214-344-8377
www.johnsonvolk.com

1603 MARTINEZ LANE
CITY OF WYLLIE
COLLIN COUNTY, TEXAS

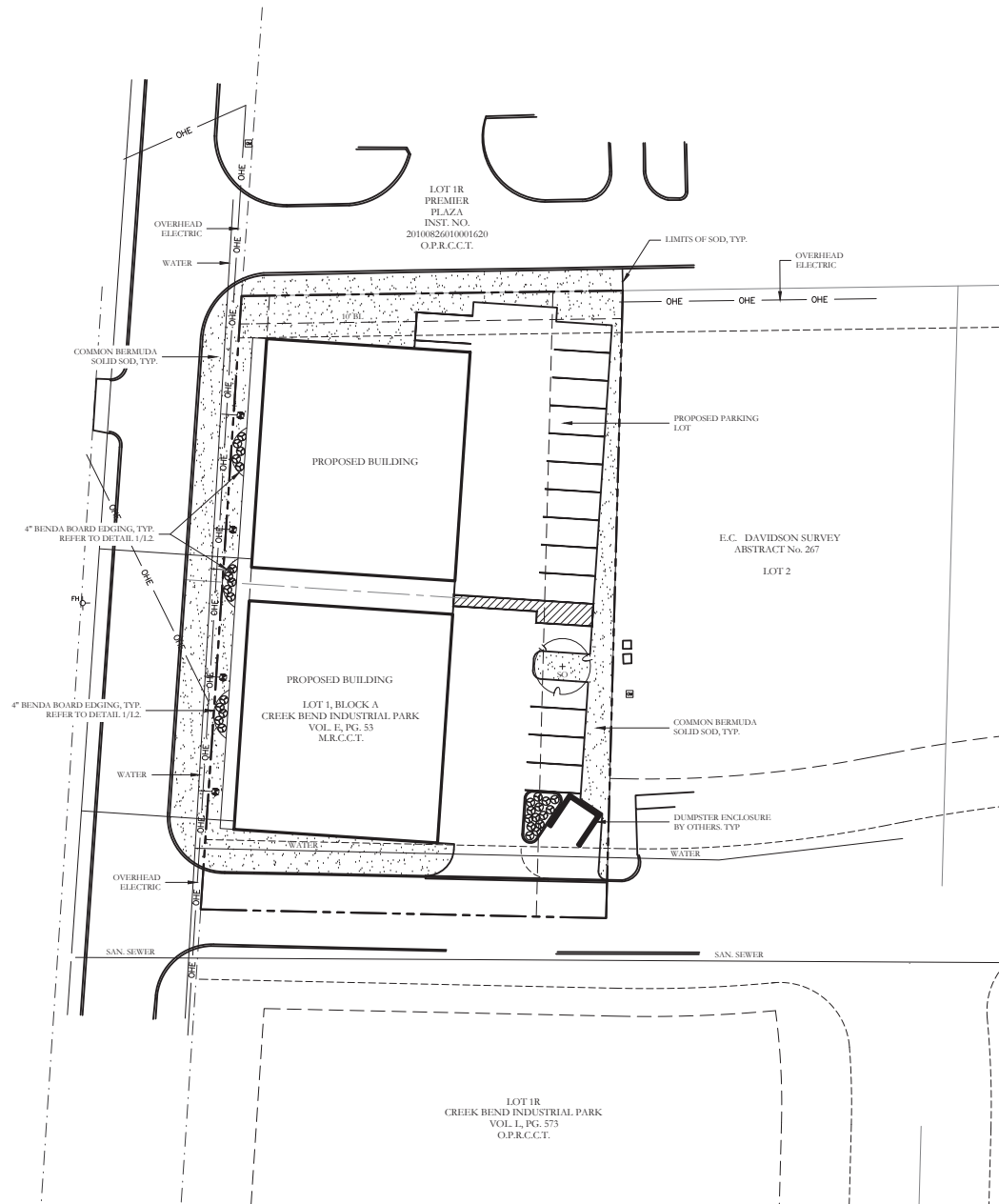
SITE PLAN

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

09/22/2025

SCALE:
One Inch
JVC No. HRP501

SP 1

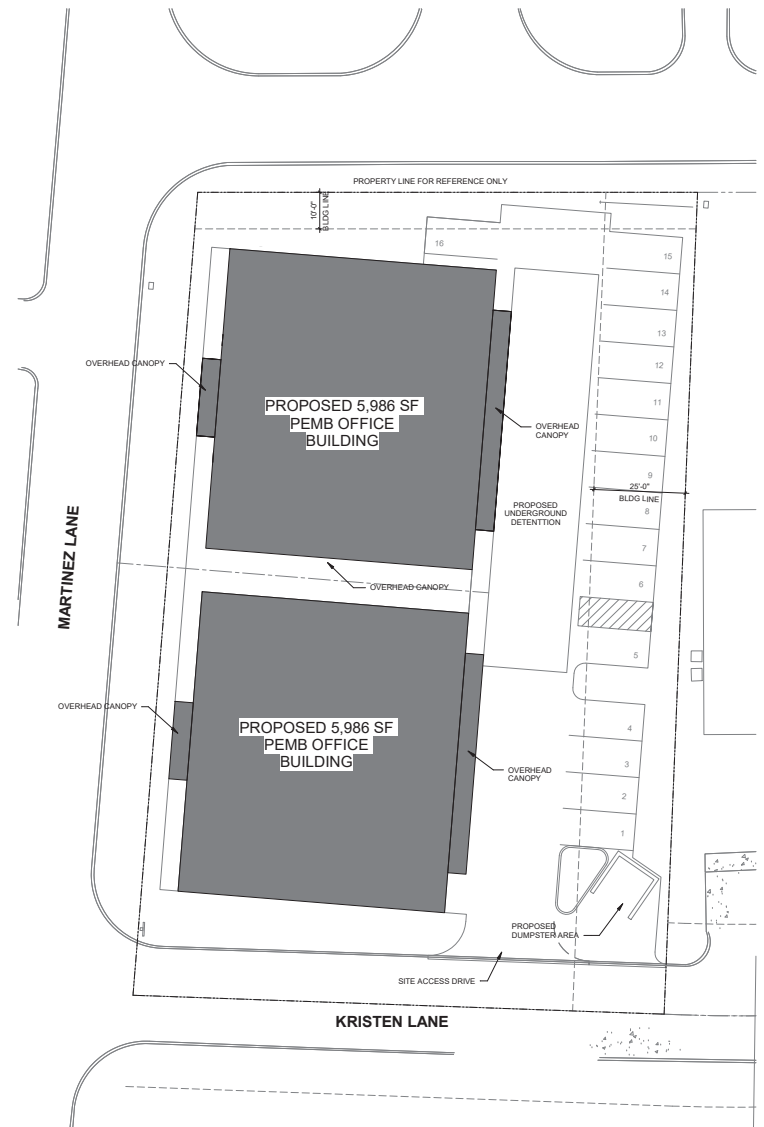
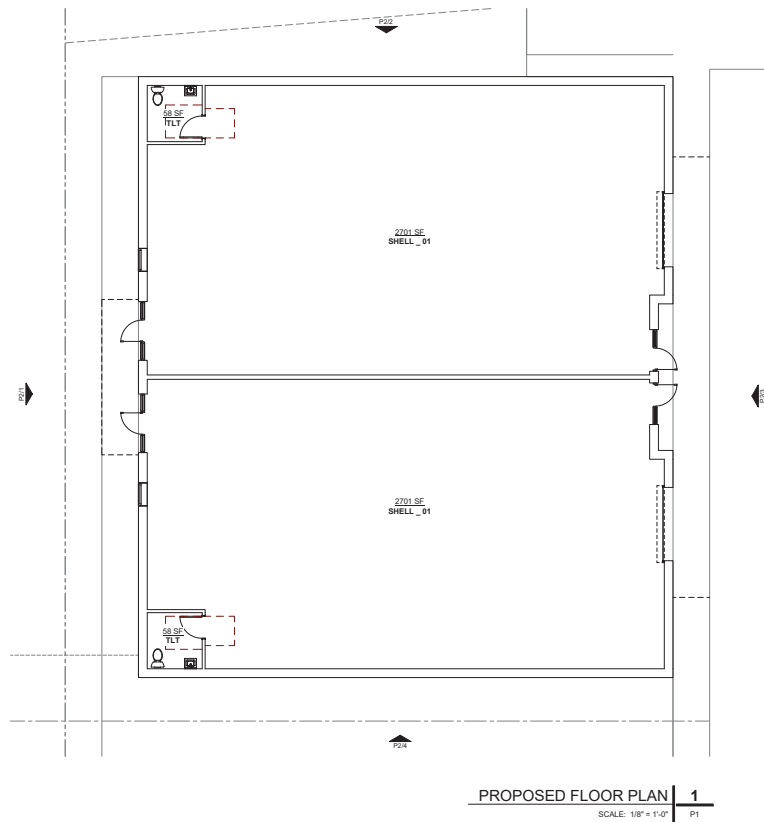


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SO	SHUMARD OAK	QUERCUS SHUMARDII	3" CALIPER	AS SHOWN
		GLOSSY ABELIA	LINNAEA X GRANDIFLORA	5 GALLON	36" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

LANDSCAPE PROVIDED

10% OF THE TOTAL AREA IS REQUIRED TO BE LANDSCAPED.
31,271 SF OF LOT AREA X 10% EQUALS 3,127.10 SF REQUIRED.
5,331 SF OF LANDSCAPE IS PROVIDED. (17.05% PROVIDED)







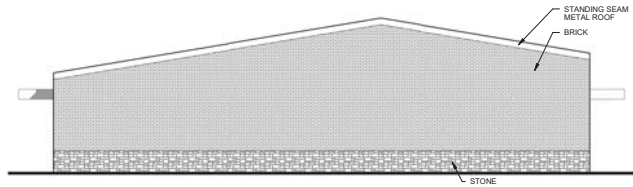
SE PERSPECTIVE | 6
SCALE: 1/8" = 1'-0" P2



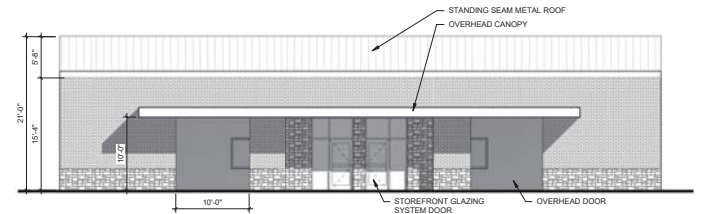
SW PERSPECTIVE | 5
SCALE: 1/8" = 1'-0" P2

ARCHITECTURAL DESIGN REQUIREMENTS

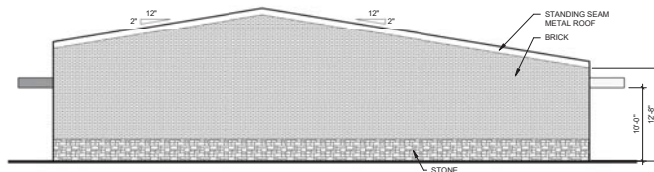
- A. BASE STANDARD
 - 1. BUILDING MATERIALS
 - A. OVERALL ELEVATION AREA: 1,039 SF; OVERALL AREA OF STONE: 228 SF OR 22% > 20% REQUIREMENT
 - B. ROOF PITCH AT 3:12
 - C. MATERIALITY AND ARCHITECTURAL STYLE TO MATCH ADJACENT COMMERCIAL BUILDINGS
 - 2. BUILDING ARTICULATION, FORM, AND MASSING
 - A. WALLS DO NOT EXCEED HW RATIO OF 1:2
 - B. EMPHASIS OF ENTRANCE WITH ARCHITECTURAL ELEMENT
 - 3. ARCHITECTURAL COMPATIBILITY
 - A. NA
- B. DESIRABLE (3 IMPLEMENTED DESIRABLES)
 - 1. USE OF TWO COMPLEMENTARY PRIMARY FACADE MATERIALS - BRICK AND STONE
 - 2. APPLICATION OF BASE STANDARDS TO FACADES NOT FACING A PUBLIC STREET
 - 3. USE OF ARCHITECTURAL DETAILING AND/OR MATERIAL TO PROVIDE VARIETY IN VISUAL APPEARANCE THROUGH USE OF MATERIAL, STOREFRONT, AND ENTRANCE CANOPIES



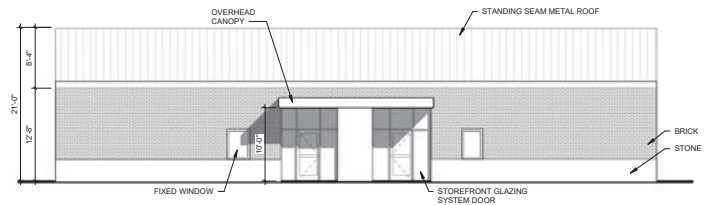
SOUTH ELEVATION | 4
SCALE: 1/8" = 1'-0" P2



EAST ELEVATION | 3
SCALE: 1/8" = 1'-0" P2



NORTH ELEVATION | 2
SCALE: 1/8" = 1'-0" P2



WEST ELEVATION | 1
SCALE: 1/8" = 1'-0" P2

PROPOSED EXTERIOR ELEVATIONS AND PERSPECTIVES | 1603 MARTINEZ | 09-06-2025

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THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION. | JULIO PEREZ | REG # 25338

PEREZ
ARCHITECTURE STUDIO
PLANNING | ARCHITECTURE | INTERIORS
P 781.781.0000 | P 781.781.0001 | P 781.781.0002



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Single Family - 10 District (SF-10/24) to Planned Development - Townhouse District (PD-TH) on 5.52 acres to allow for single-family attached development. Property located at 603 E Marble. **(ZC 2025-07)**

Recommendation

Motion to recommend **(approval, approval with conditions or disapproval)** as presented.

Discussion

OWNER: EPIC Solve LLC

APPLICANT: Grandeur Builders

The property is located at 603 E Marble. The applicant is requesting a zoning change from Single Family - 10 District (SF-10/24) to Planned Development -Townhouse District (PD-TH) to allow for the development of three single family attached units on 0.25 acres for the development of a triplex to serve as infill housing for the surrounding residential area.

The property was rezoned from multi-family to single-family 10/24 in January of 2020 for the development of a single family home. The property acquired a variance that was approved in June of 2020 that allows for 11' front setbacks for the construction of one single family home. This variance does not apply for this new development due to it being a triplex instead of a single family home.

The Planned Development, in lieu of more variances through the Zoning Board of Adjustments, is presented in order to allow for the following requests that are being made due to the depth of the property preventing compliance with standard Townhouse District design requirements:

- 75' lot depth in lieu of the required 100'
- 10' Front Setback in lieu of the required 25'
- Garage size of 450 sq.ft. in lieu of 500 sq.ft.

A preliminary plat shall be required if this zoning is approved that shows compliance with requirements of site design, and architectural requirements for the Townhouse District zoning found in Section 3.2 and Section 3.4 the Zoning Ordinance.

The units shall be a minimum square footage of 1,600 sq.ft with a minimum lot size of 3,500 sq.ft.

The developer has provided conceptual elevations of the townhouse units that provide a masonry product. The units are proposed to be two stories in height.

