

Wylie Planning and Zoning Commission Regular Meeting

September 15, 2026 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and act upon the approval of the meeting minutes from the August 18, 2026, Planning and Zoning Commission Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat for Lot 1, Block A of Wylie I.S.D. School Complex, creating one lot on 47.463 acres, generally located near 1400 Kreymer Lane.
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 9, creating 122 single family residential lots and one open space lot on 54.935 acres, generally located at the southwest corner of Sachse Road and Dominion Drive.

REGULAR AGENDA

- 1. Consider, and act upon, a site plan amendment for Wal-Mart being on Lot 1, Block A of Creekside Retail Addition, for EV parking stall and pharmacy drive-through improvements. Property located at 1400 McCreary Road.
- 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 Planned Development 2017-04 Single-Family District (PD2017-04-SF) to Planned Development 2026-13-Single-Family (PD2026-XX-SF) to remove references, rights and obligations with respect to the Stonehaven House. Property generally located at the northwest corner of Ballard Avenue and Alanis Drive. (ZC 2026-13).
- 3. 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 Commercial Corridor - Special Use Permit (CC-SUP) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for new structure for vehicle car sales on 4.118 acres located near 2021 N State Highway 78 (ZC 2026-11).
- 4. Consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Planned Development 2023-18 to Planned Development - Commercial Corridor (PD-CC) on

10.485 acres generally located on the southeast corner of State Highway 78 and Kreymer Lane (ZC 2026-12).

WORK SESSION

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on September 9, 2026, at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

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

Texas Government Code Section:

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



Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Gabby Fernandez

Subject

Consider and act upon the approval of the meeting minutes from the August 18, 2026, Planning and Zoning Commission meeting.

Recommendation

Motion to approve the item as presented.

Discussion

The minutes from the August 18, 2026, Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

August 18, 2026 – 6:00 PM

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



CALL TO ORDER

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

INVOCATION & PLEDGE OF ALLEGIANCE

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

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address 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 August 04, 2026, Planning and Zoning Commission Meeting.

BOARD ACTION

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

REGULAR AGENDA

1. 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 Agricultural and Commercial Corridor (AG & CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 25.484 acres to allow for a wholesale retail development with minor automobile repair for tire & battery services and a motor vehicle fueling station use on Lot 1, Block A of WEDC Retail Addition and Commercial Corridor development on Lot 2, Block A of WEDC Retail Addition. Property generally located at 2002 W FM 544. (ZC 2026-10).

Chair Gouge opened the public hearing at 6:13 PM. 2 members of the public addressed the commission. Chair Gouge closed the public hearing at 6:25 PM.

BOARD ACTION

A motion was made by Commissioner Butler and seconded by Commissioner Schwerin to approve Regular Agenda item 1 as presented. A vote was taken and carried 5-0.

WORK SESSION

WS1. Hold a work session to discuss the rezoning of property generally located at 1751 McMillen Road.

A discussion was held between the Commission and the applicant to seek guidance on the rezoning of the property.

ADJOURNMENT

A motion was made by Commissioner Butler and seconded by Commissioner Black to adjourn the meeting at 6:54 PM. A vote was taken and carried 5-0.

Harold Gouge, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Lot 1, Block A of Wylie I.S.D. School Complex, creating one lot on 47.463 acres, generally located near 1400 Kreymer Lane.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wylie Independent School District

APPLICANT: RLK Engineering

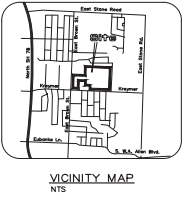
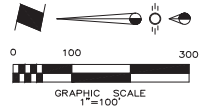
The applicant has submitted a Final Plat for Lot 1, Block A of Wylie I.S.D. School Complex containing 47.463 acres zoned Agricultural (AG/30) located near 1400 Kreymer Lane. The purpose for the plat is to create one lot and establish fire lane, access and, utility easements for the development of an Intermediate and Junior High school campus. The proposed use is allowed by right with the current zoning. The site plan and preliminary plat for the campus were approved in November of 2024.

The final plat contains two access easements from Kreymer Lane, two access easements from Mossy Oak Lane and one access easement from East Brown Street. The drives are designed in a manner to allow for vehicle parking and facilitate stacking during drop off and pick up hours.

The plat dedicates the necessary utility easements for both the City of Wylie and for the East Fork Special Utility district.

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.



Curve Data Chart			
	Inner	Outer	Outer
1	A=90°00'00" R=28.00' T=28.00' L=43.98'		
2	A=90°00'00" R=83.00' T=63.00' L=98.96'		
3	A=151°15'11" R=45.00' T=46.03' L=11.99'	A=151°15'11" R=75.00' T=10.00' L=19.98'	
4	A=120°20'32" R=90.00' T=156.97' L=186.03'	A=90°00'00" R=33.00' T=33.00' L=20.00'	
5	A=157°04'42" R=46.00' T=6.09' L=12.11'	A=157°04'42" R=76.00' T=10.00' L=17.15'	
6	A=90°00'00" R=40.00' T=40.00' L=52.83'	A=45°00'00" R=70.00' T=28.99' L=54.98'	
7	A=45°00'00" R=55.00' T=52.78' L=43.20'	A=45°00'00" R=80.00' T=35.21' L=66.76'	
8		A=73°08'33" R=28.00' T=20.76' L=33.73'	
9		A=135°00'00" R=28.00' T=47.60' L=65.97'	
10		A=45°00'00" R=33.00' T=33.00' L=20.00'	
11		A=91°28'50" R=90.00' T=20.00' L=31.83'	
12		A=49°07'30" R=20.00' T=20.00' L=17.15'	
13		A=90°00'00" R=54.00' T=54.00' L=84.82'	
		A=90°00'00" R=90.00' T=90.00' L=126.00'	

SHEET 1 OF 2
FINAL PLAT

WYLIE I.S.D. SCHOOL COMPLEX

LOT 1, BLOCK A

48.468 Acres Situated In The
FRANCISCO DE LA PINA SURVEY ~ ABST. 688
WYLIE, COLLIN COUNTY, TEXAS

Owner

Wylie Independent School District
951 South Ballard Avenue
Wylie, Texas 75098
Telephone 972 429-3000