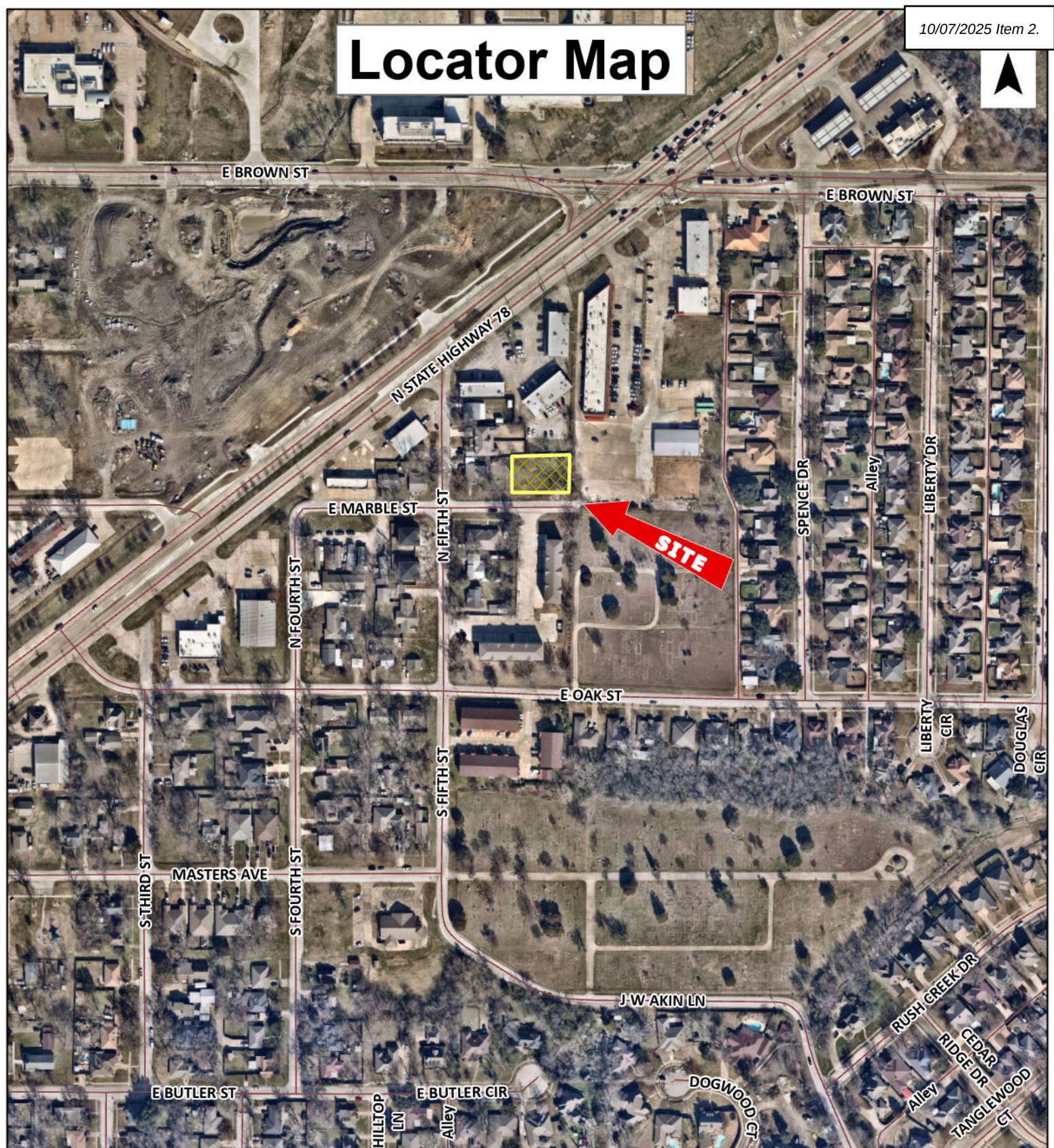
The property to the east is zoned multi-family and developed with a single family home, The property to the south is zoned multi-family and developed with an apartment complex. The property to the east and north are zoned commercial and developed with a retail strip center and a 6,000 sq.ft office/warehouse building that is currently unoccupied.

The subject property lies within the Regional Commercial Sector of the Comprehensive Land Use Plan. The proposed zoning is not compatible with the Plan.

The Future Land Use plan provides guidance and helps to inform development decisions; however, it is not the City zoning map, which regulates the use of land. The map is not the endpoint of discussions, but rather an important element to evaluate along with other site specific considerations.

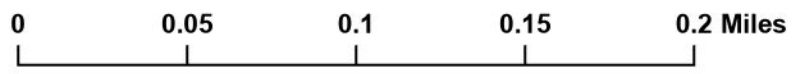
Notices were sent to fourteen owners within 200 feet as required by state law. At the time of posting, no responses were received in opposition nor in favor of the request.

Locator Map



ZONING CASE:
ZC 2025-07 Grandeur Townhomes; 603 E MARBLE ST

 SUBJECT property

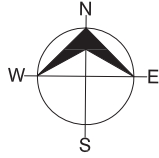


Date: 6/23/2025





FIRE HYDRANT LOCATION



LESTER GAYLER AND
WIFE, BONNIE GAYLER
VOL. 5201, PG. 5341

(DEED = SOUTH 75.00')

N 00°41'26" E 78.50'

CM FOUND @
SW CORNER OF
SAID GAYLER TRACT

S 89°48'09" W
132.31'

FENCE POST
FOUND
ONLINE
NORTHERLY 0.49'

0.6' ON
0.6' ON

0.7' ON

S 89°48'09" W
136.48'

(DEED = EAST 132.50')

0.7' ON
2.8' ON

GAS METER

POINT OF
BEGINNING

GUY WIRE S 01°08'20" W 82.00'

(DEED = NORTH)

REPLAT OF OAKS RETAIL ADDITION
CAB. G, PG. 265

FENCE POST
FOR WITNESS
N 65°48'46" W
3.86'

CM FOUND @ NW
CORNER OF
SAID CECIL TRACT

2.1' OFF

N 01°08'20" E
86.42'

HRE WYLIE RETAIL LLC,
A TEXAS LIMITED LIABILITY
COMPANY
INST. NO. 20150227000213450
(BASIS OF BEARINGS)
(DEED = WEST 133.40')
N 88°21'00" E 137.22'

GRADING

GRADING

GRADING

SIDE WALK

DRIVEWAY

GUY WIRE
DRIVEWAY

DRIVEWAY

SIDE WALK

R.O.W.

E. MARBLE STREET

10,975 SQ. FT.
0.25 ACRES



2101 Central Park Dr Wylie, TX 75098
(214) 843-7889

MARLENE
ORTEGA
ARCHITECT

PROPOSAL TO CHANGE ZONING FROM SINGLE FAMILY HOME TO MULTI-FAMILY
603 E Marble Street Wylie, TX 75098

REVISION:

PROJECT NUMBER:
ISSUED: 04.23.2025
DRAWN BY: MO
CHECKED BY: MO
SITE PLAN CURRENT LOT

SP1

SHT. 02 OF 05

1 SITE PLAN
1/16"=1'-0"

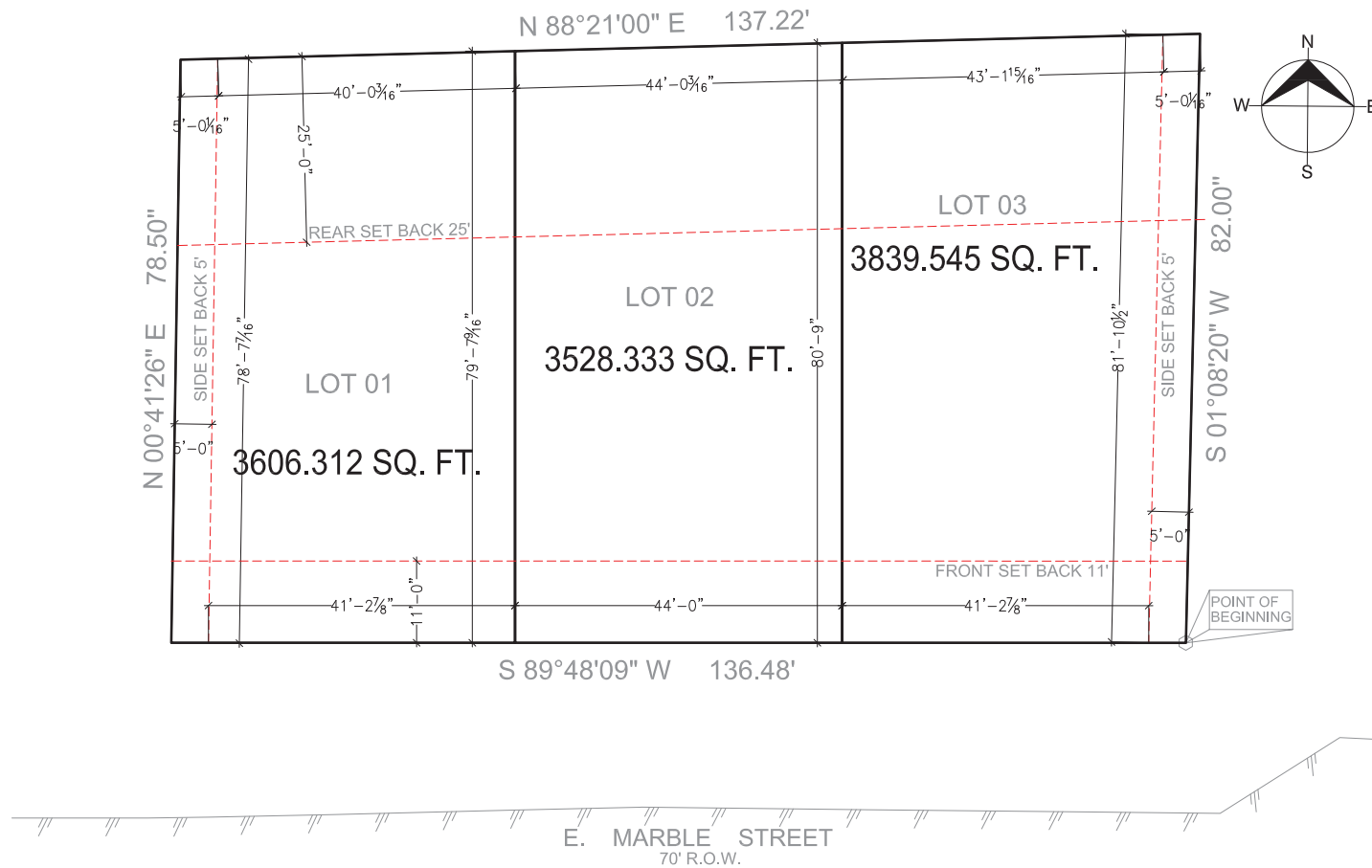
603 E Marble Street Wylie, TX 75098

REVISION:

PROJECT NUMBER:
ISSUED: 04.23.2025
DRAWN BY: MO
CHECKED BY: MO
PROPOSAL TO CHANGE ZONING
SINGLE FAMILY HOMET TO
MULTI-FAMILY

SP2

HT. 03 OF 05



1 SITE PLAN
1/16"=1'-0"



MARLENE ORTEGA
ARCHITECT

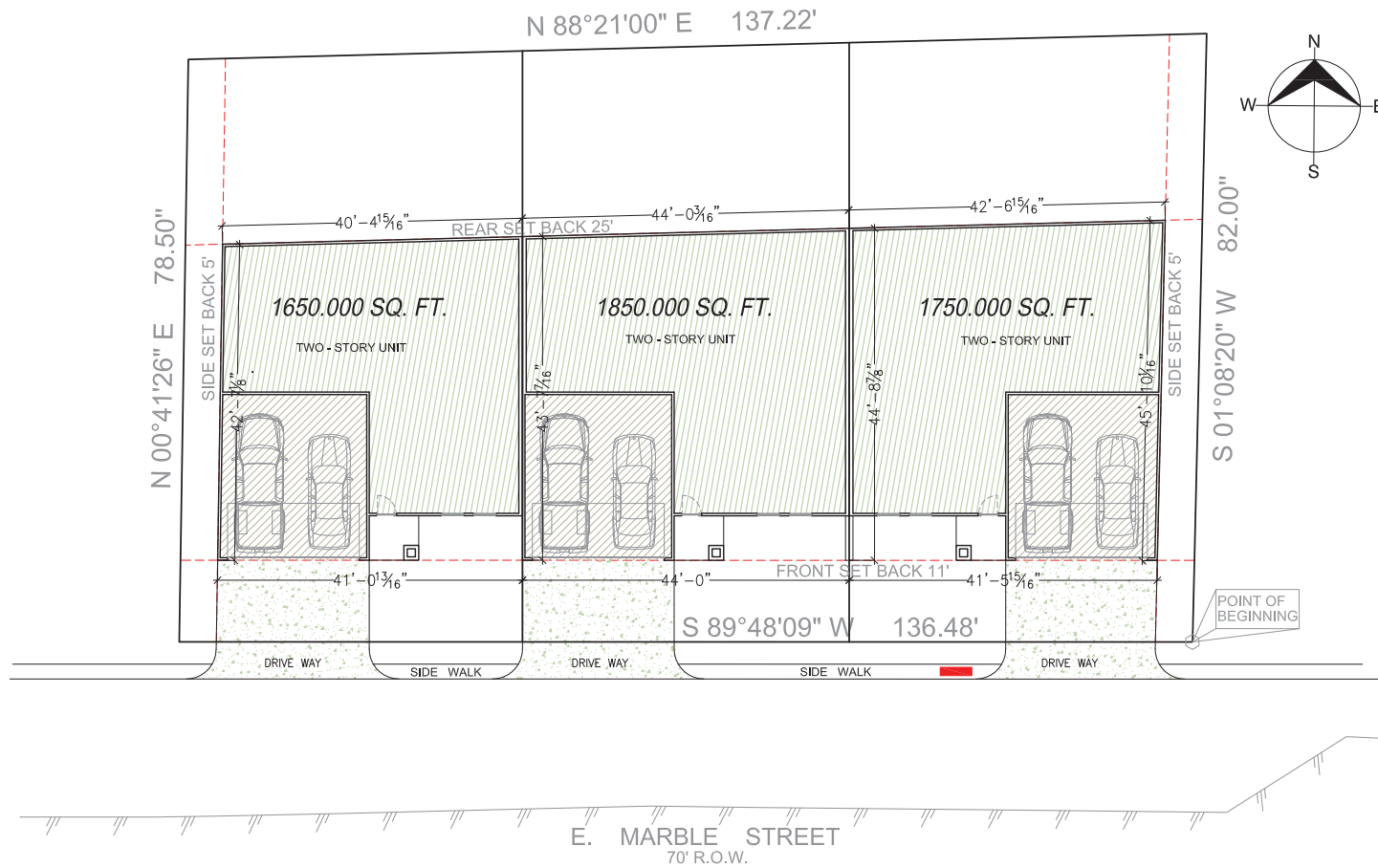
PROPOSAL TO CHANGE ZONING FROM SINGLE FAMILY HOME TO MULTI-FAMILY
603 E Marble Street Wylie, TX 75098

REVISION:

PROJECT NUMBER:
ISSUED: 04.23.2025
DRAWN BY: MO
CHECKED BY: MO
PROPOSAL FOR MULTI-FAMILY

A1

SHT. 04 OF 05



1 SITE PLAN
1/16"=1'-0"



2101 Central Park Dr Wylie, TX 75098
(214) 843-7889

MARLENE
ORTEGA
ARCHITECT

PROPOSAL TO CHANGE ZONING FROM SINGLE FAMILY HOME TO MULTI-FAMILY
603 E Marble Street Wylie, TX 75098

REVISION:

PROJECT NUMBER:
ISSUED: 04.23.2025
DRAWN BY: MO
CHECKED BY: MO
PROPOSAL ELEVATION

A2

SHT. 05 OF 05



1 ELEVATION
1/16"=1'-0"

EXHIBIT “C”**Grandeur Townhomes****Planned Development Standards****(PD 2025-XX)****I. Purpose:**

The intent of this planned development district is to allow for a townhome development to serve as infill housing for the surrounding residential area.