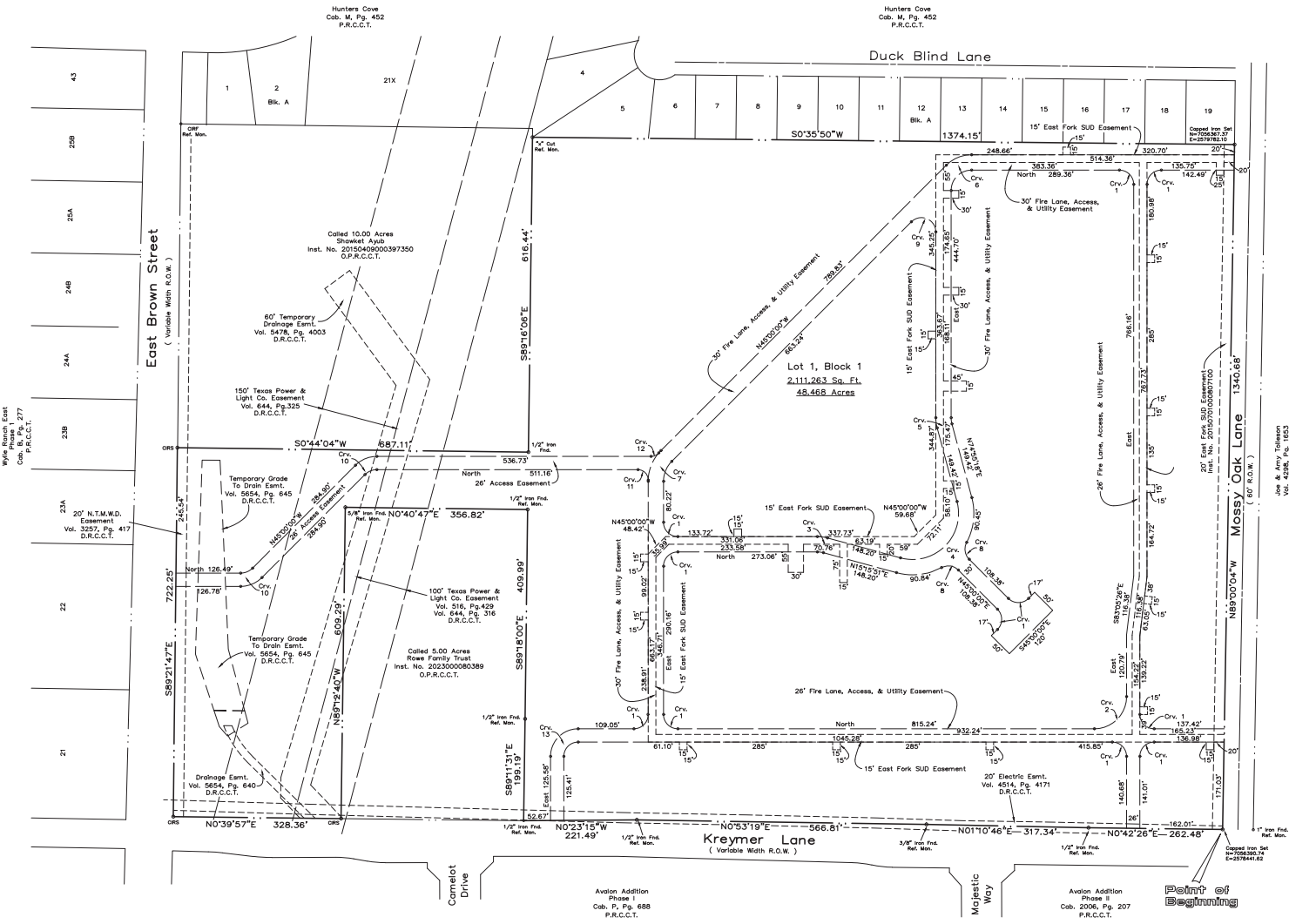
Engineer

RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor

Surdakan Surveying, Inc.
P.O. Box 126
Anna, Texas 75409
Telephone 972 924-8200
Job No. 2023-135
June 12, 2026

NOTE:
No appearance between the height of 2' and 9'
may be placed in the visibility triangles.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, the Wylie Independent School District is the owner of a tract of land situated in the Francisco De La Pina Survey, Abstract No. 688 in the City of Wylie, Collin County, Texas, being all of Tract A, a called 4,601 acre tract of land and part of Tract B, a called 44,711 acre tract of land both tracts being described in a Special Warranty Deed conveyed to Wylie Independent School District as recorded in Volume 6070, Page 4102 of the Deed Records of Collin County, Texas, also being all of a called 1,005 acre tract of land conveyed to the Wylie Independent School District as recorded in Instrument No. 2024000149759, Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows:

BEGINNING at the northeast Right-of-Way (ROW) Intersection of Kreymer Lane and Mossy Oak Lane at a 1/2" iron rod with plastic cap stamped "4613" set in the west line of said Tract B for the POINT OF BEGINNING;

THENCE N00°42'26"E, with the east ROW line of Kreymer Lane for a distance of 262.48 feet to a 1/2" iron rod found for corner;

THENCE N01°10'46"E, continuing with the east ROW line of Kreymer Lane for a distance of 317.34 feet to a 3/8" iron rod found for corner;

THENCE N00°53'19"E, continuing with the east ROW line of Kreymer Lane for a distance of 566.81 feet to a 1/2" iron rod found for corner;

THENCE N00°23'15"W, continuing with the east ROW line of Kreymer Lane, a distance of 221.49 feet to a 1/2" iron rod found for corner;

THENCE S89°11'31"E, a distance of 199.19 feet to a 1/2" iron rod found for the westernmost northwest corner of said Tract B and said iron rod found being in the south line of a called 5,000 acre tract of land conveyed to the Rowe Family Trust as recorded in Instrument No. 202300080389 of the Official Public Records of Collin County, Texas;

THENCE S89°18'00"E, with the south line of the called 5,000 acre tract of land for a distance of 409.99 feet to a 1/2" iron rod found for the southeast corner of the called 5,000 acre tract of land;

THENCE N00°40'47"E, with the east line of the called 5,000 acre tract of land for a distance of 356.82 feet to a 5/8" iron rod found for the northeast corner of the called 5,000 acre tract of land and said iron rod being the southeast corner of said Tract A;

THENCE N89°12'40"W, with the south line of said Tract A and the north line of the called 5,000 acre tract of land for a distance of 609.29 feet to a 1/2" iron rod with plastic cap stamped "4613" set in the east ROW line of Kreymer Lane;

THENCE N00°39'57"E, with the east ROW line of Kreymer Lane for a distance of 328.36 feet to a 1/2" iron rod with plastic cap stamped "4613" set in the south ROW line of Brown Street for the northeast corner of said Tract A;

THENCE S89°21'47"E, with the south ROW line of Brown Street for a distance of 722.25 feet to a 1/2" iron rod with plastic cap stamped "4613" set for the northernmost northeast corner of said Tract B and the northwest corner of a called 10,000 acre tract of land conveyed to Shawket Ayub as recorded in Instrument No. 20150409000397350 of the Official Public Records of Collin County, Texas;

THENCE S00°44'04"W, with the west line of the called 10,000 acre tract of land for a distance of 687.11 feet to a 1/2" iron rod found for the southwest corner of the called 10,000 acre tract of land;

THENCE S89°16'06"E, a distance of 616.44 feet to an "x" cut found for the eastern most northeast corner of the said Tract B and said "x" cut being in the west line of Block A of Hunter's Cove, an addition to the City of Wylie as shown on the plat thereof recorded in Cabinet M, Page 452 of the Plat Records of Collin County, Texas;

THENCE S00°35'50"W, with the west line of said Block A of Hunter's Cove for a distance of 1374.15 feet to a 1/2" iron rod with plastic cap stamped "4613" set in the north ROW line of Mossy Oak Lane at the southwest corner of Lot 19 of said Block A of Hunter's Cove;

THENCE N89°00'04"W, the north ROW line of Mossy Oak Lane a distance of 1340.68 feet to the POINT OF BEGINNING and CONTAINING 2,111,263 square feet, or 48.468 acres of land.

BASIS OF BEARINGS:

Bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State CENTRAL RTK Network, Texas State Plane Coordinates Epoch 2002.0.

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.

All easements are recorded in Cabinet 2010, Page 247 unless noted otherwise.

According to Flood Insurance Rate Map No. 48085C04201, dated June 2, 2009, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.

Appurtenance between the height of 2ft and 9ft may not be placed in the visibility triangles.

Onsite stormwater detention basin shall be maintained by the property owner.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the Wylie Independent School District, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Wylie I.S.D. School Complex, Lot 1, Block A, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights of way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof. The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.

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

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

Wylie Independent School District
Name:
Title:

STATE OF TEXAS
COUNTY OF COLLIN

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

GIVEN under my hand and seal of office this the ____ day of _____, 2026.

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, 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.

David J. Surdukan
Registration No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ____ day of _____, 2026.

Notary Public in and for
the State of Texas

APPROVAL BLOCK

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission
City of Wylie, Texas

Date

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas

Date

"ACCEPTED"

Mayor, City of Wylie, Texas

Date

"The undersigned, the City Secretary of the City of Wylie, Texas hereby certifies that the foregoing Final Plat of Wylie I.S.D. School Complex, an addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 2026, and the Council, by formal action then and there accepted the dedication of right-of-ways, streets, easements and alleys, 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., 2026.

City Secretary
City of Wylie

SHEET 2 OF 2
FINAL PLAT

WYLIE I.S.D.
SCHOOL COMPLEX
LOT 1, BLOCK A

48.468 Acres Situated In The
FRANCISCO DE LA PINA SURVEY ~ ABST. 688
WYLIE, COLLIN COUNTY, TEXAS

Owner

Wylie Independent School District
951 South Ballard Avenue
Wylie, Texas 75098
Telephone 972 429-3000

Engineer

RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor

Surdukan Surveying, Inc.
P.O. Box 126
Anna, Texas 75409
Telephone 972 924-8200
Job No. 2023-135
June 12, 2026



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: C

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 9, creating 122 single family residential lots and one open space lot on 54.935 acres, generally located at the southwest corner of Sachse Road and Dominion Drive.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wylie DPV, LP

APPLICANT: J. Volk Consulting

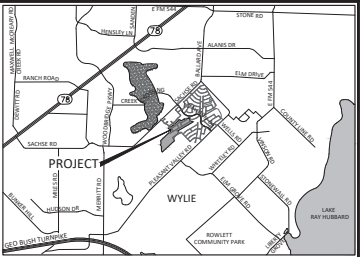
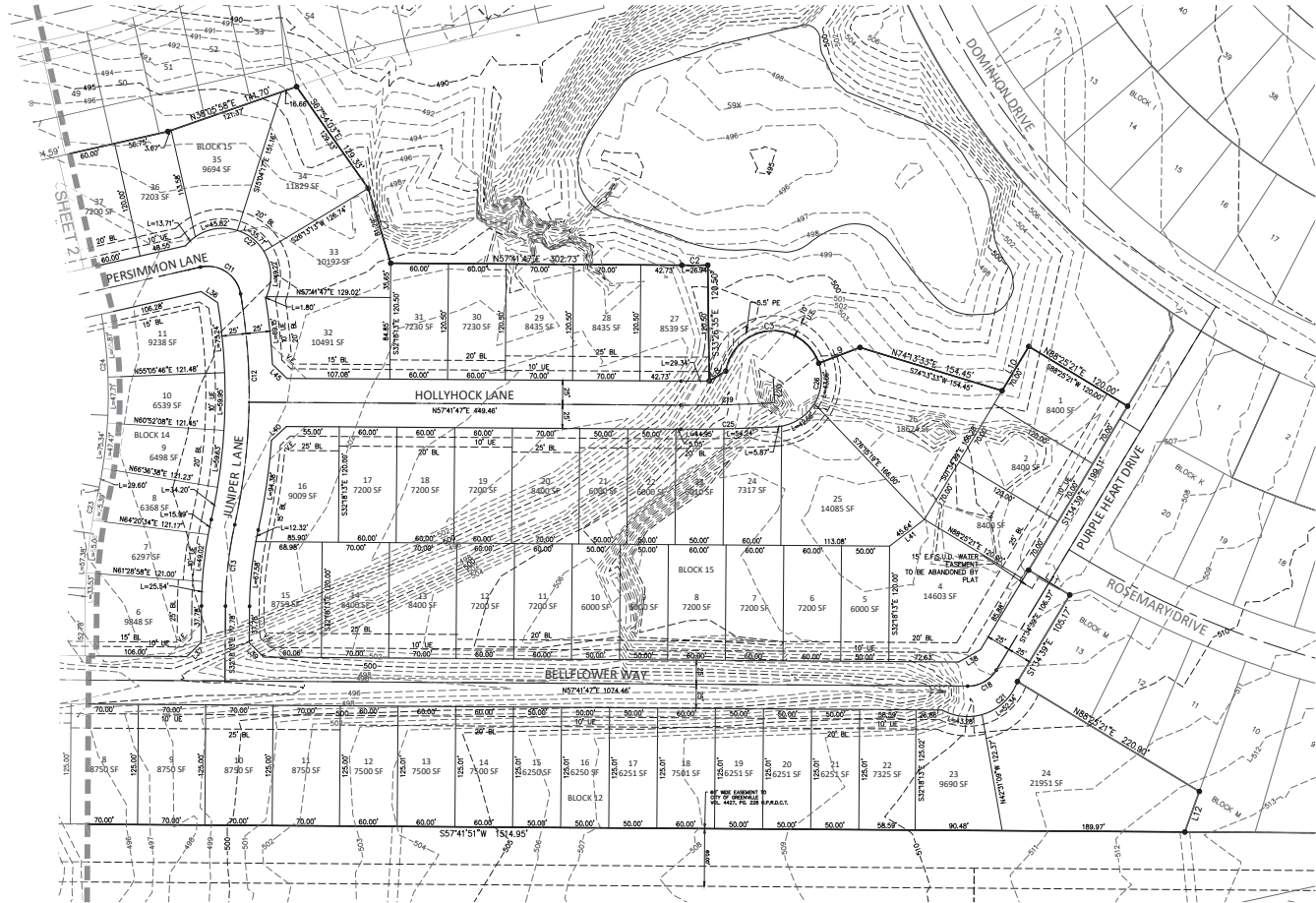
The applicant has submitted a Preliminary Plat for Dominion of Pleasant Valley Phase 9. The plat consists of 122 residential lots, and one open space lot on 54.935 acres. Zoning for this section of the single family development was approved by the City Council in November 2025 as a PD Amendment (Planned Development Ordinance 2025-41).

The overall 375 acre Planned Development allows for a maximum of 1,123 single family residential lots. This preliminary plat represents the last of those residential lots allowed within the development.

The plat dedicates the necessary rights-of-way and utility easements. Open space lots are to be dedicated to the City of Wylie and maintained by the H.O.A.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations and is consistent with the approved Zoning Exhibit of Planned Development 2025-41. 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.



VICINITY MAP
N.T.S.

- 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.
 - <CVD> Control Monument
 - DE Drainage Easement
 - Emt Easement
 - L1 Line No.
 - R.O.W. Right-of-Way
 - SF Square Feet
 - UE Utility Easement
 - PE Pedestrian Easement
 - VE Visibility Easement
 - W.M.E. Wall Maintenance Easement
 - D.R.D.C.T. = Deed Records of Dallas County, Texas
 - D.R.C.C.T. = Deed Records of Collin County, Texas
 - M.R.C.C.T. = Map Records of Collin County, Texas

CITY BENCHMARKS:

CITY MONUMENT #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: 7057346.78 E: 2569521.04
ELEV: 550.24' (PLAN) 550.37' (FIELD)

CITY MONUMENT #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' perpendicular to b.c. parking area.