II. GENERAL CONDITIONS:

- a. This Planned Development shall not affect any regulations within the City of Wylie Zoning Ordinance (adopted as of June, 2023) except as provided herein.
- b. The following regulations of the Townhome District (TH) set forth in Article 3, Section 3.3 of the Comprehensive Zoning Ordinance (adopted as of June, 2023) are hereby replaced with the following:

Figure C.1 – Townhome (TH)

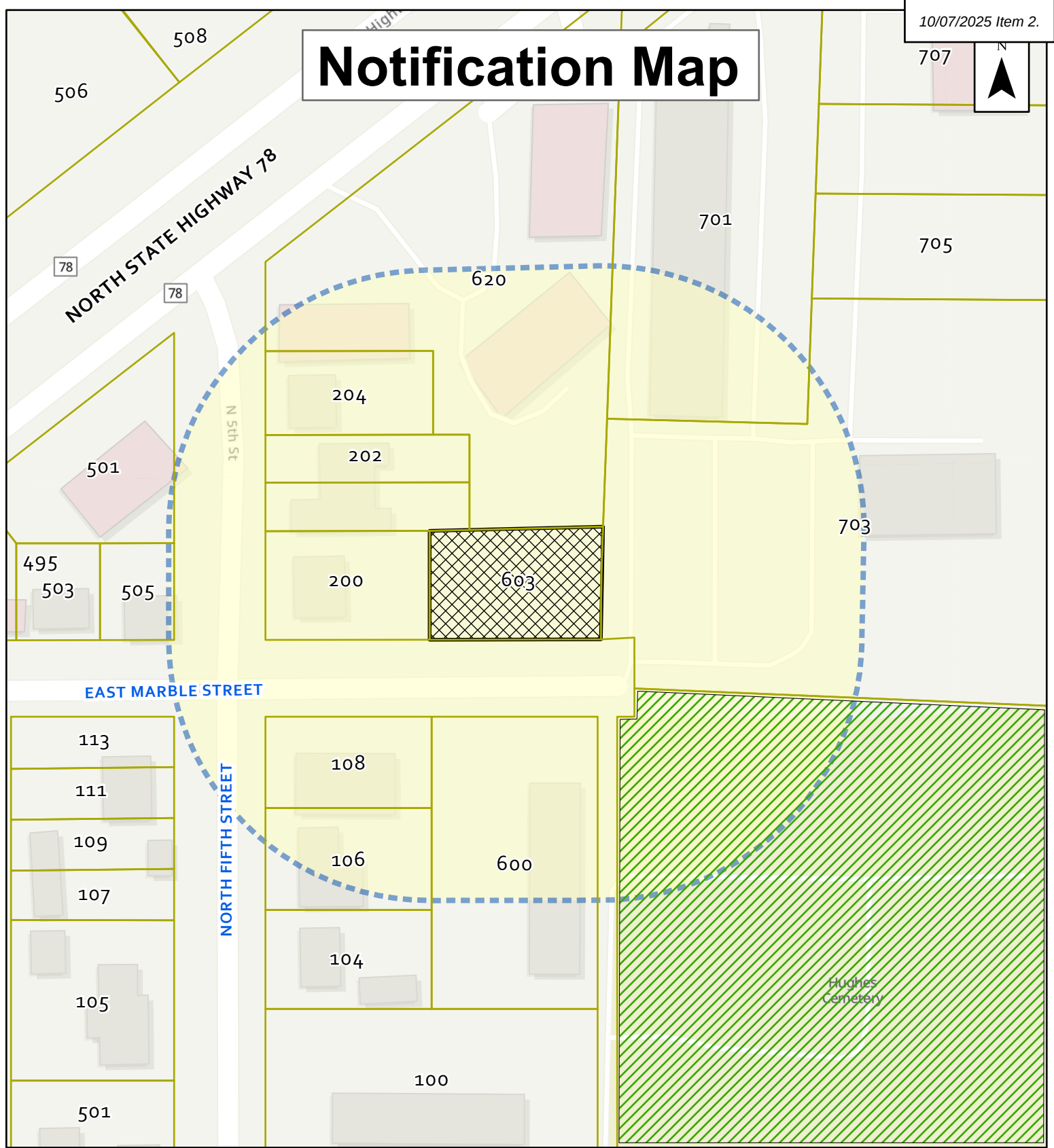
Townhome Subdistrict	
Lot Size	
Minimum Lot Area (sq. ft.)	3,500
Minimum Lot Width (ft.)	40
Minimum Lot Depth (ft.)	75
Dwelling Regulations	
Minimum Square Footage	1,600
Yard Requirements – Main Structures	
Minimum Front Yard Setback (ft.)	10
Minimum Side Yard Setback (ft.)	0 for interior, 5 for Exterior
Minimum Rear Yard Setback (ft.)	25

Maximum Lot Coverage	60%
Maximum Height (ft.)	35

II. SPECIAL CONDITIONS

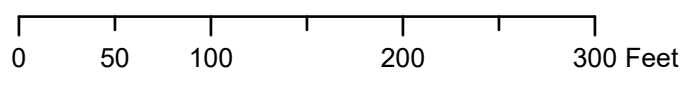
- a. Maximum number of Townhome residential lots not to exceed 3 units
- b. Garages shall be a minimum of 450 square feet

Notification Map

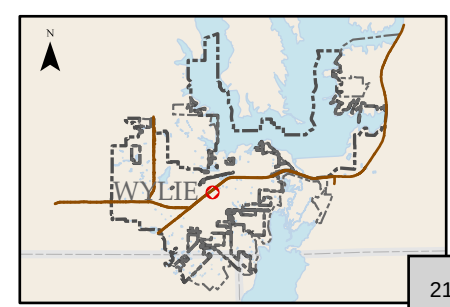


ZONING CASE:
ZC 2025-07 Grandeur Townhomes; 603 E MARBLE ST

 SUBJECT property  200 foot Notification Buffer



Date: 6/23/2025





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 3

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change of zoning from Agricultural District (AG/30) to Planned Development (PD), amending PD 2020-54, to allow for single family residential development on 4.04 acres, generally located at 2601 & 2701 Sachse Road **(ZC2025-12)**

Recommendation

Motion to recommend **(approval, approval with conditions or disapproval)** as presented.

Discussion

OWNER: Perry & Lynda Kinnard, Michael Fasang

APPLICANT: Johnson Volk Consulting

The 4.04 acre property was recently annexed into the city and, by the requirements of the zoning ordinance for recently annexed property, is zoned Agricultural (AG/30). The applicant is requesting to rezone the 4.04 acres by amending the existing 370.88 acre Dominion of Pleasant Valley Planned Development (PD 2020-54) and include this property in that Planned Development. The only change to the existing Planned Development is the increase to lot counts (the number of homes) in the overall development.

A development agreement and annexation, in conformance with this zoning request, was approved by the City Council in August of 2025. The development agreement states that if zoning is not approved, the applicant has the right to disannex the property from the city.

The 4.04 acre addition is proposed to increase the maximum lot count from 1,104 to 1,123 with the following lot types:

- Single Family Type A lots (70' width) - 149 lots (one lot increase)
- Single Family Type B lots (60' width) - 464 lots (28 lot increase)
- Single Family Type C lots (50' width) - 510 lots (10 lot decrease)

The provided open space remains compliant with the minimum requirement of 22% by providing 27.3% of open space.

The remainder of the conditions from PD 2020-54 are unchanged with this requested amendment.

Zoning Exhibit "B" depicts how the 4.04 acre tract will be incorporated with the overall site layout of the Dominion of Pleasant Valley Planned Development. The developer has indicated that this 4.04 acre addition will be included as phase 8 of the Planned Development.

Notifications/Responses: Four notifications were mailed; with no responses in favor or in opposition of the request.

Council consideration on October 13, 2025.

[illegible]

LOT TYPE	CURRENT ZONING (ORD. 2020-54)	PROPOSED AMENDMENT	
		CHANGE	REVISED TOTAL
Single Family Type A Lots - 70'	148	1	149
Single Family Type B Lots - 60'	436	28	464
Single Family Type C Lots - 50'	530	-10	520
TOTAL	1104	19	1123
TOTAL AREA (AC.)	370.88	4.02	374.90
OPEN SPACE AREA (AC.)	102.34		102.34
MINIMUM OPEN SPACE (%)	22.0%		22.0%
ACTUAL OPEN SPACE (%)	27.6%		27.3%

DOMINION OF
PLEASANT VALLEY
OVERALL CONCEPT PLAN
CITY OF WYLIE, TEXAS
JUNE 2025

Haynes Development Company



JOHNSON VOLK
CONSULTING

TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

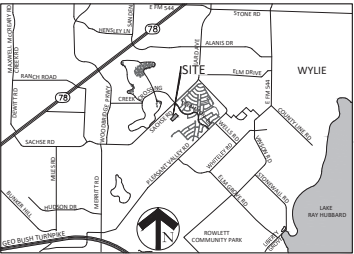
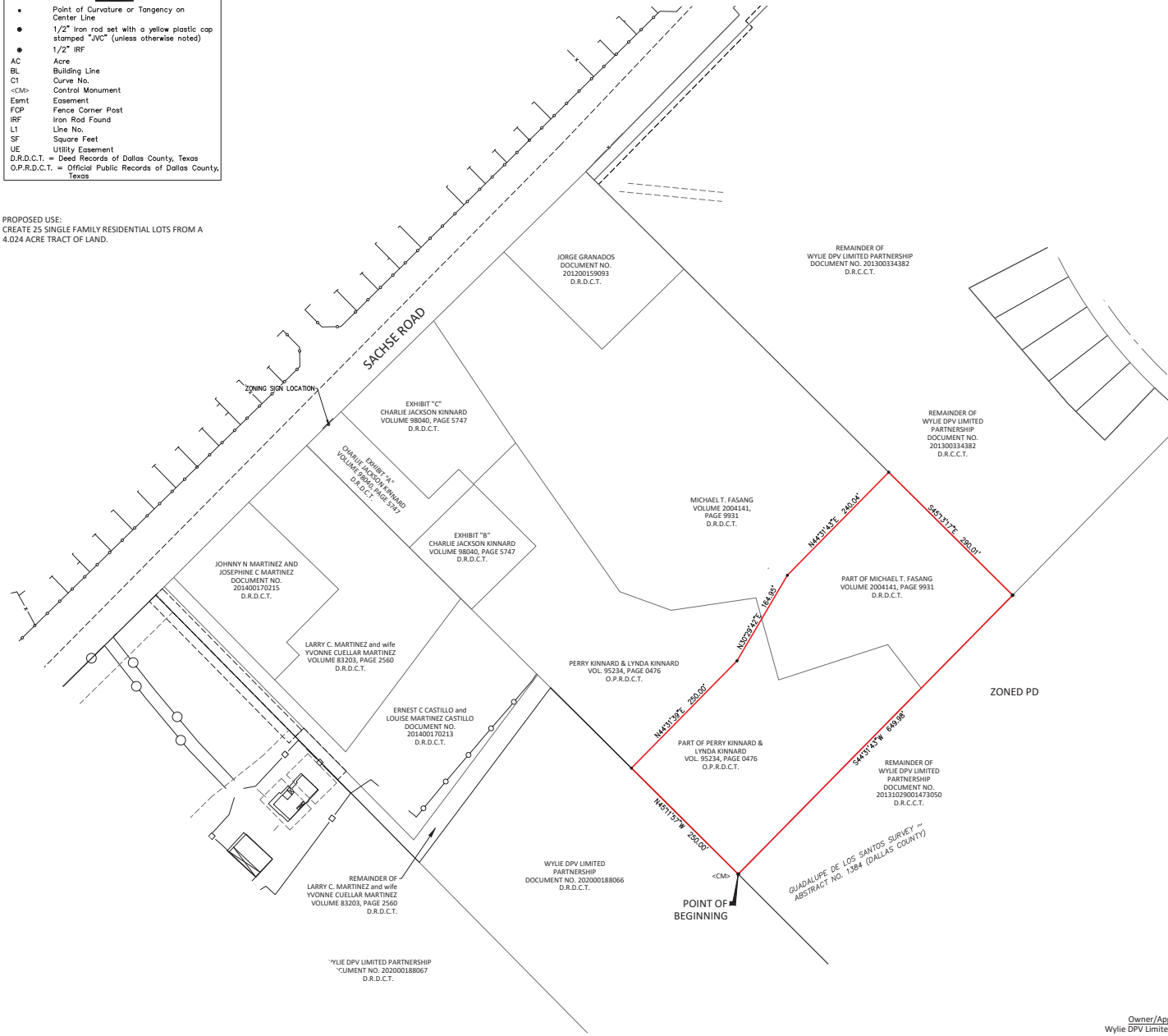
Annex Tract Undeveloped Land Developed Land/ Under Construction Existing Open Space



200 100 0 200 400
SCALE 1" = 200'

LEGEND	
•	Point of Curvature or Tangency on Center Line
•	1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
•	1/2" IRF
AC	Acre
BL	Building Line
C1	Curve No.
<CM>	Control Monument
Easmt	Easement
FCD	Fence Corner Post
IRF	Iron Rod Found
L1	Line No.
SF	Square Feet
UE	Utility Easement
D.R.D.C.T.	Deed Records of Dallas County, Texas
O.P.R.D.C.T.	Official Public Records of Dallas County, Texas

PROPOSED USE:
CREATE 25 SINGLE FAMILY RESIDENTIAL LOTS FROM A
4.024 ACRE TRACT OF LAND.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
ANNEX TRACT
4.024 ACRES

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, City of Wylie, Texas, and being a portion of that tract of land described in Deed to Perry W. Kinnard and Linda A. Kinnard, as recorded in Volume 95234, Page 476, Deed Records, Dallas County, Texas and being a portion of that tract of land described in Deed to Michael T. Fasang, as recorded in Volume 2004141, Page 9931, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a wooden fence post found in the northeast line of that tract of land described in Deed to Perry W. Kinnard and Linda A. Kinnard, as recorded in Document No. 202000188066, Deed Records, Dallas County, Texas for the southern most corner of said Perry W. Kinnard and Linda A. Kinnard tract;

THENCE North 45 degrees 11 minutes 57 seconds West, with said northeast line, a distance of 250.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 31 minutes 39 seconds East, leaving said northeast line, a distance of 250.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 30 degrees 29 minutes 42 seconds East, a distance of 164.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

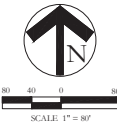
THENCE North 44 degrees 31 minutes 43 seconds East, a distance of 240.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the northeast line of said Michael T. Fasang tract;

THENCE South 45 degrees 13 minutes 17 seconds East, a distance of 290.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the northeast line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 20131029001473050, Deed Records, Dallas County, Texas for the eastern most corner of said Michael T. Fasang tract;

THENCE South 44 degrees 31 minutes 43 seconds West, with said northeast line, a distance of 649.98 feet to the POINT OF BEGINNING and containing 4.024 acres of land, more or less.

ZONING EXHIBIT

DOMINION OF
PLEASANT VALLEY
ANNEX TRACT
4.024 ACRES
OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)
CITY OF WYLIE
DALLAS COUNTY, TEXAS



25 August 2025

SHEET 1 OF 1

Owner/Applicant:
Wylie DPV Limited Partnership
6206 Lupton Drive
Dallas, TX 75225
Phone: 214-673-0575
Contact: Ronald N. Haynes, Jr.
Email: rhaynes@HaynesDevCo.com

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk
Email: jay.volk@johnsonvolk.com



LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF
- AC
- BL
- C1
- <CM>
- Exmt
- FCP
- IRF
- L1
- SF
- UE
- D.R.D.C.T. = Deed Records of Dallas County, Texas
- O.P.R.D.C.T. = Official Public Records of Dallas County, Texas

LOT TYPE	CURRENT ZONING (ORD. 2020-54)	PROPOSED AMENDMENT	
		CHANGE	REVISED TOTAL
Single Family Type A Lots - 70'	148	1	149
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TOTAL	1104	19	1123
TOTAL AREA (AC.)	370.88	4.02	374.90
OPEN SPACE AREA (AC.)	102.34		102.34
MINIMUM OPEN SPACE (%)	22.0%		22.0%
ACTUAL OPEN SPACE (%)	27.6%		27.3%

- Notes:
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - No appurtenance between the height of 2' and 9' may be placed in visibility triangles.

BENCHMARKS:

CM #2: Located north of State Highway No. 78 and west of South Ballard Street approximately 10.0' west and 10.4' south of the southeast corner of the building located at 104 South Ballard Street.

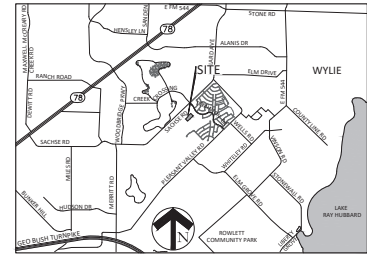
N: 7057346.76 E: 2569521.09
ELEV: 550.34' (PLAN) 550.37' (FIELD)

CM #4: Located in the northeast corner of Quail Meadow Park south of alley and west of White Iris Way. 14.5 feet south of the south line of alley concrete paving. 7.3 feet perpendicular to b.c. parking area.

N: 7065787.66 E: 2560973.09
ELEV: 562.91' (PLAN) 562.86' (FIELD)

CM #5: Located north of the northeast intersection of Troy Road and County Road 732 (Beaver Creek). The monument is located approximately 8.5' west of the southeast corner of a chain link fence and 5.3' south of the south chain link fence.

N: 7050245.89 E: 2578669.13
ELEV: 454.28' (PLAN) 454.17' (FIELD)



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
ANNEX TRACT
4.024 ACRES

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, City of Wylie, Dallas County, Texas and being a portion of that tract of land described in Deed to Perry W. Kinnard and Linda A. Kinnard, as recorded in Volume 95234, Page 476, Deed Records, Dallas County, Texas and being a portion of that tract of land described in Deed to Michael T. Fasang, as recorded in Volume 2004141, Page 9931, Deed Records, Dallas County, Texas and being more particularly described as follows:

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THENCE North 45 degrees 11 minutes 57 seconds West, with said northeast line, a distance of 250.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

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THENCE North 44 degrees 31 minutes 43 seconds East, a distance of 240.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the northeast line of said Michael T. Fasang tract;

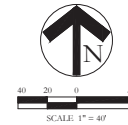
THENCE South 45 degrees 13 minutes 17 seconds East, a distance of 290.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the northeast line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 20131029001473050, Deed Records, Dallas County, Texas for the eastern most corner of said Michael T. Fasang tract;

THENCE South 44 degrees 31 minutes 43 seconds West, with said northeast line, a distance of 649.98 feet to the POINT OF BEGINNING and containing 4.024 acres of land, more or less.

CONCEPT PLAN

DOMINION OF
PLEASANT VALLEY
ANNEX TRACT
4.024 ACRES

LOTS 1-12, BLOCK A; LOTS 1-13, BLOCK B
25 SINGLE FAMILY LOTS
OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)
CITY OF WYLIE
DALLAS COUNTY, TEXAS



25 August 2025

SHEET 1 OF 1

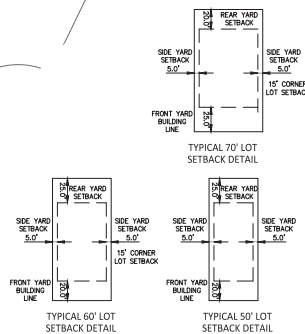


Owner/Applicant:
Wylie DPV Limited Partnership
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Dallas, TX 75225
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Contact: Ronald N. Haynes, Jr.
Email: rhaynes@HaynesDevCo.com

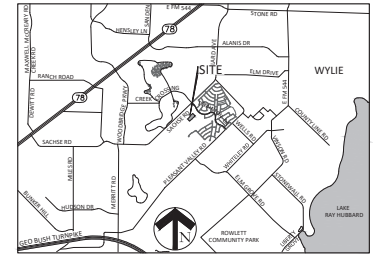
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk
Email: jay.volk@johnsonvolk.com

Line Table		
Line	Length	Direction
L1	4.80	S46° 22' 24" W
L2	14.14	N89° 31' 54" E

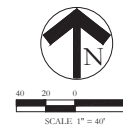
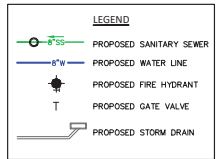
Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	30.59	600.00	002°50'10"	30.58 N45° 59' 21" E
C2	102.14	400.00	01°43'52"	101.87 N30° 12' 47" E
C3	134.09	526.00	01°43'50"	133.73 S37° 12' 52" W



POINT OF
BEGINNING



VICINITY MAP
N.T.S.



PRELIMINARY
WATER & SANITARY SEWER PLAN
DOMINION OF
PLEASANT VALLEY
ANNEX TRACT

CITY OF WYLIE
DALLAS COUNTY, TEXAS

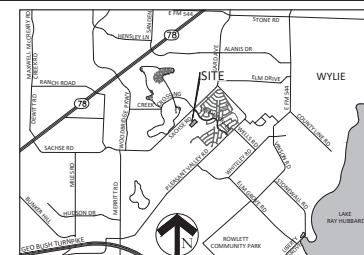
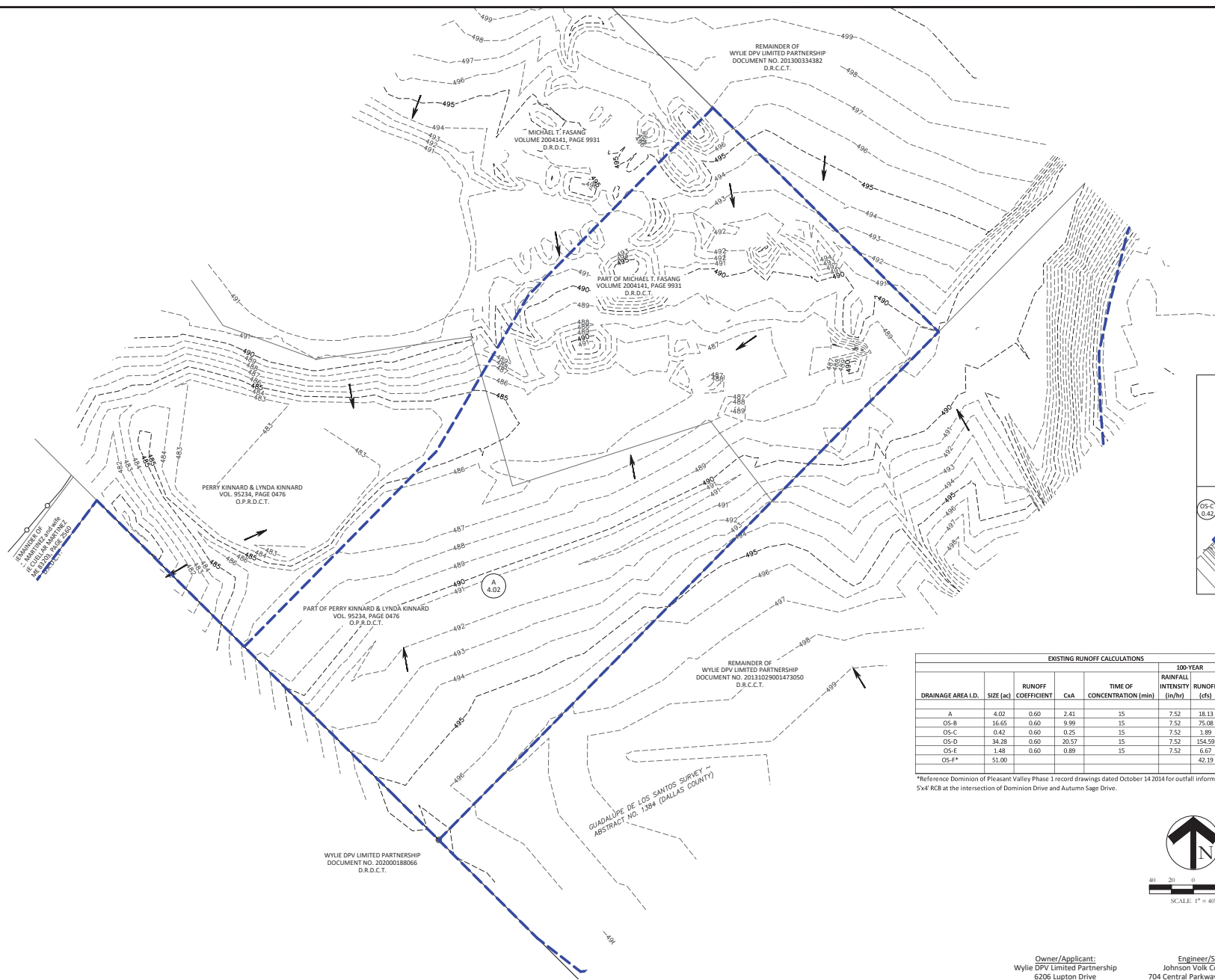
FOR INSPECTION PURPOSES ONLY. THIS DOCUMENT IS NOT
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25 August 2025
SHEET 1 OF 1

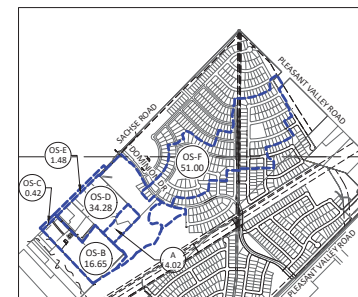
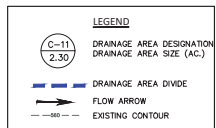
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Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk
Email: jay.volk@johnsonvolk.com





VICINITY MAP
N.T.S.



OVERALL DRAINAGE AREA MAP
SCALE 1" = 1000'

EXISTING RUNOFF CALCULATIONS						
DRAINAGE AREA I.D.	SIZE (ac)	RUNOFF COEFFICIENT	C _u A	TIME OF CONCENTRATION (min)	100-YEAR	
					RAINFALL INTENSITY (in/hr)	RUNOFF (cfs)
A	4.02	0.60	2.41	15	7.52	18.13
OS-B	16.65	0.60	9.99	15	7.52	75.08
OS-C	0.42	0.60	0.25	15	7.52	1.89
OS-D	34.28	0.60	20.57	15	7.52	154.59
OS-E	1.48	0.60	0.89	15	7.52	6.67
OS-F*	51.00					42.19

*Reference Dominion of Pleasant Valley Phase 1 record drawings dated October 14 2014 for outfall information from existing 5'x4' RCB at the intersection of Dominion Drive and Autumn Sage Drive.



PRELIMINARY
DRAINAGE AREA MAP
EXISTING CONDITIONS
DOMINION OF
PLEASANT VALLEY
ANNEX TRACT

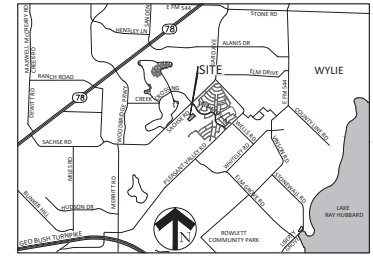
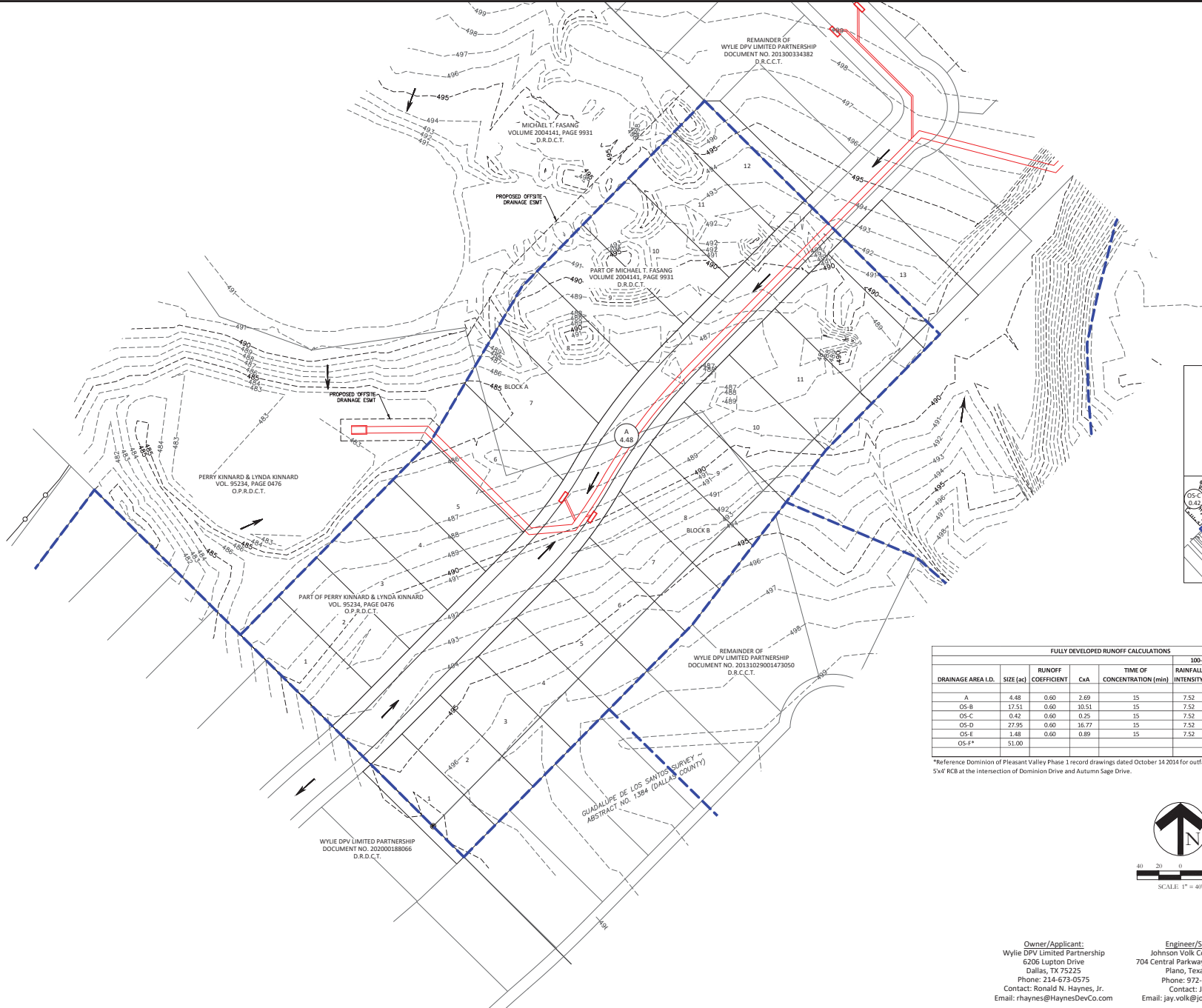
CITY OF WYLIE
DALLAS COUNTY, TEXAS

25 August 2025

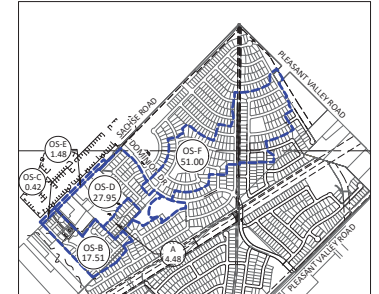
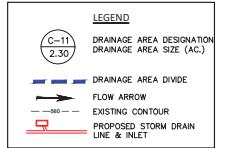
JOHNSON VOLK
CONSULTING
TSIPLES Engineering Firm No. 11962 / Land Surveying Firm No. 1019403
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

Owner/Applicant:
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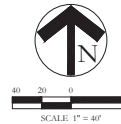
VICINITY MAP
N.T.S.



OVERALL DRAINAGE AREA MAP
SCALE 1" = 1000'

FULLY DEVELOPED RUNOFF CALCULATIONS						
DRAINAGE AREA I.D.	SIZE (ac)	RUNOFF COEFFICIENT	Cx	TIME OF CONCENTRATION (min)	100-YEAR RAINFALL INTENSITY (cfs)	DISCHARGES TO:
A	4.48	0.60	2.69	15	7.52	20.20 EXISTING POND
OS-B	17.51	0.60	10.51	15	7.52	78.96 EXISTING POND
OS-C	0.42	0.60	0.25	15	7.52	1.89 SACHSE BAR DITCH
OS-D	27.95	0.60	16.77	15	7.52	126.04 EXISTING POND
OS-E	1.48	0.60	0.89	15	7.52	6.67 SACHSE BAR DITCH
OS-F	51.00				42.19	EXISTING POND

*Reference Dominion of Pleasant Valley Phase 1 record drawings dated October 14 2014 for outfall information from existing 5x4' RCB at the intersection of Dominion Drive and Autumn Sage Drive.



PRELIMINARY
DRAINAGE AREA MAP
EXISTING CONDITIONS
DOMINION OF
PLEASANT VALLEY
ANNEX TRACT

CITY OF WYLIE
DALLAS COUNTY, TEXAS

FOR INSPECTION PURPOSES ONLY. THIS DOCUMENT IS NOT
OFFICIAL AND NOT APPROVED FOR RECORDING PURPOSES.

27 August 2025

SHEET 1 OF 1

Owner/Applicant:
Wylie DPV Limited Partnership
6206 Lupton Drive
Dallas, TX 75225
Phone: 214-673-0575
Contact: Ronald N. Haynes, Jr.
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Plano, Texas 75074
Phone: 972-201-3100
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LEGAL DESCRIPTION
4.024 ACRES

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, City of Wylie ETJ, Dallas County, Texas and being a portion of that tract of land described in Deed to Perry W. Kinnard and Linda A. Kinnard, as recorded in Volume 95234, Page 476, Deed Records, Dallas County, Texas and being a portion of that tract of land described in Deed to Michael T. Fasang, as recorded in Volume 2004141, Page 9931, Deed Records, Dallas County, Texas and being more particularly described as follows:

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THENCE North 45 degrees 11 minutes 57 seconds West, with said northeast line, a distance of 250.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 31 minutes 39 seconds East, leaving said northeast line, a distance of 250.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 30 degrees 29 minutes 42 seconds East, a distance of 164.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 31 minutes 43 seconds East, a distance of 240.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the northeast line of said Michael T. Fasang tract;

THENCE South 45 degrees 13 minutes 17 seconds East, a distance of 290.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the northwest line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 20131029001473050, Deed Records, Dallas County, Texas for the eastern most corner of said Michael T. Fasang tract;

THENCE South 44 degrees 31 minutes 43 seconds West, with said northwest line, a distance of 649.98 feet to the **POINT OF BEGINNING** and containing 4.024 acres of land, more or less.