N: 7065787.60 E: 2560973.93
ELEV: 562.91' (PLAN) 562.86' (FIELD)

CITY MONUMENT #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: 7050245.80 E: 2578669.15
ELEV: 454.28' (PLAN) 454.17' (FIELD)

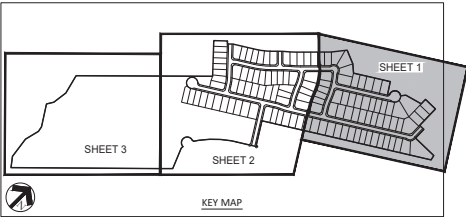
Line Table	
Line	Length Direction
L1	25.77 S43° 30' 23"E
L2	50.00 N46° 20' 33"E
L3	59.06 N44° 55' 30"E
L4	50.00 N45° 23' 33"E
L5	64.36 N49° 22' 19"E
L6	51.16 N46° 22' 24"E
L7	81.29 S49° 25' 23"E
L8	20.06 N26° 14' 04"E
L9	45.90 N36° 31' 33"E
L10	53.72 N11° 34' 39"W
L11	50.00 N88° 15' 27"E
L12	44.78 S13° 03' 12"E
L13	21.21 S77° 18' 13"E
L14	14.98 S74° 31' 17"W
L15	20.00 S2° 39' 45"W
L16	47.80 N11° 18' 38"W
L17	65.70 N31° 22' 22"E
L18	22.92 N46° 06' 35"E
L19	14.99 S32° 18' 13"E
L20	25.00 S36° 01' 49"E

Line Table	
Line	Length Direction
L21	37.09 N25° 08' 29"W
L22	21.21 S12° 41' 47"W
L23	22.75 S81° 31' 15"E
L24	59.67 N14° 02' 17"E
L25	21.21 S77° 18' 13"E
L26	21.21 N12° 41' 47"E
L27	21.80 N14° 17' 39"E
L28	21.21 S77° 18' 13"E
L29	20.90 S2° 22' 17"W
L30	20.35 N88° 50' 29"E
L31	44.01 N49° 11' 09"E
L32	39.35 N44° 54' 22"E
L33	44.69 N40° 31' 06"E
L34	21.81 S75° 45' 29"E
L35	22.14 S2° 06' 11"W
L36	20.69 S89° 04' 31"E
L37	21.21 S12° 41' 47"W
L38	26.08 N28° 03' 34"E
L39	21.21 S77° 18' 13"E
L40	21.14 N14° 14' 22"E

Line Table	
Line	Length Direction
L41	45.64 N15° 48' 17"E
L42	21.51 S87° 51' 24"E
L43	21.10 S0° 06' 14"E
L44	21.39 N88° 44' 20"W
L45	20.99 S78° 33' 41"E
L46	31.00 N5° 26' 01"W

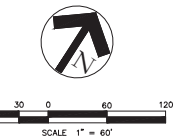
Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C1	115.80	2193.50	12.77	N01° 18' 33"E 115.56
C2	26.94	1354.00	1.14	N07° 07' 34"E 26.94
C3	132.59	50.00	159.83	N02° 28' 00"E 87.02
C4	372.08	875.00	24.36	S45° 26' 59"E 369.29
C5	172.47	50.00	197.63	S11° 24' 45"W 99.82
C6	54.75	280.00	11.20	N37° 54' 20"W 54.67
C7	56.62	280.00	11.59	S01° 54' 11"W 56.53
C8	148.23	865.00	12.77	N01° 18' 33"E 147.92
C9	82.72	1100.00	4.31	S47° 04' 45"W 82.70
C10	103.57	1076.57	5.51	N46° 23' 37"E 103.53
C11	56.02	34.50	83.03	N88° 51' 16"W 50.06
C12	241.76	620.00	22.34	N31° 15' 58"W 240.23
C13	85.23	400.00	12.21	S30° 11' 59"E 85.07
C14	151.63	348.00	24.96	N32° 49' 31"W 150.43
C15	144.45	692.00	11.96	S26° 19' 24"E 144.19

Curve Table				
Curve #	Length	Radius	Delta	Chord Length
C16	51.51	250.00	8.43	S81° 54' 46"W 51.47
C17	84.63	570.00	8.43	N61° 54' 46"E 84.55
C18	35.69	34.50	59.27	N05° 03' 54"E 34.12
C19	97.57	1500.00	3.73	N05° 49' 59"E 97.55
C20	219.75	50.00	251.81	S4° 31' 47"W 81.00
C21	95.62	55.00	99.61	N36° 41' 00"E 84.02
C22	71.87	955.20	4.31	S47° 04' 50"W 71.85
C23	39.15	546.00	4.11	S22° 23' 51"E 39.15
C24	105.59	494.00	12.25	N36° 19' 54"W 105.39
C25	99.19	1525.00	3.73	N05° 49' 59"E 99.17
C26	224.69	50.00	257.47	N74° 45' 58"W 78.00
C27	146.26	50.00	167.81	N89° 28' 58"W 99.42



PROPOSED UNITS THIS PLAT	
SINGLE FAMILY "TYPE A" LOTS (70')	30
SINGLE FAMILY "TYPE B" LOTS (60')	43
SINGLE FAMILY "TYPE C" LOTS (50')	49
TOTAL PHASE 9	122

- Notes:**
1. 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.
 2. Open space lots shall be dedicated to the City of Wylie and maintained by the H.O.A. per Ordinance 2020-54 (See Exhibit B, General Standards No. 4).
 3. No appearance between the height of 2' and 9' may be placed in visibility triangles.
 4. Per FEMA FIRM Panel 48113C0235X dated July 7, 2014, the Final Plat limits lie in the "Zone X" area of minimal flood hazard.
 5. Per the City of Wylie Ordinance No. 2020-54 the zoning of this property was amended to allow a 5' rear yard encroachment.
 6. A Certificate of Occupancy will not be issued for the property until all the off-site civil improvements, screening wall, and detention pond are constructed and accepted by the City.
 7. The City shall not be responsible for the maintenance of any easement areas, although it retains the right to enter upon easements for public purposes.
 8. Maintenance responsibility of private drainage easements and appurtenances is the property owner on which the easement is located.



Owner/Applicant:
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c/o Team Phillips, Inc.
1914 Skillman Street
Suite 110-310
Dallas, Texas 75206
Phone: 214-535-1758
Contact: Nancy E. Phillips
nancy@teamphillipsinc.com

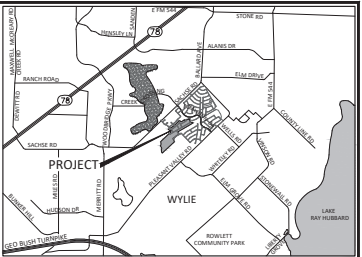
Engineer/Surveyor:
JVC Group, Inc.
704 Central Parkway East,
Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
claudio.segovia@jvcgroup.com

PRELIMINARY PLAT
DOMINION OF PLEASANT VALLEY
PHASE 9
54.935 ACRES
LOTS 1X, 2-20, BLOCK 11;
LOTS 2-24, BLOCK 12; LOTS 1-20, BLOCK 13; LOTS 1-11, BLOCK 14; LOTS 1-42, BLOCK 15; LOTS 8-14, BLOCK 16;
122 SINGLE FAMILY LOTS
1 OPEN SPACES/COMMON AREAS
OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE
DALLAS COUNTY, TEXAS

08 September 2026
SHEET 1 OF 5





VICINITY MAP
N.T.S.