EXHIBIT "A"
LEGAL DESCRIPTION
ANEX TRACT THREE
2.144 ACRES

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, City of Wylie ETJ, Dallas County, Texas and being a portion of that tract of land described in Deed to Perry W. Kinnard and Linda A. Kinnard, as recorded in Volume 95234, Page 476, Deed Records, Dallas County, Texas and being more particularly described as follows:

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THENCE North 45 degrees 11 minutes 57 seconds West, with said northeast line, a distance of 250.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 31 minutes 39 seconds East, leaving said northeast line, a distance of 250.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 30 degrees 29 minutes 42 seconds East, a distance of 80.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the common southwest line of that tract of land described in Deed to Michael T. Fasang, as recorded in Volume 2004141, Page 9931, Deed Records, Dallas County, Texas and northeast line of said Perry W. Kinnard and Linda A. Kinnard tract;

THENCE Southeasterly, with said common line, the following three (3) courses and distances:

South 15 degrees 33 minutes 26 seconds East, a distance of 105.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 72 degrees 03 minutes 46 seconds East, a distance of 190.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 37 degrees 36 minutes 48 seconds East, a distance of 91.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the northwest line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 20131029001473050, Deed Records, Dallas County, Texas;

THENCE South 44 degrees 31 minutes 43 seconds West, with said northwest line, a distance of 433.43 feet to the **POINT OF BEGINNING** and containing 2.144 acres of land, more or less.

EXHBIT "B"
LEGAL DESCRIPTION
ANNEX TRACT 4
1.880 ACRES

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384. City of Wylie ETJ, Dallas County, Texas and being a portion of that tract of land described in Deed to Michael T. Fasang, as recorded in Volume 2004141, Page 9931, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the northwest line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 20131029001473050, Deed Records, Dallas County, Texas for the eastern most corner of said Michael T. Fasang tract;

THENCE South 44 degrees 31 minutes 43 seconds West, with said northwest line, a distance of 216.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common eastern most corner of that tract of land described in Deed to Perry W. Kinnard and Linda A. Kinnard, as recorded in Volume 95234, Page 476, Deed Records, Dallas County, Texas and southern most corner of said Michael T. Fasang tract;

THENCE Northwesterly, with the common northeast line of said Perry W. Kinnard and Linda A. Kinnard tract and southwest line of said Michael T. Fasang tract, the following three (3) courses and distances:

North 37 degrees 36 minutes 48 seconds West, a distance of 91.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 72 degrees 03 minutes 46 seconds West, a distance of 190.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 15 degrees 33 minutes 26 seconds West, a distance of 105.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 30 degrees 29 minutes 42 seconds East, leaving said common line, a distance of 84.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 31 minutes 43 seconds East, a distance of 240.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the northeast line of said Michael T. Fasang tract;

THENCE South 45 degrees 13 minutes 17 seconds East, a distance of 290.01 feet to the **POINT OF BEGINNING** and containing 1.880 acres of land, more or less.

Exhibit “C”
Dominion Of Pleasant Valley
Planned Development Standards
PD 2025-XX

Community Framework

Dominion of Pleasant Valley will be a multi-generational community where an emphasis on the pedestrian experience is balanced with the conveniences of a suburban lifestyle.

A variety of housing types will be provided to meet the needs of a complete life cycle. This will allow residents to move within the community as change occur in their lives.

In the Dominion of Pleasant Valley community, public and private spaces are given equal importance. Open spaces and common areas are interspersed throughout the community. Also, where possible, the natural features of the property are emphasized to provide for a balanced within the community.

Permitted Uses:

Uses shall be allowed in accordance with the “SF 10/24” column of the Use Charts established in the June, 2023 Wylie Zoning Ordinance with the following exception. A day care facility shall be allowed by right, subject to a specific use permit only.

General Standards

1. The design and development of the Dominion of Pleasant Valley community shall take place in general accordance with the attached Concept Plan (Exhibit B).
2. The maximum number of lots/homes shall be 1,123.
3. Lot Mix:
 - A. A maximum of 510 lots shall be the “Type C” lots (minimum lot width of 50’)
 - B. A maximum of 464 lots shall be the “Type B” lots (minimum lot width of 60’)
 - C. The remainder 149 lots shall be Type “A” lots (minimum lot width of 70’)
 - D. As part of each final plat submittal, a table shall be provided which indicates the number of each Type of lot within the Dominion of Pleasant Valley community.
4. A minimum of 22% of the land within the Dominion of Pleasant Valley community shall be used as open space.

The open space shall be owned by the City and maintained by the Homeowners Association with the exception of the swimming pool area at the amenity center. A warranty deed with a legal description of each parcel of open space shall be provided to the City at the time of the ownership transferring from the Developer to the City. The swimming pool area shall be owned and maintained by the Homeowners Association. With the exception of the swimming pool area, all other open spaces within the community shall be accessible to the public.

One element of the open space shall be a community amenity center. The amenity center shall generally be located as shown on the Open Space Plan. The amenity center shall be constructed with the first phase of the community and shall be completed prior to the issuance of a Certificate of Occupancy for any residential dwelling. Components of the amenity center shall include, at a minimum, a junior Olympic swimming pool, splash pool, bathrooms, BBQ grills, picnic tables, shade structures, playground equipment, and an off-street parking lot.

Amenities to be provided in other open spaces identified on the Open Space Plan shall include, at a minimum, 2 gazebos with BBQ grills and picnic tables, and 2 sets of playground equipment.

The open space, including the community's amenity center, provided within the Dominion of Pleasant Valley community, as generally show on the Concept Plan shall be recognized as meeting all of the City of Wylie's acreage and or parkland dedication fee requirements for public and/or private open space for the Dominion of Pleasant Valley community.

The Developer shall coordinate with the City on the selection of type, style, location, size etc. of all open space improvements including but not limited to: plants, trees, turf, mulch, irrigation, benches, tables, pavilions, gazebos, grills, playgrounds, etc. The Developer shall adhere to established Park Division equipment standards and all Open Space and Trails Master Plan recommendations.

All open spaces shall be sodded, rolled, and irrigated per the City's accepted practices.

All trees within the open spaces shall have tree wells and bubbler irrigation.

Water meters shall be furnished by the City, while backflow devices shall be furnished by the Developer.

Monthly water and electrical charges for open space maintenance shall be paid for by the Homeowners Association

A "cost of improvements" shall be provided by the Developer to the City when the open space ownership transfers from the Developer to the City.

5. Dwellings may encroach into the required rear yard by no more than 5'. Dwellings shall not encroach into the required front yard.

Residential Standards

Type A Lots

Type A lots shall be developed in accordance with the June, 2023 City of Wylie Zoning Ordinance, except as indicated below.

Dimensional Standards

1. Minimum lot area: 8,400 square feet.
2. Minimum lot width: 70'. On cul-de-sacs and/or elbows, the minimum lot width shall be 60'. The minimum street frontage for all lots at the front property line shall be 30'.
3. Minimum lot depth: 120'. On cul-de-sacs and/or elbows, the minimum lot width shall be 100'.
4. Minimum front yard: 25'. An unenclosed porch may encroach into the front setback by a maximum of 10'.
5. Minimum side yard: 5'. The minimum side yard on a corner lot adjacent to a street shall be 15'. If a garage is accessed from a side street, the minimum setback for the face of the garage shall be 25'.

6. Minimum rear yard: 20' for the primary structure. Accessory structures shall have a minimum rear yard of 3'.
7. Minimum dwelling area: No more than 50% between 2,500 and 3,000 sq. ft. and 50% must be greater than 3,000 sq. ft.
8. Maximum lot coverage: 45%
9. Maximum height: 2 1/2 stories or 40' for the main building.
10. A minimum of 2 off-street parking spaces shall be provided on each single-family lot.

Type B Lots

Type B lots shall be developed in accordance with the June, 2023 City of Wylie Zoning Ordinance, except as indicated below.

Dimensional Standards

1. Minimum lot area: 7,200 square feet.
2. Minimum lot width: 60'. On cul-de-sacs and/or elbows, the minimum lot width shall be 50'. The minimum street frontage for all lots at the front property line shall be 30'.
3. Minimum lot depth: 120'. On cul-de-sacs and/or elbows, the minimum lot depth shall be 100'.
4. Minimum front yard: 20'. An unenclosed porch may encroach into the front setback by a maximum of 10'.
5. Minimum side yard: 5'. The minimum side yard on a corner lot adjacent to a street shall be 15'. If a garage is accessed from a side street, the minimum setback for the face of the garage shall be 20'.
6. Minimum rear yard: 25' for the primary structure. Accessory structures shall have a minimum rear yard of 3'.
7. Minimum dwelling area: No more than 50% between 2,250 and 2,750 sq. ft. and 50% must be greater than 2,750 sq. ft.
8. Maximum lot coverage: 45%
9. Maximum height: 2 1/2 stories or 40' for the main building.
10. A minimum of 2 off-street parking spaces shall be provided on each single-family lot.

Type C Lots

Type C lots shall be developed in accordance with the June, 2023 City of Wylie's Zoning Ordinance as it exists or may be amended, except as indicated below.

Dimensional Standards

1. Minimum lot area: 6,000 square feet.
2. Minimum lot width: 50'. On cul-de-sacs and/or elbows, the minimum lot width shall be 40'. The minimum street frontage for all lots at the front property line shall be 30'.
3. Minimum lot depth: 120'. On cul-de-sacs and/or elbows, the minimum lot depth shall be 100'.
4. Minimum front yard: 20'. An unenclosed porch may encroach into the front setback by a maximum of 10'.
5. Minimum side yard 5'. The minimum side yard on a corner lot adjacent to a street shall be 15'. If a garage is accessed from a side street, the minimum setback for the face of the garage shall be 20'.

6. Minimum rear yard: 25' for the primary structure. Accessory structures shall have a minimum rear yard of 3'.
7. Minimum dwelling area: No more than 50% of the dwelling shall be between 2,000 sq. ft. and 2,400 sq. ft. The remaining 50% of the dwelling shall be greater than 2,400 sq. ft.
8. Maximum lot coverage: 50%.
9. Maximum height: 2 1/2 stories or 40' for the main building.
10. A minimum of 2 off-street parking spaces shall be provided on each single-family lot.

Residential Architectural Standards

1. Plate heights in houses shall be no less than 9' for the first floor and 8' for the second or higher floor.
2. The front façade of each house shall contain architectural detailing to include at least two of the following:
 - A. A front porch, as defined in No. 7 below.
 - B. Decorative gable feature. Such a feature may be delineated with complimentary building materials or differing laid pattern, or combination thereof.
 - C. Decorative door, window, and/or opening lintels. Such a feature shall be delineated with complementary building materials.
 - D. Complimentary building material wainscoting.
 - E. Attic windows or dormers.
 - F. Window shutters. The shutters shall be sized to match the window sash.

Examples of the above are shown on attachment 1.

3. A "sense of arrival" shall be created at a house's primary entrance. This can be done with but not limited to any two or number of the following:
 - A. A front porch
 - B. Oversized openings for a recessed front door.
 - C. Complimentary building materials to accent the entryway.
 - D. Decorative front door.
 - E. Enhanced primary walkway paving using earth-tone colored concrete (stain mixed in, not applied after), stamped pattern concrete, or brick pave stone.

Examples of the above are shown on Attachment 2.

4. Architectural repetition: 7 lots skipped before repeating same floor plan and elevation.
5. A minimum of 25% of the home's street façade shall be offset from the remainder of the facade by at least 2'.
6. All of the homes shall have at least one front elevation option which includes a front porch incorporated into the home's front elevation.
7. Front porches: A front porch shall have a minimum depth of 6' and a minimum width of 10' (60 square feet minimum). Front porches shall have railing and columns. The railings and columns shall be architecturally compatible with the house's front façade.
8. A hip roof which faces the street and which comprises greater than 35% of the total width of a house's façade material shall be broken up with dormer or other architecturally compatible appurtenances.
9. Lighted house number wall plaques shall be provided on the front of all homes.

10. Exterior façade material: The homes shall be constructed of 100% masonry. Masonry shall include brick, stone, masonry, stucco, and hardy plank. In no instance however shall hardy plank comprise more than 20% of any individual façade of the home.
11. Chimneys shall be enclosed with masonry matching the exterior walls. Chimneys shall not be clad in hardy plank unless it can be shown that such material is needed from as structural perspective (chimney extending through a roof) or from an architectural perspective.
12. All trim, siding, ceiling, and garage doors on the front facades shall be painted two contrasting colors to achieve an architecturally enhanced appearance. An example is, trim to be painted one color and side surfaces and garage doors to be painted a second color.
13. Roof pitches shall have a minimum 8:112 for main gables and hips. Dormer roof and roofs over porches may have a lesser pitch.
14. Roofing materials shall be either, architectural grade overlap shingles, tile, or standing seam metal. Wood shingles shall be prohibited. Vents and other roof appurtenances shall be painted to match the roof's color.
15. All of the homes shall have at least one front elevation option which includes two single-car garage doors versus one two-car garage door.
16. Garage doors: Garage doors may face a public street. Garage doors facing the street shall comprise no more than 45% of the total width of a house's façade.
17. Garage doors shall be carriage style in appearance. This shall be accomplished with the following.
 - A. Garage door panels shall be wood clad or have the appearance of wood.
 - B. Decorative hardware shall be attached to the garage doors. Such hardware shall include handles and hinges in a complimentary color.

Examples of the above are shown on Attachment 3.

18. Carports are prohibited for homes with front entry or swing garages.
19. Fencing: Fencing located in the front of a house shall have a maximum height of 4' and shall have a minimum 50% of the fence face area transparent. Fencing along the side or rear property lines of a lot, including when a side or rear property line is adjacent to a street, shall have a maximum height of 8' and be constructed of wood with metal poles and the fence's rails facing to the inside of the lot. (Pressure treated wood as a fence material shall be prohibited).
20. Board on board fence construction with the fence's rails facing to the inside of the lot, shall be done on all corner lots where the fence is adjacent to a street, shall have a maximum height of 8' and be constructed of wood with metal poles and the fence's rails facing to the inside of the lot. (Pressure treated wood as a fence material shall be prohibited.)
21. Tubular steel or wrought-iron type fencing shall be required on all single-family lots adjacent to open spaces, greenbelts, and parks referenced on the Open Space Plan (Exhibit D).
22. Landscaping: Sodded front yards with a minimum two 3" caliper trees and five shrubs shall be provided for each home. Enhanced landscaping along the home's primary walkway shall also be provided. When automated, subsurface irrigation systems are provided, rain sensors shall be installed and operational.
23. Outdoor lighting. Entrances to homes and garages shall be illuminated.
24. Conservation/Sustainability: All homes shall comply with the Energy component of the Wylie Building Code.