- 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.
 - <CVD> Control Monument
 - DE Drainage Easement
 - Eemt Easement
 - Line No.
 - R.O.W. Right-of-Way
 - SF Square Feet
 - UE Utility Easement
 - PE Pedestrian Easement
 - VE Visibility Easement
 - W.M.E. Wall Maintenance Easement
 - D.R.D.C.T. = Deed Records of Dallas County, Texas
 - D.R.C.C.T. = Deed Records of Collin County, Texas
 - M.R.C.C.T. = Map Records of Collin County, Texas

CITY BENCHMARKS:

CITY MONUMENT #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: 7057346.78 E: 2569521.04
ELEV: 520.24' (PLAN) 520.37' (FIELD)

CITY MONUMENT #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' perpendicular to b.c. parking area.
N: 7065787.60 E: 2560873.93
ELEV: 562.91' (PLAN) 562.86' (FIELD)

CITY MONUMENT #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: 7050245.80 E: 2578669.15
ELEV: 454.28' (PLAN) 454.17' (FIELD)

PRELIMINARY PLAT

**DOMINION OF PLEASANT VALLEY
PHASE 9**

54.935 ACRES
LOTS 1X, 2-20, BLOCK 11;
LOTS 2-24, BLOCK 12; LOTS 1-20, BLOCK 13; LOTS 1-11, BLOCK 14; LOTS 1-42, BLOCK 15; LOTS 8-14, BLOCK 16;
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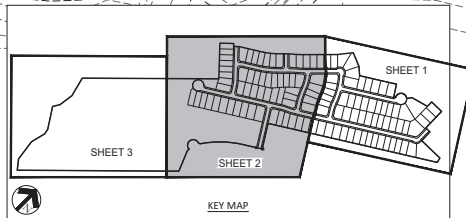
08 September 2026
SHEET 2 OF 5

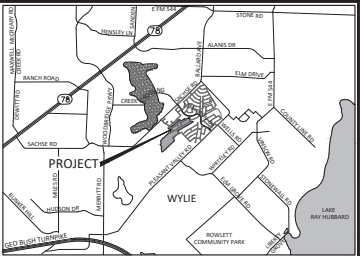
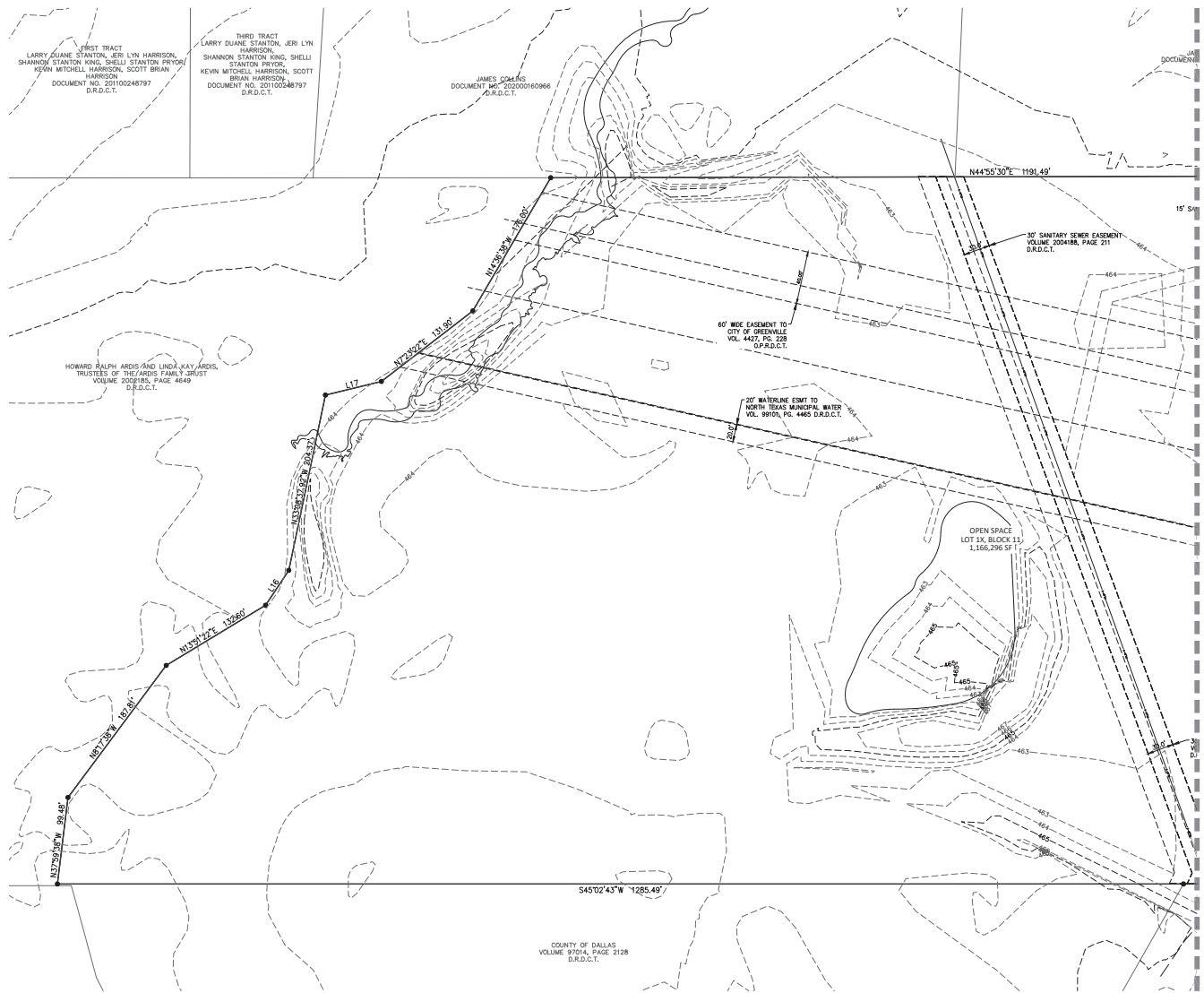


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- Notes:**
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 4. Per FEMA FIRM Panel 48113C0235K dated July 7, 2014, the Final Plat limits lie in the "Zone X" area of minimal flood hazard.
 5. Per the City of Wyllie Ordinance No. 2020-54 the zoning of this property was amended to allow a 5' rear yard encroachment.
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VICINITY MAP
N.T.S.

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.
<CVD>	Control Monument
DE	Drainage Easement
Emt	Easement
L1	Line No.
R.O.W.	Right-of-Way
SF	Square Feet
UE	Utility Easement
PE	Pedestrian Easement
VE	Visibility Easement
W.M.E.	Wall Maintenance Easement
D.R.D.C.T.	Deed Records of Dallas County, Texas
D.R.C.C.T.	Deed Records of Collin County, Texas
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CITY BENCHMARKS:

CITY MONUMENT #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: 7057346.78 E: 2569521.04
ELEV: 550.24' (PLAN) 550.37' (FIELD)

CITY MONUMENT #5: 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' perpendicular to b.c. parking area.

N: 7065787.60 E: 2560073.93
ELEV: 562.91' (PLAN) 562.86' (FIELD)

CITY MONUMENT #6: 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: 7050245.80 E: 2578669.15
ELEV: 454.28' (PLAN) 454.17' (FIELD)

PRELIMINARY PLAT

DOMINION OF
PLEASANT VALLEY
PHASE 9

54.935 ACRES

LOTS 1X, 2-20, BLOCK 11;
LOTS 2-24, BLOCK 12; LOTS 1-20, BLOCK
13; LOTS 1-11, BLOCK 14; LOTS 1-42,
BLOCK 15; LOTS 8-14, BLOCK 16;

122 SINGLE FAMILY LOTS

1 OPEN SPACES/COMMON AREAS

OUT OF THE

GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE

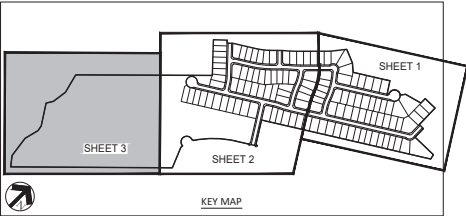
DALLAS COUNTY, TEXAS

08 September 2026

SHEET 3 OF 5



1000 Central Parkway East, Suite 1000, Plano, TX 75075 • (972) 420-1000



- Notes:
1. 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.
 2. Open space lots shall be dedicated to the City of Wylie and maintained by the H.O.A. per Ordinance 2020-54 (See Exhibit B, General Standards No. 4).
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 4. Per FEMA FIRM Panel 48113C0235K dated July 7, 2014, the Final Plat limits lie in the "Zone X" area of minimal flood hazard.
 5. Per the City of Wylie Ordinance No. 2020-54 the zoning of this property was amended to allow a 5' rear yard encroachment.
 6. A Certificate of Occupancy will not be issued for the property until all the off-site civil improvements, screening wall, and detention pond are constructed and accepted by the City.
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 8. Maintenance responsibility of private drainage easements and appurtenances is the property owner on which the easement is located.

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Contact: Claudio Segovia
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LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
PHASE NINE
54.935 ACRES Dallas County

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, Dallas County, Texas and being part of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 20131029001473050, Deed Records, Collin County, Texas and being part of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 202000188067, Deed Records, Dallas County, Texas and being part of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 202000188066, 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 for the southwest corner of Lot 17X, Block 10 of DOMINION OF PLEASANT VALLEY PHASE 6, an Addition to the City of Wylie, Dallas County, Texas according to the plat filed of record in Document No. 2025-202500270737, Map Records, Dallas County, Texas;

THENCE South 44 degrees 57 minutes 32 seconds West, with the southeast line of said Wylie DPV Limited Partnership tract, as recorded in Document No. 20131029001473050, a distance of 125.94 to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for the common northwest corner of that tract of land described in Deed to North Texas Municipal Water District, Trustee, as recorded in Volume 97136, Page 3071, Deed Records, Dallas County, Texas and the northeast corner of that tract of land described in Deed to County of Dallas, as recorded in Volume 97014, Page 2126, Deed Records, Dallas County, Texas;

THENCE South 45 degrees 02 minutes 43 seconds West, a distance of 1,285.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for the southern most corner of said Wylie DPV Limited Partnership tract, as recorded in Document No. 20131029001473050;

THENCE Northerly, with the west line of said Wylie DPV Limited Partnership tract, as recorded in Document No. 20131029001473050, the following eight (8) courses and distances:

North 37 degrees 59 minutes 38 seconds West, a distance of 99.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 08 degrees 17 minutes 38 seconds West, a distance of 187.81 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 13 degrees 51 minutes 22 seconds East, a distance of 132.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 11 degrees 18 minutes 38 seconds West, a distance of 47.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 33 degrees 08 minutes 38 seconds West, a distance of 204.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 31 degrees 22 minutes 22 seconds East, a distance of 65.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 07 degrees 23 minutes 22 seconds East, a distance of 131.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 14 degrees 36 minutes 38 seconds West, a distance of 176.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the northwest line of said Wylie DPV Limited Partnership tract, as recorded in Document No. 20131029001473050;

THENCE North 44 degrees 55 minutes 30 seconds East, with said northwest line, a distance of 1,191.49 feet to a 5/8 inch iron rod found for the east corner of that tract of land described as Tract 2 in Deed to S&B Montgomery Investments LLC, as recorded in Document No. 201900065000, Deed Records, Dallas County, Texas;

THENCE North 43 degrees 30 minutes 27 seconds West, leaving said northwest line and with the common southwest line of the above-mentioned Wylie DPV Limited Partnership, as recorded in Document No. 202000188067 and northeast line of said S&B Montgomery Investments LLC tract, a distance of 311.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 46 degrees 29 minutes 33 seconds East, leaving said common line, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 43 degrees 30 minutes 27 seconds East, a distance of 25.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 46 degrees 29 minutes 33 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 57 degrees 41 minutes 47 seconds East, a distance of 215.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a curve to the left having a central angle of 12 degrees 46 minutes 17 seconds, a radius of 519.50 feet and a chord bearing and distance of North 51 degrees 18 minutes 39 seconds East, 115.56 feet;

THENCE Northeasterly, with said curve to the left, an arc distance of 115.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 44 degrees 55 minutes 30 seconds East, a distance of 59.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 45 degrees 23 minutes 37 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 49 degrees 22 minutes 19 seconds East, a distance of 64.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 46 degrees 22 minutes 24 seconds East, a distance of 51.18 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 304.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 38 degrees 05 minutes 58 seconds East, a distance of 141.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 67 degrees 54 minutes 03 seconds East, a distance of 129.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 49 degrees 25 minutes 23 seconds East, a distance of 81.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 57 degrees 41 minutes 47 seconds East, a distance of 302.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a curve to the left having a central angle of 01 degrees 08 minutes 23 seconds, a radius of 1,354.50 feet and a chord bearing and distance of North 57 degrees 07 minutes 36 seconds East, 26.94 feet;

THENCE Northeasterly, with said curve to the left, an arc distance of 26.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 33 degrees 26 minutes 35 seconds East, a distance of 120.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 26 degrees 14 minutes 04 seconds East, a distance of 20.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non-tangent curve to the right having a central angle of 151 degrees 56 minutes 04 seconds, a radius of 50.000 feet and a chord bearing and distance of North 52 degrees 28 minutes 00 seconds East, 97.02 feet;

THENCE Northeasterly, with said non-tangent curve to the right, an arc distance of 132.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 36 degrees 21 minutes 37 seconds East, a distance of 45.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 74 degrees 13 minutes 33 seconds East, a distance of 154.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 01 degrees 34 minutes 39 seconds West, a distance of 53.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 88 degrees 25 minutes 21 seconds East, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the southwest line of Tract 2 of DOMINION OF PLEASANT VALLEY, PHASE 2, an Addition to Collin County, Texas according to the plat filed of record in Document No. 2018426010001840, Plat Records, Collin County, Texas;

THENCE Southeasterly, with said southwest line, the following five (5) courses and distances:

South 01 degrees 34 minutes 39 seconds East, a distance of 199.11 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 88 degrees 25 minutes 21 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 01 degrees 34 minutes 39 seconds East, a distance of 105.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 88 degrees 25 minutes 21 seconds East, a distance of 220.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 13 degrees 05 minutes 12 seconds East, a distance of 44.78 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for the southwest corner of Lot 10, Block M of said DOMINION OF PLEASANT VALLEY, PHASE 2 Addition;

THENCE South 57 degrees 41 minutes 51 seconds West, leaving said southwest line, a distance of 1,514.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 32 degrees 18 minutes 13 seconds East, a distance of 215.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 77 degrees 18 minutes 13 seconds East, a distance of 21.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the northwest line of the above-mentioned DOMINION OF PLEASANT VALLEY PHASE 6 Addition;

THENCE Southwesterly, with said northwest line, the following six (6) courses and distances:

South 57 degrees 41 minutes 47 seconds West, a distance of 192.24 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner at the beginning of a curve to the left having a central angle of 24 degrees 21 minutes 52 seconds, a radius of 875.00 feet and a chord bearing and distance of South 45 degrees 30 minutes 51 seconds West, 369.29 feet;

Southwesterly, with said curve to the left, an arc distance of 372.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

South 74 degrees 31 minutes 11 seconds West, a distance of 14.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner at the beginning of a non-tangent curve to the left having a central angle of 197 degrees 38 minutes 00 seconds, a radius of 50.00 feet and a chord bearing and distance of South 11 degrees 28 minutes 45 seconds West, 98.82 feet;

Southerly, with said non-tangent curve to the left, an arc distance of 172.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

South 02 degrees 39 minutes 45 seconds West, a distance of 20.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

South 22 degrees 49 minutes 09 seconds East, a distance of 193.28 feet to the POINT OF BEGINNING and containing 54.935 acres of land, more or less.