COMMUNITY DESIGN STANDARDS

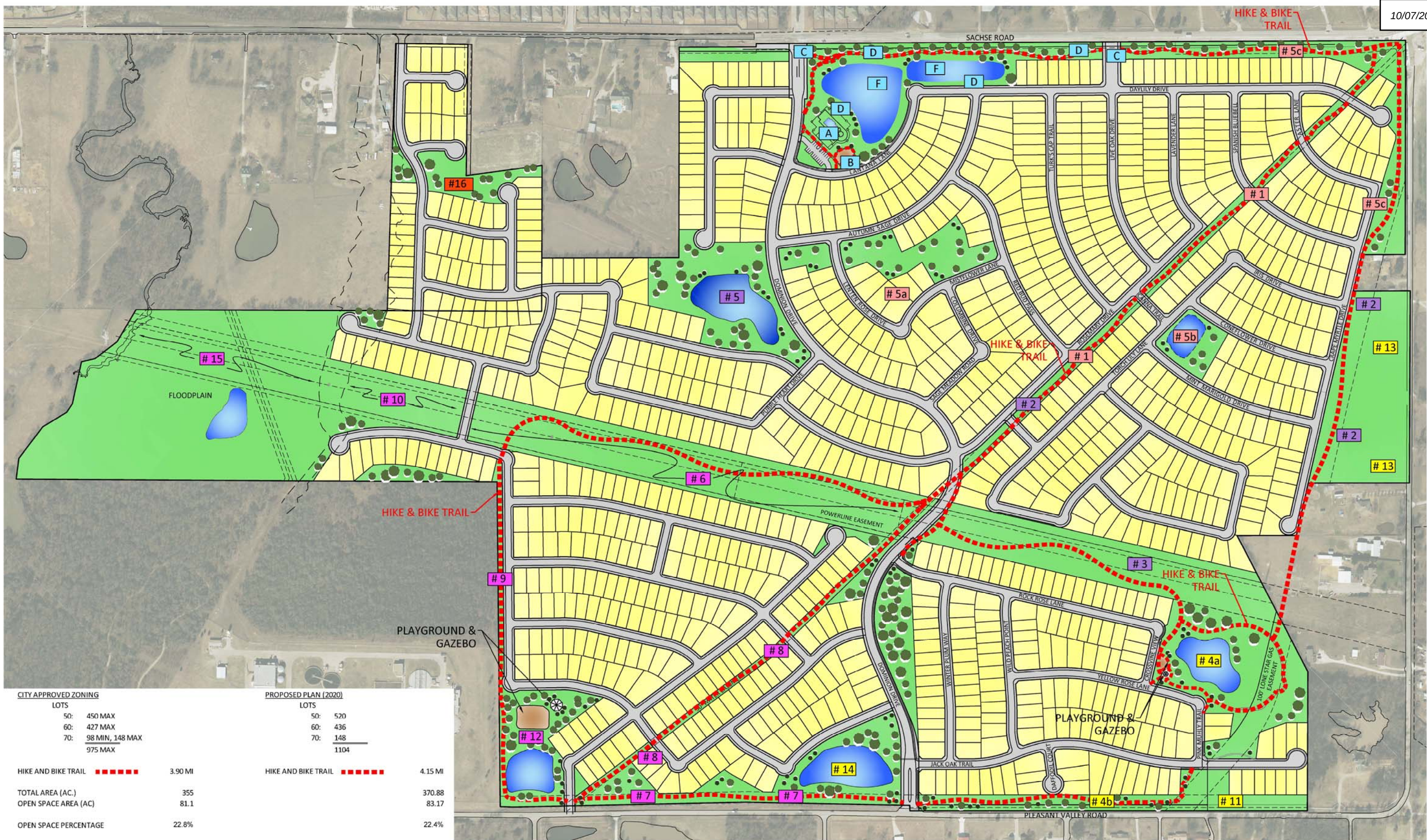
1. Public open space easements: 30' wide buffer with a minimum 8' wide trail to the rear of houses beside the open spaces and perpendicular from a street.
2. Perimeter screen along Sachse Road and Pleasant Valley Road shall be provided as generally shown on Exhibit E (Conceptual Perimeter Treatment). More specifically, a minimum 6' tall board-on-board cedar fence shall be provided to screen the adjacent homes from the roadways. The fencing shall have metal poles and masonry columns spaced every 50'. The fence's rails shall face the inside of the lot. Additionally, the fencing shall be stained to a uniform, neutral brown color and be maintained by the Homeowner's Association. In conjunction with the fencing, shrub plantings shall be provided.
3. Perimeter buffer, trails and landscape: A minimum 40' buffer shall be provided along Sachse Road and Pleasant Valley Road. A mixture of large/shade and small ornamental trees shall be provided within the 40' buffer. The trees shall be planted in natural groupings versus being evenly spaced. A minimum of 8' wide concrete trails shall meander through the buffer as generally depicted on Exhibit E (Conceptual Perimeter Treatment).
4. Furnishings along trails: Benches with backs shall be provided and spaced appropriately when adjacent to open space. Decorative paving and cross-walks at street connectors shall also be provided.
5. Curvilinear streets: A minimum of 25% of the streets within the community shall have a curve between 3 and 23 degrees.
6. Entry features and medians: Architectural features on stone screening walls or stone monuments shall be located within a landscaped median to the first cross street. Decorative paving shall be provided in the cross-walk.
7. Signage at community entries: Community identification shall be incorporated into the screening wall or monument located at the community entrances. The sign shall be illuminated by means other than street lights.
8. Sidewalk locations: 5' sidewalks shall be provided on both sides of a street.
9. Mailboxes: Mailboxes shall be paired at the common property line of two lots. They shall be a uniform style, selected by the developer, and shall be stylistically consistent throughout the Dominion of Pleasant Valley community. A number plaque shall be provided on the mailbox.
10. Sidewalk lighting: Upgraded decorative street pole lighting shall be provided throughout the community. The poles shall have solar controls and be spaced every 250' – 350' and at intersection at mid-block.
11. Alleys: Alleys shall not be required.
12. Community buffer yards, entryway treatments, and landscaping shall be designed, developed, and maintained in accordance with the standards established in the Wylie Zoning Ordinance unless otherwise identified in these requirements.
13. A Landscape Plan shall be provided in conjunction with the preliminary plat. Such a plan shall comprehensively address edge treatments such as perimeter screening and landscaping and primary and secondary community entrances.
14. Community Streets: Streets within the Dominion of Pleasant Valley community shall dedicate right-of-way and be built to the paving widths and thicknesses as identified on Exhibit F (Paving and Right-of-Way Dimensions).

Roadway Impact Fees shall be paid for the Dominion of Pleasant Valley community's impact on Ballard Avenue and Pleasant Valley Road. No other financial obligations with respect to these roads shall be required.

TREE PRESERVATION

Surveying and mitigation of protected trees shall be in accordance with the following

1. The developer shall submit an aerial exhibit of delineating wooded areas in remaining undeveloped land. The total acreage of wooded areas shall be shown on the exhibit.
2. Within existing wooded areas to be developed in future phases, a representative one-acre area shall be identified by City staff.
3. Protected trees within the one-acre area shall be surveyed in accordance with the City's tree preservation ordinance.
4. The number of trees, total caliper inches, and required mitigation within the one-acre area shall be calculated in accordance with the City's tree preservation ordinance.
5. The mitigation requirement for wooded areas within remaining phases shall be assessed based on the mitigation required for the one-acre area.



CITY APPROVED ZONING		PROPOSED PLAN (2020)	
LOTS		LOTS	
50:	450 MAX	50:	520
60:	427 MAX	60:	436
70:	98 MIN, 148 MAX	70:	148
	975 MAX		1104
HIKE AND BIKE TRAIL		HIKE AND BIKE TRAIL	
3.90 MI		4.15 MI	
TOTAL AREA (AC.)		370.88	
OPEN SPACE AREA (AC)		83.17	
OPEN SPACE PERCENTAGE		22.4%	

Haynes Development Company

J. VOLK consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

DOMINION OF PLEASANT VALLEY

OVERALL TRAIL & PARK CONCEPT PLAN

CITY OF WYLIE, TEXAS

SEPTEMBER 2020

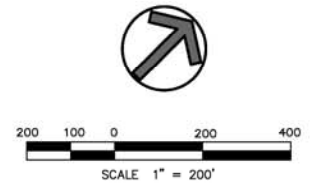
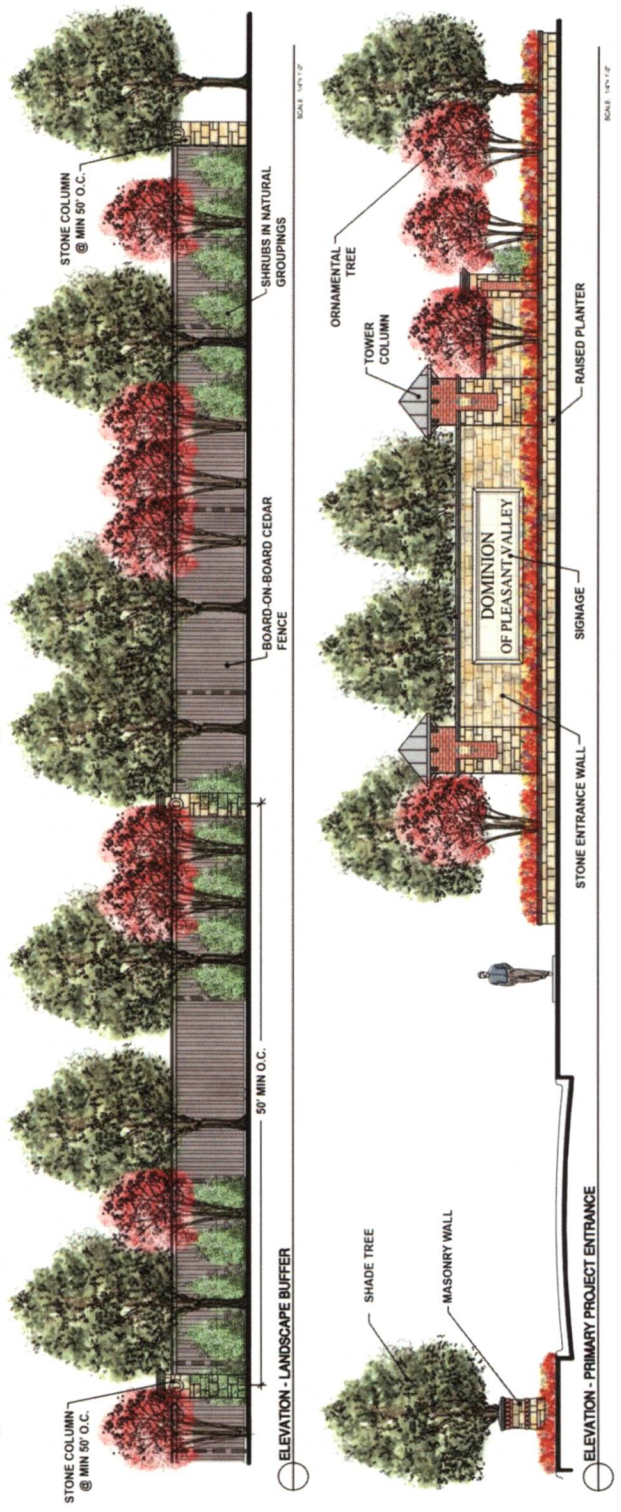
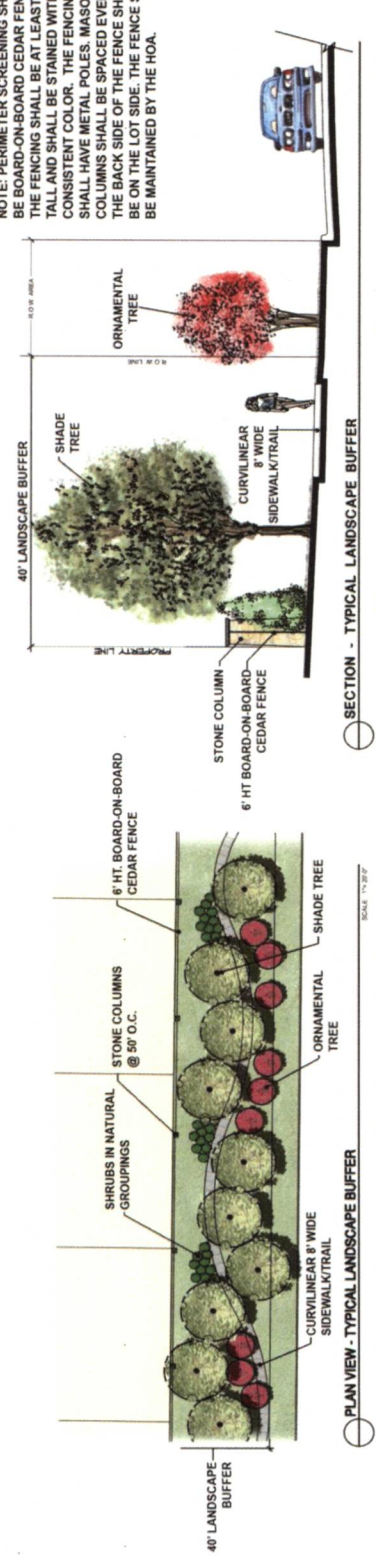


EXHIBIT "E"
(Conceptual Perimeter Treatment)

NOTE: PERIMETER SCREENING SHALL BE BOARD-ON-BOARD CEDAR FENCING. THE FENCING SHALL BE AT LEAST 6' TALL AND SHALL BE STAINED WITH A CONSISTENT COLOR. THE FENCING SHALL HAVE METAL POLES. MASONRY COLUMNS SHALL BE SPACED EVERY 50'. THE BACK SIDE OF THE FENCE SHALL BE ON THE LOT SIDE. THE FENCE SHALL BE MAINTAINED BY THE HOA.



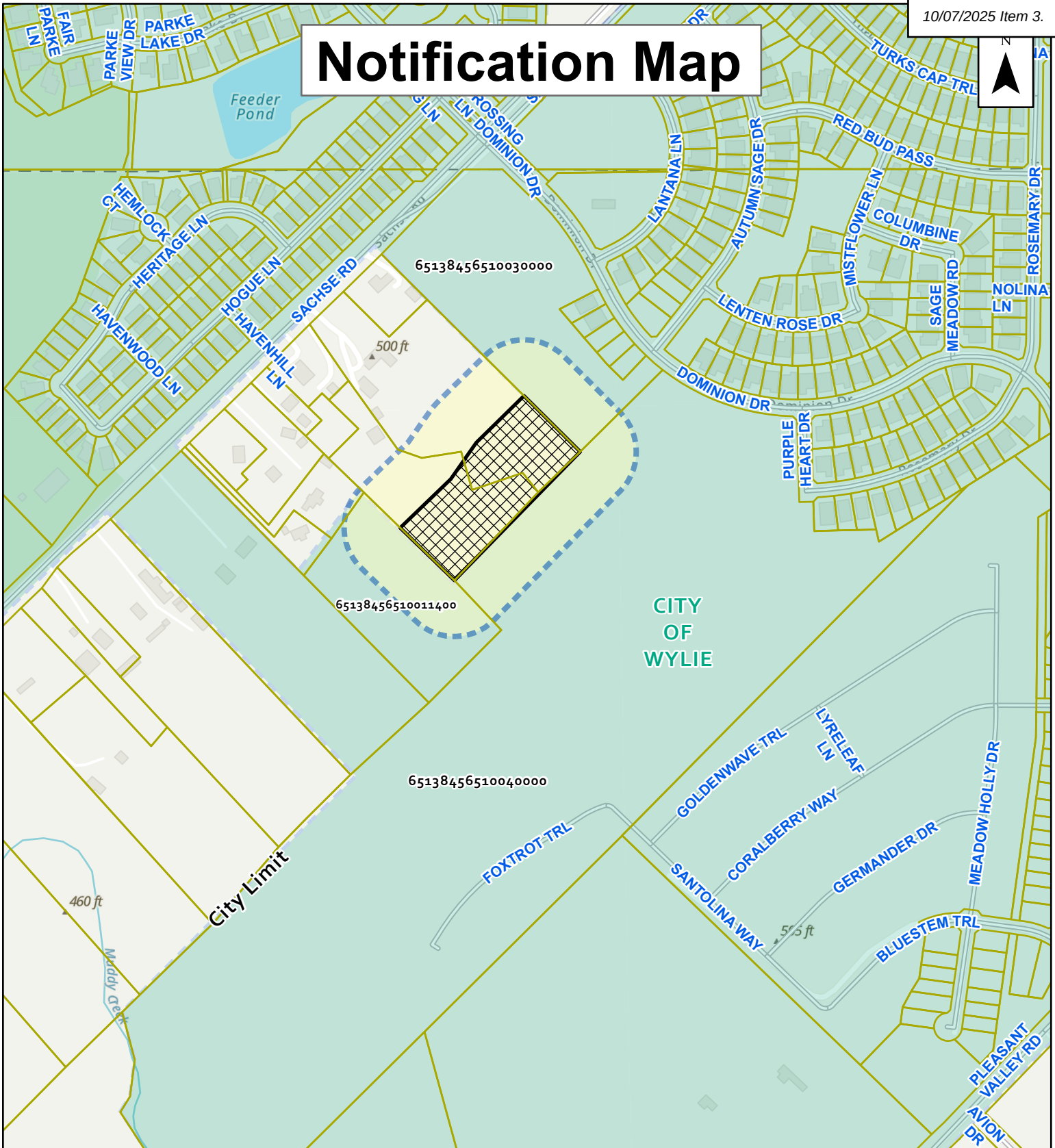
CONCEPTUAL PERIMETER TREATMENT
EXHIBIT E

DOMINION OF PLEASANT VALLEY
WYLLIE, TEXAS

JBI PARTNERS
1500 QUINN DR. SUITE 200
DALLAS, TX 75201
TEL: 214.460.1234
WWW.JBI.COM

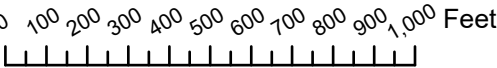


Notification Map

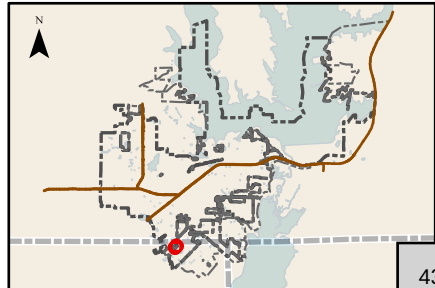


ZONING CASE:
ZC 2025-12 DOMINION OF PLEASANT VALLEY

-  SUBJECT property
-  200 foot Notification Buffer
-  WYLIE



Date: 9/16/2025





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 4

Subject

Consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural (AG/30) to Planned Development - Commercial Corridor (PD-CC) on 8.5 acres generally located at 2710 & 2722 W FM 544. **ZC 2025-10**

Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) as presented.

Discussion

OWNER: JMJJMD LLC, Mary Davis, Michael G & Brenda Byboth

APPLICANT: TexStone Capital LLC

The applicant is requesting to rezone 8.5 acres located at 2710 & 2722 W FM 544. The property is currently zoned Agricultural AG/30. The applicant is requesting a Planned Development to allow for the development of office, retail, and commercial service-related uses.

The proposal includes a master plan of six commercial lots with access from West FM 544 and Hooper Road.

The zoning exhibit proposes for the potential development of approximately 34,120 sq.ft of building area with a total of 361 parking spaces. If zoning is approved each lot will be required to present a site plan and plat for consideration.

The Planned Development establishes uses that are allowed by-right within the subject property:

- Automobile Repair (minor)
- Car Wash
- Dry Cleaning (drop-off & pick-up, and on-site services)
- Restaurant with Drive-In or Drive-Thru Services
- Brewery, Winery, Distillery
- Motor Vehicle Fueling Stations
- Office Showroom/Warehouse

The following uses are permitted upon approval of a Special Use Permit (SUP):

- Adult Daycare
- Building Material Sales (outdoor)
- Lawn & Equipment Sales & Repair
- Motorcycle Sales & Service
- Open Storage
- Pest Control Service
- Radio or TV Broadcast Studio
- Restaurant/ Private club

The following are modifications to the Commercial Corridor district design standards that the Planned Development is requesting:

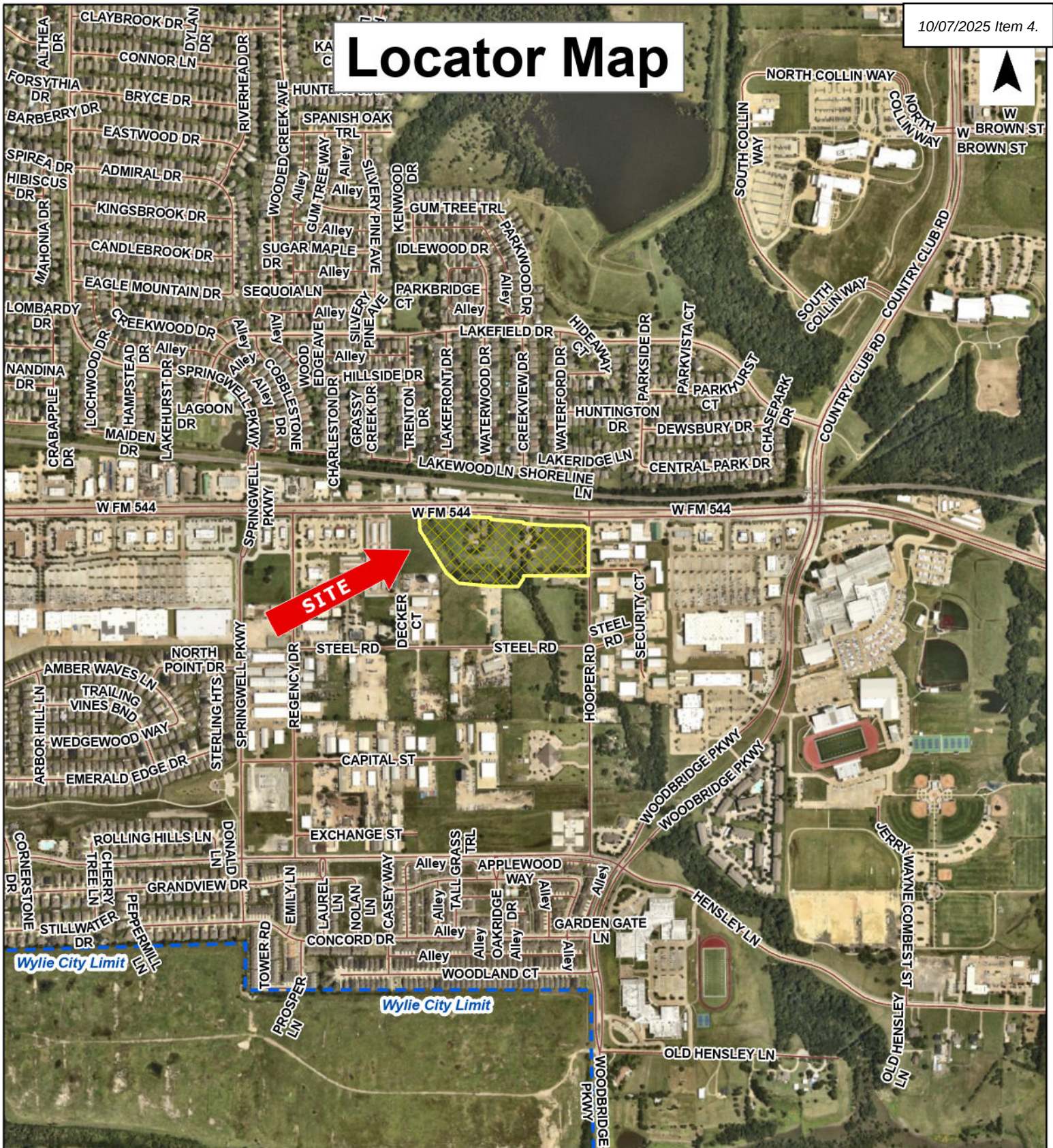
- Landscaping on lots with buildings over 40,000 sq.ft. shall be 15% of the site in lieu of the 20% requirement
- Shared parking shall be permitted for the entire planned development
- A maximum of three multiple business signs shall be installed on the overall property. Any multiple business sign located on FM 55 shall be limited to a height of 25 feet and width of 15 feet.
- A monument sign for a single user shall be a max height of 12 feet and width of 8 feet with each platted lot being allowed one monument sign.

The properties adjacent to the subject property are generally zoned commercial to the north, west and east and light industrial to the south.

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 25 property owners within 200 feet as required by state law. At the time of posting one response was returned in favor and none in opposition of the request.

Locator Map



ZONING CASE:
ZC 2025-10 SHADOW CREEK VILLAGE

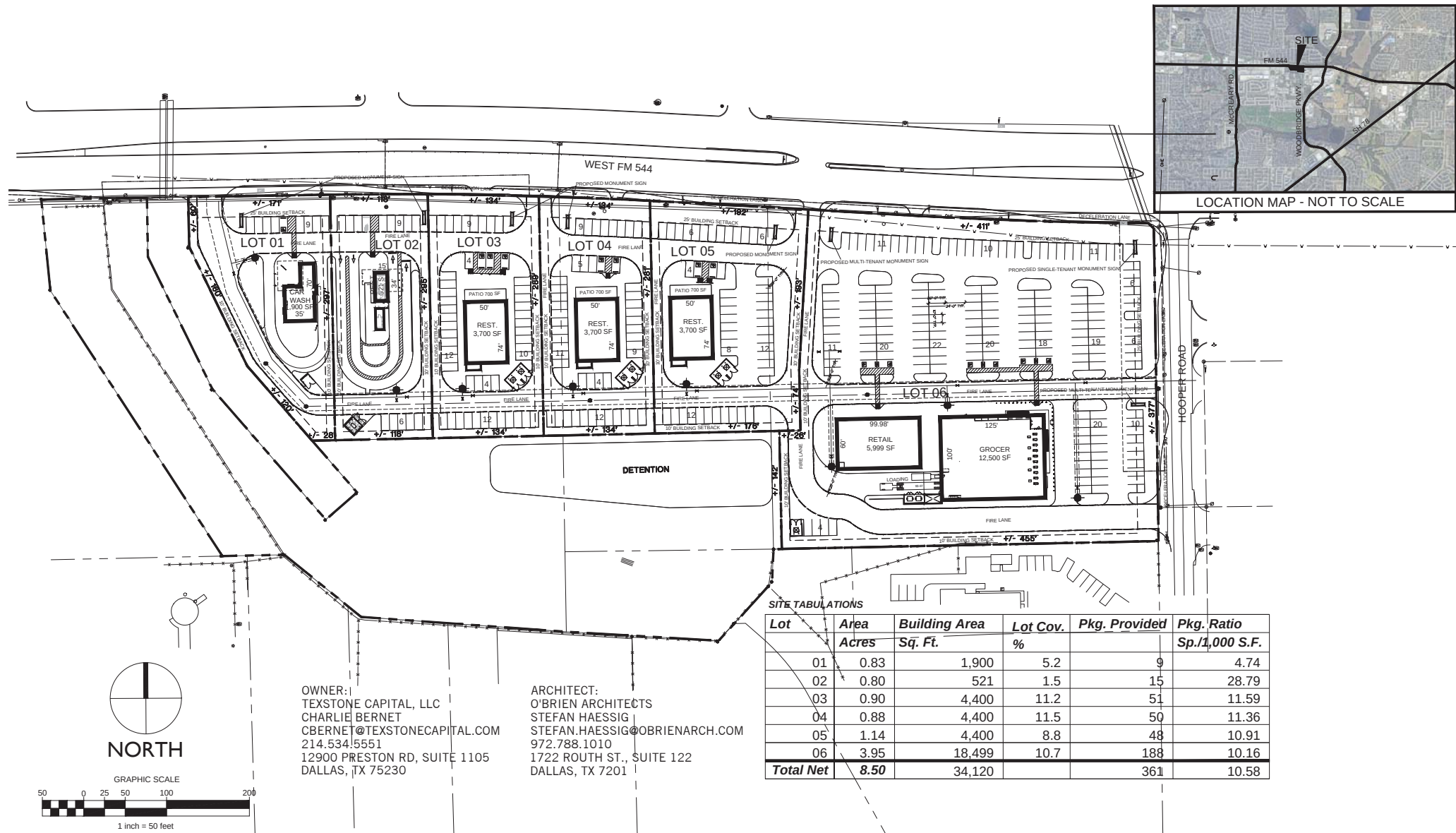
 SUBJECT property

0 0.1 0.2 0.3 0.4 0.5 Miles



Date: 9/10/2025





Shadow Creek Village

2710 E FM 544

Wylie, TX

Exhibit B

JOB No.: 25-061 SCALE: 1"= 50'-0" DATE: 09.23.25



**EXHIBIT C
SHADOW CREEK
VILLAGE
PLANNED
DEVELOPMENT
STANDARDS**

1.00 PLANNED DEVELOPMENT DISTRICT

1.01 Purpose:

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

The allowable use of this district provides for the enhancement and implementation of the City's vision of the Comprehensive Plan. The use of existing creative development goals and objectives contained within the Corridor Commercial combined with the additional flexibility provided by the use of selective enhancements allowed by the use of a Planned Development District, together provide for a unique and creative commercial center development which is of general benefit to the City.

2.00 PLANNED DEVELOPMENT - GENERAL CONDITIONS

2.01 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 May 22, 2025.

A zoning exhibit is hereby attached and made a part of the approval for this Planned Development District. This zoning exhibit, indicated as Exhibit "B" sets forth an overall property boundary description, conceptual plan, and the designation of each zoning tract, identified by a number which corresponds to the tracts defined in this Exhibit C Planned Development District Development Standards.

2.02 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 of the date of this ordinance.

3.00 PLANNED DEVELOPMENT- REGULATIONS**3.01 Permitted Uses:**

Land uses permitted within this Planned Development District shall include those uses allowed in Article 5 Use Regulations, Section 5.1 Land 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.

- a. The following uses are allowed by right without a Specific Use Permit ("SUP"):
 - i. Automobile repair (minor)
 - ii. Car wash
 - iii. Dry cleaning (drop-off & pick-up, and on-site services)
 - iv. Restaurants with and without drive-in / drive-through
 - v. Brewery, winery, distillery
 - vi. Motor Vehicle Fueling Stations
 - vii. Food Truck Parking/Operation
 - viii. Office Showroom/Warehouse

- b. The following uses are permitted upon approval of a Specific Use Permit ("SUP"):
 - i. Adult Daycare
 - ii. Building Materials Sales (outdoor)
 - iii. Lawn Equipment Sales & Repair
 - iv. Motorcycle Sales & Service
 - v. Open Storage
 - vi. Pest Control Service
 - vii. Radio or TV Broadcast Studio
 - viii. Restaurant/ Private Club

3.02 Non-residential Design Standards:

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

- a. Landscaping Point Requirements:
 - i. Landscaping on lots with buildings over 40,000 square feet shall be 15% of the site.
 - ii. The total number of landscaping points required for any commercial building - 25 Points Required.

3.03 Parking Design Requirements:

The Parking Design Requirements for the commercial development shall be designed in accordance with the following:

- a. Parking Design Requirements:
 - 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. While the entire property, per the zoning exhibit, shall allow for shared parking, each lot and use must meet the off-street parking requirements with the parking available at the time of construction / issuance of certificate of occupancy.

3.04 Signage Regulations:

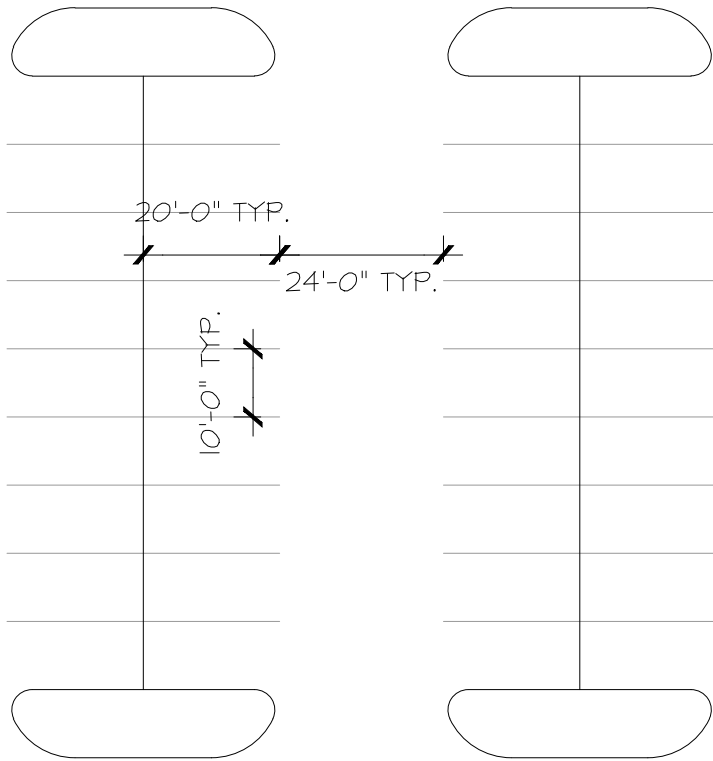
The Signage Regulations for the commercial development outlined in Article XX, Section 22 of the City Ordinance shall apply except as follows:

- a. Project – Monument Signs:
 - i. A maximum of three Multiple Business Signs (MBS) shall be installed on the overall property. Any MBS located on FM 544 shall be limited to a

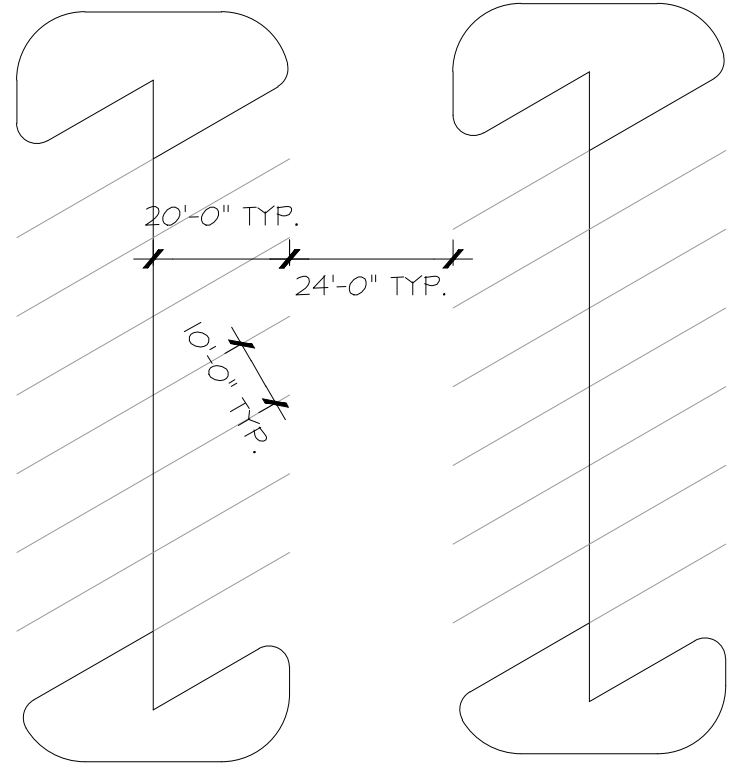
height of 25 feet and width of 15 feet.

b. Lot – Monument Signs:

- i. Individual user signs. A max height of 12 feet and width of 8 feet. Each separately platted lot shall be allowed one lot monument sign, assuming visibility standards, as outlined in the City of Wylie design manual, can be maintained.