PRELIMINARY PLAT

DOMINION OF
PLEASANT VALLEY
PHASE 9

54.935 ACRES
LOTS 1X, 2-20, BLOCK 11;
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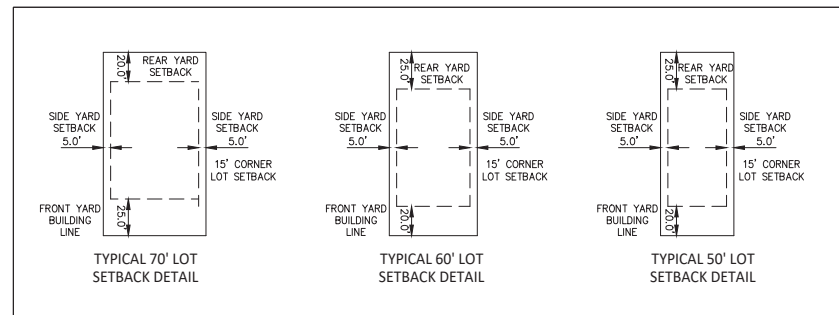
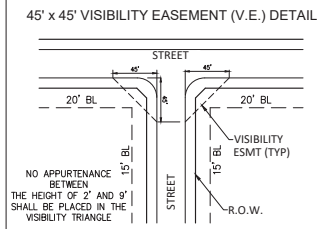


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My Commission Expires: _____

My Commission Expires: _____



City Secretary, City of Wylie, Texas

The area or areas shown on the plat as Utility, Access, Maintenance, and/or Drainage Easements are hereby given and granted to the City, its successors and assigns, as easements to provide utility, right of access for utility, drainage, maintenance, and/or other purposes, and the City shall have the right but not the obligation to maintain any and all landscaping within the easement. The City shall have the right to remove, replace, trim, prune, and/or otherwise maintain any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may remove any and all landscaping improvements within the easement at any time without responsibility for the easements shall rest upon the owners. No building, fence, tree, shrub, tree or other improvements or growths, which in any way may endanger the safety of the public or violate any applicable laws, ordinances, rules, regulations or utility easements. The City shall also have the right but not the obligation to add any landscape improvements to the easements, to erect any traffic control devices, signs, or other improvements within the easement. The City, its successors, assigns, or agents shall have the right and privilege at any time to enter upon the easements or any part thereof for the purposes and at all times to remove, replace, trim, prune, and/or otherwise maintain any and all landscaping improvements within the easement.

PRELIMINARY PLAT

DOMINION OF
PLEASANT VALLEY
PHASE 9

54.935 ACRES
LOTS 1X, 2-20, BLOCK 11;
LOTS 2-24, BLOCK 12; LOTS 1-20, BLOCK
13; LOTS 1-11, BLOCK 14; LOTS 1-42,
BLOCK 15; LOTS 8-14, BLOCK 16;
122 SINGLE FAMILY LOTS
1 OPEN SPACES/Common Areas
OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)

Engineer/Surveyor:
JVC Group, Inc.
704 Central Parkway East,
Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
claudio_segovia@jvcgroup.com

08 September 2026
SHEET 5 OF 5





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a site plan amendment for Wal-Mart being on Lot 1, Block A of Creekside Retail Addition, for EV parking stall and pharmacy drive-through improvements. Property located at 1400 McCreary Road.

Recommendation

Motion to **approve** as presented

Discussion

OWNER: Wal-Mart Real Estate Business Trust

APPLICANT: Kimley-Horn

The applicant is proposing to amend the site plan of Lot 1, Block A of Creekside Retail Addition for the installation of EV charging equipment and EV parking stalls along the northern property line and the expansion of the pharmacy drive-through lanes to a two lane service with the addition of canopy.

The original site plan for the Wal-Mart development was approved by City Council in August 2014 and the final plat in November 2014. As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of Planned Development 2017-07.

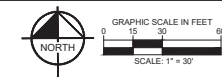
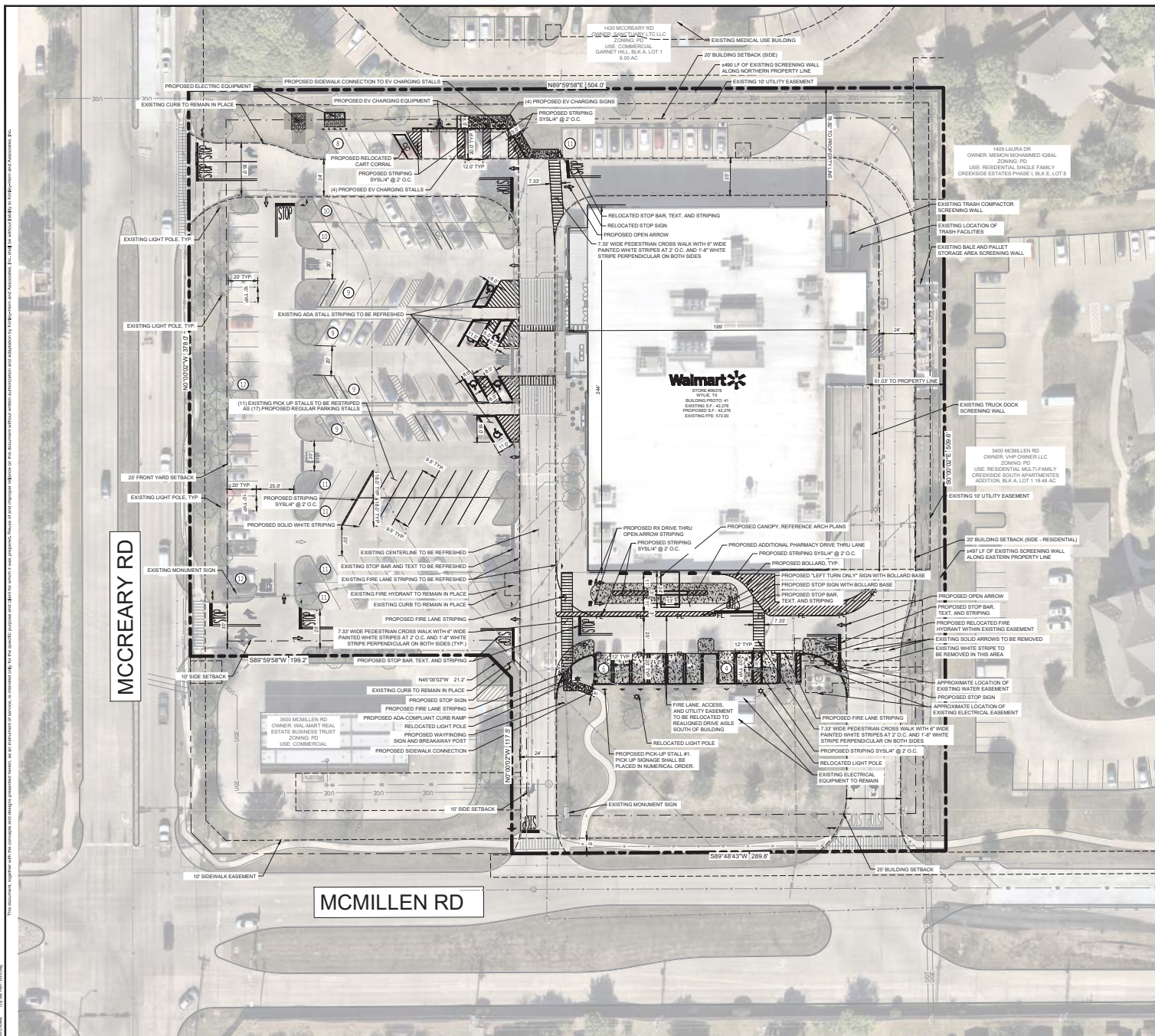
This proposal includes the addition of four EV charging stalls. All EV charging equipment shall be screened from McCreary Road with shrubs of a minimum of 6' in height.