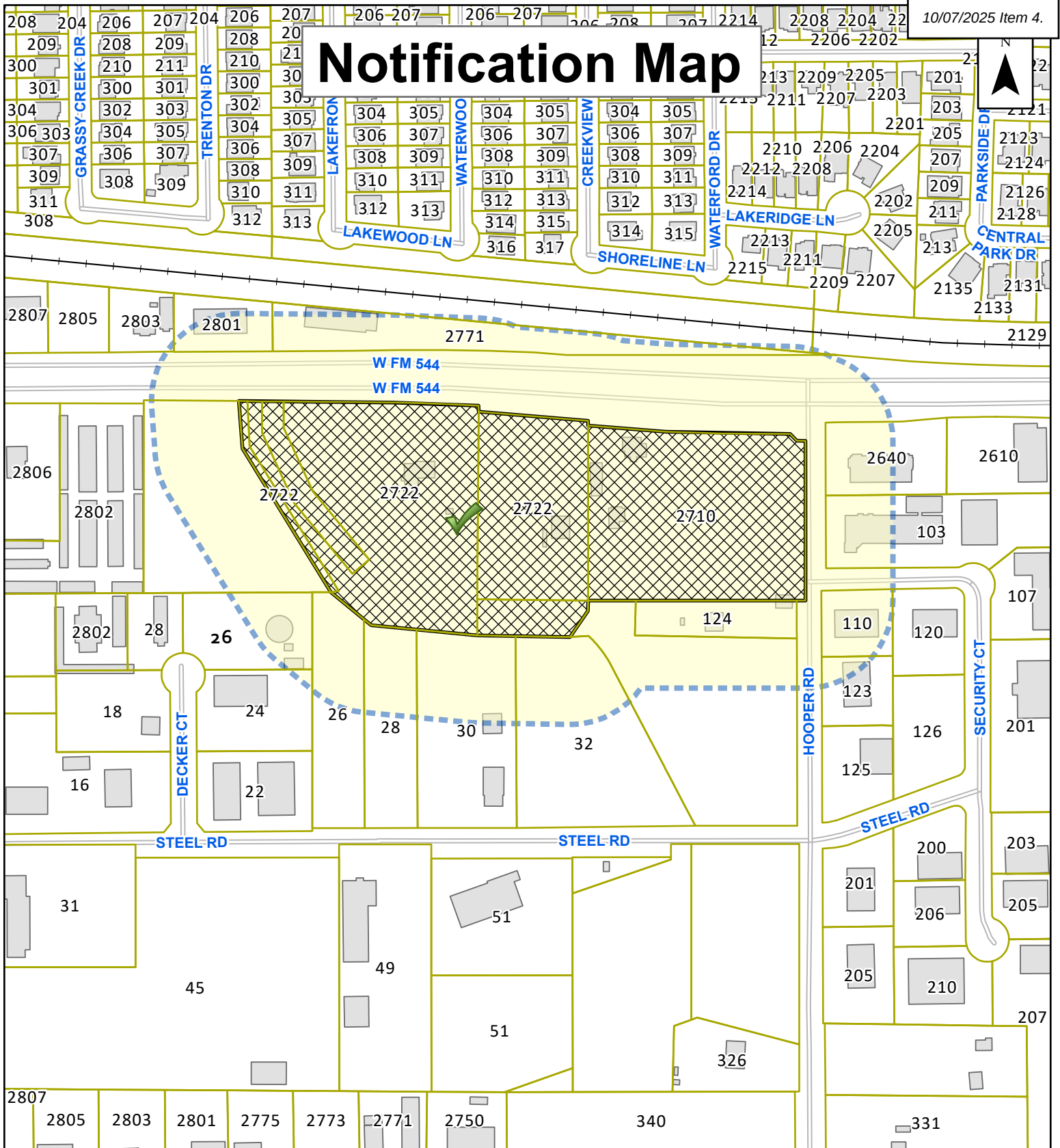
90 DEGREE PARKING



ANGLED PARKING

Exhibit B-2

Notification Map



ZONING CASE:
ZC 2025-10 SHADOW CREEK VILLAGE

 SUBJECT property  200 foot Notification Buffer

0 50 100 200 300 400 500 600 Feet



Date: 9/10/2025





PUBLIC COMMENT FORM

*Submissions can now be made on-line at <https://records.wylietexas.gov/Forms/PublicComment>
or by scanning the QR code in the upper right hand corner.
(If completing the form below, please type or use black ink)*

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098



I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2025-10.

_____ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2025-10.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, October 07, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, October 28, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: MARY F. DAVIS
(please print)
Address: 7515 COURTNEY Circle
SACHSE, TX 75048
Signature: Mary F. Davis
Date: 9-23-25

COMMENTS:

Lot	Acres	Building Area Sq. Ft.	Lot Cov.	Pkg. Provided	Pkg. Ratio Sq./1,000 S.F.
01	0.81	1,900	5.4	8	4.21
02	0.84	521	1.4	15	28.70
03	0.95	4,400	10.7	49	11.14
04	0.89	4,400	11.4	50	11.36
05	1.10	4,400	9.2	45	11.14
06	4.15	18,499	10.2	186	10.05

ARCHITECT:
O'BRIEN ARCHITECTS
STEFAN HAESSIG
STEFAN.HAESSIG@O'BRIENARCH.COM
972-788.1010
1722 ROUTH ST., SUITE 122
DALLAS, TX 75201

OWNER:
TEXTSTONE CAPITAL, LLC
CHARLIE BERNET
CBERNET@TEXTSTONECAPITAL.COM
214 534 5551
12900 PRESTON RD, SUITE 1105
DALLAS, TX 75230

NORTH

SPRING 2000

GRAPHIC SCALE

Age Group	Male	Female
0-24	~10	~10
25-34	~10	~10
35-44	~10	~10
45-54	~10	~10
55-64	~10	~10
65-74	~10	~10
75-84	~10	~10
85+	~10	~10



1 inch = 50 feet

—

Shadow (re)

10 MONTHS

Summary

2710 FM 544

.....

55



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item Number: WS - 1

Prepared By: Jasen Haskins

Subject

Hold a work session to discuss the rezoning of property generally located on the east side of SH 78 just south of Alanis Drive.

Recommendation

Discussion

Discussion

The applicant is seeking guidance from the Planning and Zoning Commission regarding the development of a property previously zoned as a mixed use planned development.



City Council Work Session

CONFIDENTIAL AND PROPRIETARY





DEFUNCT DEVELOPMENT

- A previous developer proposed ~200,000 sf of retail and 144 units of multifamily on the property. This plan was Approved by the City of Wylie and a development permit was issued in March of 2019. Crestline provided financing to a developer who was unable to execute upon the approved plan and ultimately defaulted on his obligations after beginning earth moving activity.
- The site currently consists of ~30 foot tall piles of dirt left behind from the prior developer.
- Crestline and the City of Wylie are aligned to identify a working plan for the site to provide the City of Wylie attractive, high quality development



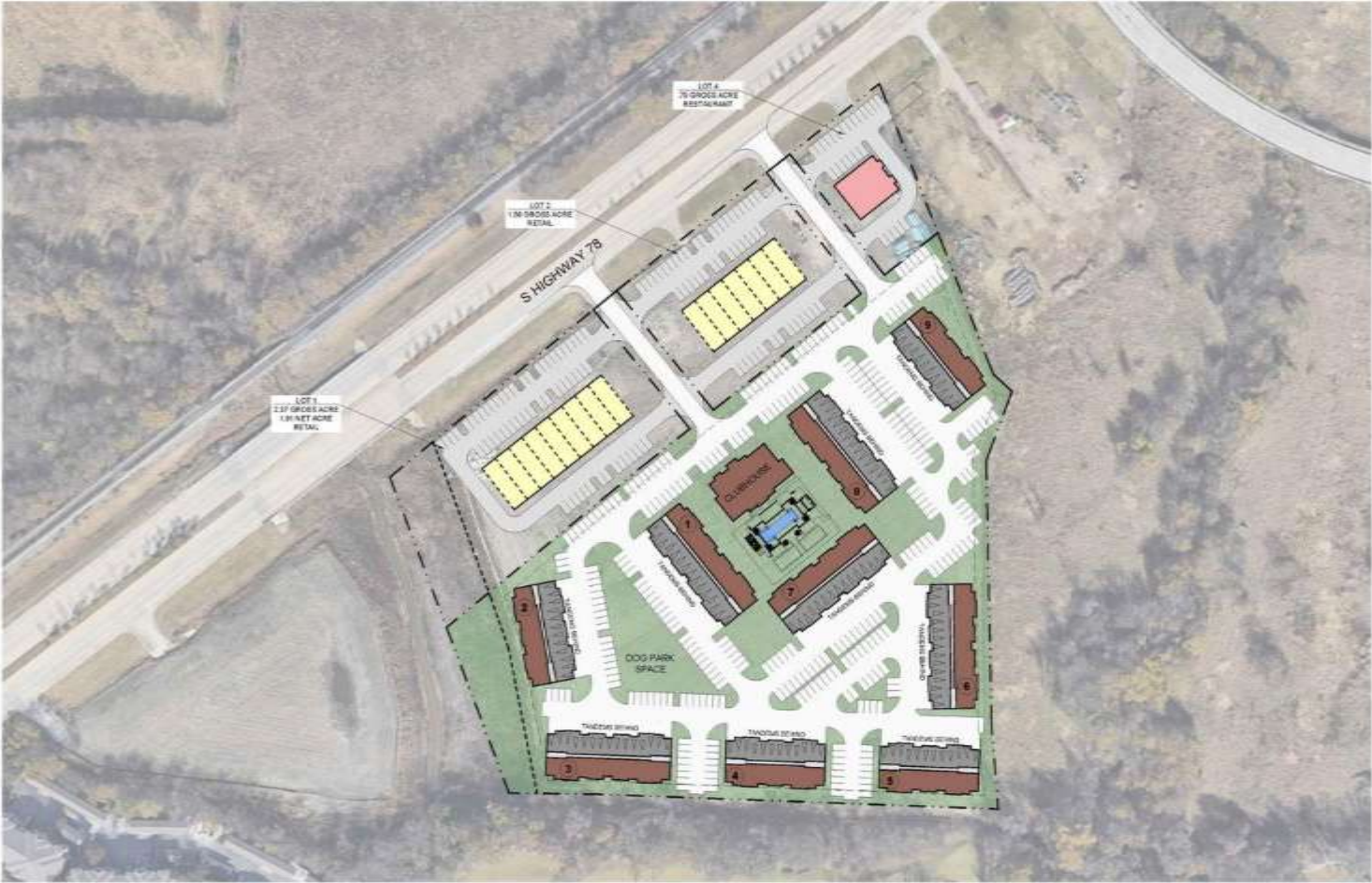


“The District” Zoning

- *Current zoning includes 144 units of multi-family, 36,258 SF of retail/office and 11 pad sites.*

INITIAL ZONING
PLAN

- This is the plan that was tabled at City Council and ultimately denied in June 2024.



#23055

2ND ITERATION

- *This plan was prepared by a different architect after our rezoning request was tabled.*
- *This plan was prepared in response to comments from the City Council regarding a more connected development.*



24021: WYLIE MULTIFAMILY
 WYLIE, TEXAS
 LEON CAPITAL GROUP

ARCHITECTURE DEMAREST
 3000 West Loop South, Suite 1000 • Fort Worth, TX 76107 • 817.339.4400

SCALE: 1"= 50'-0"



05/23/2024

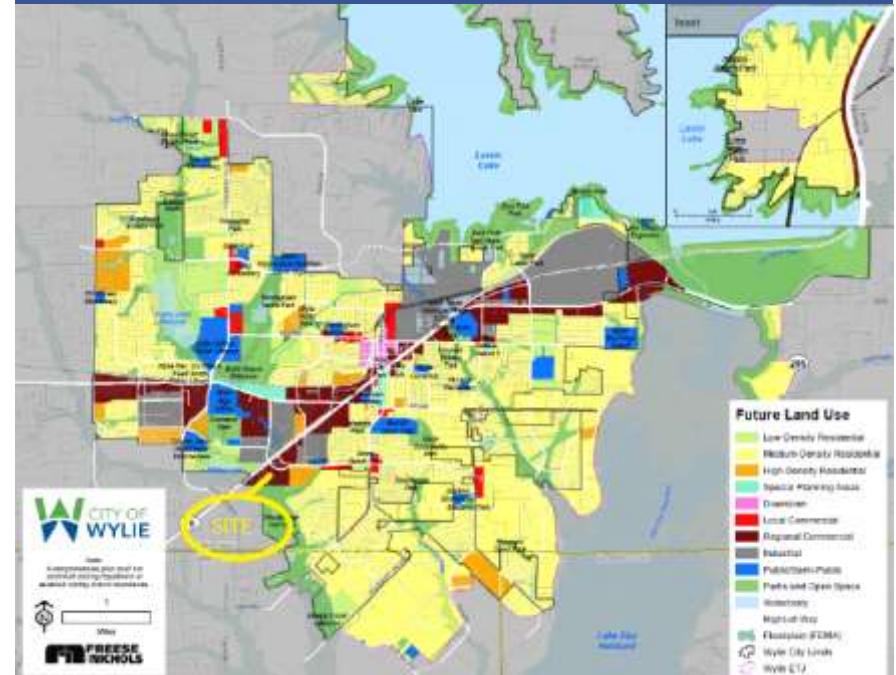
3RD ITERATION

- The Future Land Use Map of Wylie has planned this site for commercial use.
- The proposal being presented (amending zoning from residential to commercial) conforms to the desired use.

Current Zoning Map



Future Land Use Map

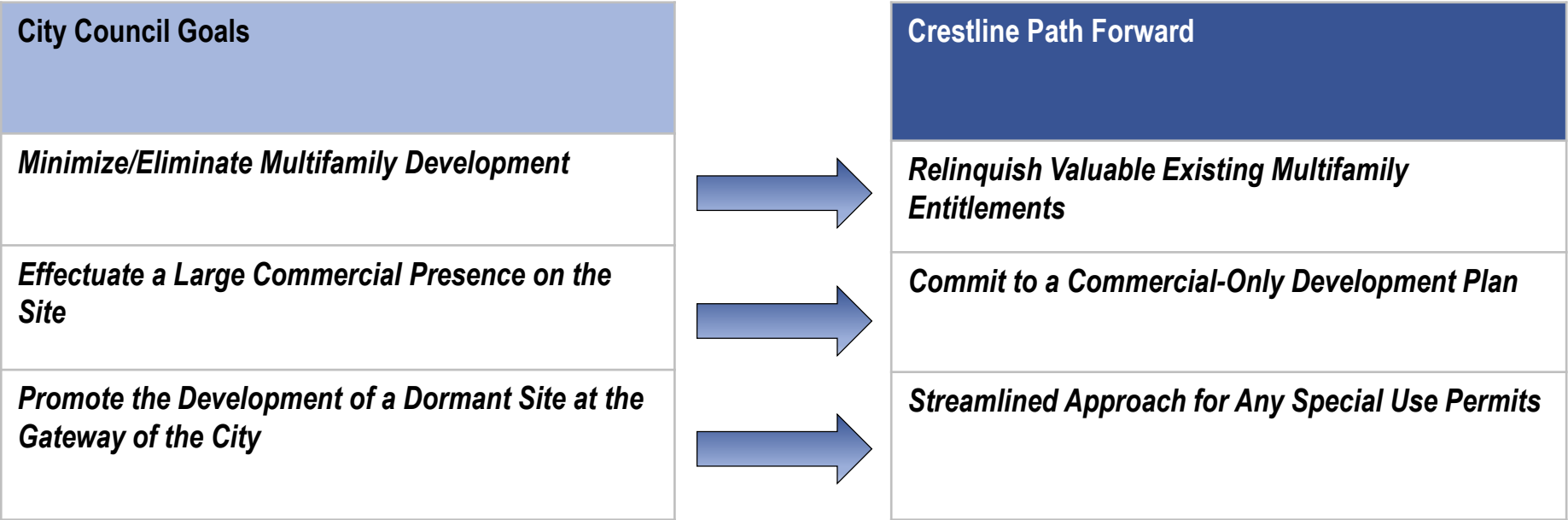


Regional Commercial

Main Purpose: Provide areas to allow for a broad range of commercial, retail, and office uses oriented toward major roadways.

Secondary Purpose: Heavy commercial or light industrial uses may be appropriate depending on compatibility with surrounding uses.

Characteristics: Single- or multi-story nonresidential uses that maximize major roadway frontage and intersection traffic and visibility.



GOALS / NEXT STEPS

- Goals
 - Confirm goals of Wylie City Council are aligned with those outlined in this memo (converting residential permits to commercial usage).
- Next Steps
 - Change zoning of current PD to zoning that is in-line with the Comprehensive Plan yet flexible enough for a wide range of quality commercial uses.
 - Detailed discussion with Community Development around process for addressing any special use permits.