A new 11' wide drive through lane and canopy is also proposed for the pharmacy service area. This change has led to a shift of the southern fire lane and southern parking row of ten spaces. An amended plat shall be required for the relocation of the fire lane.

The development remains in compliance with landscaping requirements by providing 25% of landscaped area being over the 20% landscaping requirement.

The proposed canopy is made of a prefinished metal which is to be painted to match the existing buildings exterior material and branding.

Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.



LEGEND

- | | |
|--|--------------------------------------|
| | PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | EXISTING EASEMENT LINE |
| | EXISTING BUILDING SET BACK |
| | EXISTING WATER LINE |
| | PROPOSED WATER LINE |
| | EXISTING GAS LINE |
| | EXISTING UNDERGROUND ELECTRICAL LINE |
| | EXISTING STORM PIPE AND CULVERT |
| | EXISTING SANITARY SEWER |
| | EXISTING FIRE HYDRANT |
| | PROPOSED FIRE HYDRANT |
| | PROPOSED CONCRETE |

SITE DATA SUMMARY TABLE

ITEM	LOT
GENERAL SITE DATA	
Zoning (from zoning map)	FO - PLANNED DEVELOPMENT DISTRICT
Land Use (from Zoning Ordinance)	COMMERCIAL MICHIGANDISC
Land Area (square feet & acres)	228,864 S.F. 5.25 AC
Existing Building Description	Zone X (Industrial)
Building Footprint Area (square feet)	42,276 S.F.
Total Building Area (square feet)	42,276 S.F.
Building Footprint Percentage	18.4%
Building Height (ft @ stories)	5 STORY
Building Setback (feet - distance to tallest building element)	35 FT.
PARKING	
Parking Ratio (from Zoning Ordinance) for existing building	3,531/100 S.F.
Required Parking (ft @ spaces)	141 spaces
Total Provided Parking (ft @ spaces)	153 spaces (ft @ parking)
Excess/Shortage (ft @ spaces)	5 spaces
Accessible Parking Provided (ft @ spaces)	6 spaces
EV Parking Provided (ft @ spaces)	4 spaces
Pick-up/Parking Provided (ft @ spaces)	10 spaces

1.) City of Wylie required parking count is calculated by applying the 1 space per 300 SF parking ratio.



VICINITY MAP

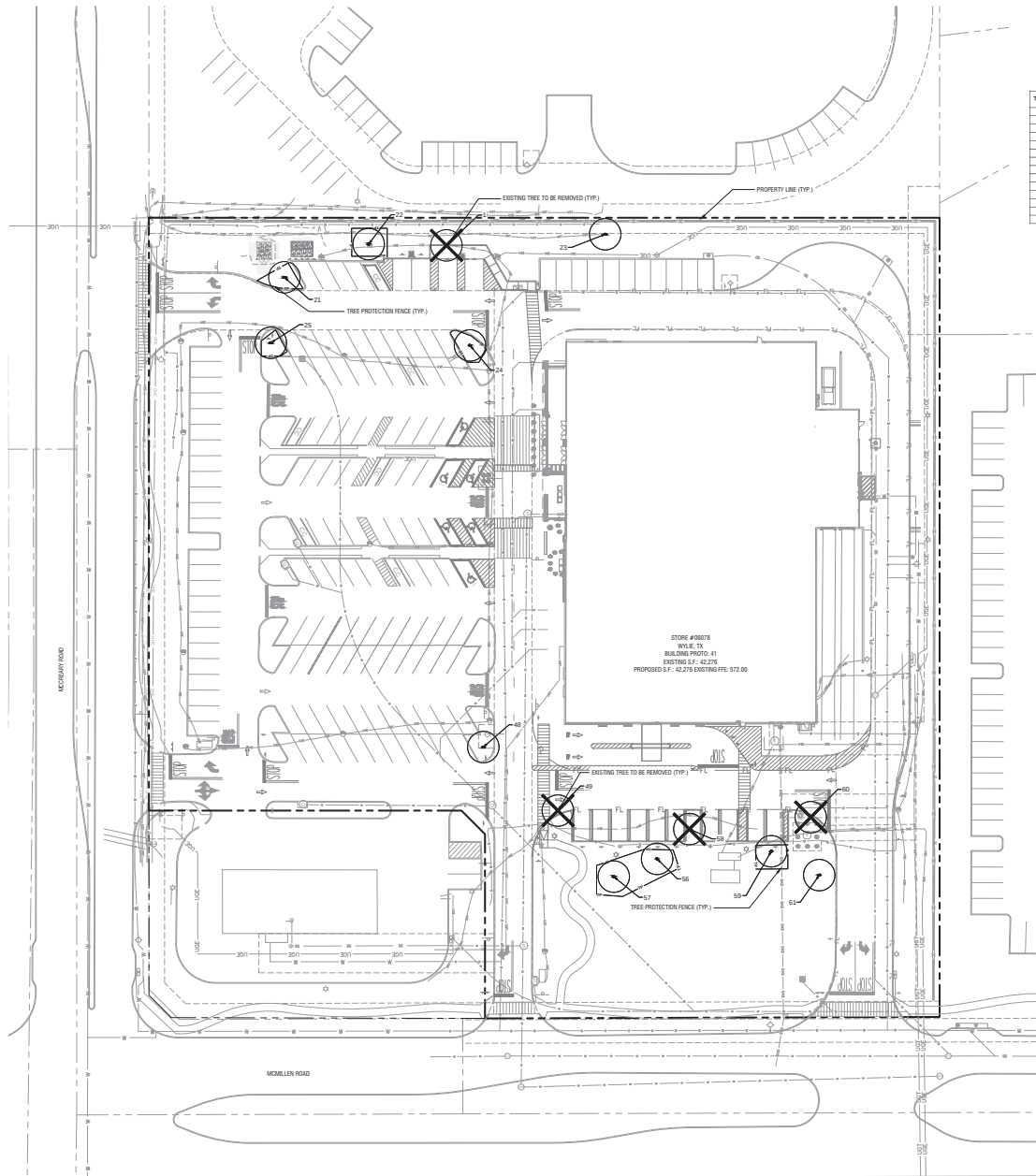
1" = 2,000'

REVISED SITE PLAN
WAL-MART #6078

CREEKSIDE RETAIL ADDITION
(CWY), BLK A, LOT 1
5.254 ACRES
CITY OF WYLIE, TEXAS

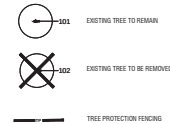
ENGINEER / APPLICANT
KIMLEY-HORN AND ASSOCIATES, INC.
11700 KATY FREEWAY, SUITE 800
HOUSTON, TX. 77079
PHONE: (281) 597-9300
CONTACT: MALLORY MARTIN, P.E.
MALLORY.MARTIN@KIMLEY-HORN.COM

OWNER
WAL-MART REAL ESTATE
BUSINESS TRUST
814 RESPECT DR.
BENTONVILLE, AR 72716-5520
PHONE: (501) 516-6815
CONTACT: AUDREY FREEMAN



TAG	COMMON NAME	SCIENTIFIC NAME	MULTIPLE-STEMMED	LOCATION	STATUS	MITIGATION TREES
1	Cedar Elm	Ulmus crassifolia		On-site	Remove	1
21	Cedar Elm	Ulmus crassifolia		On-site	Remove	0
32	Cedar Elm	Ulmus crassifolia		On-site	Remove	0
23	Chinquapin Oak	Quercus muhlenbergii		On-site	Remove	0
24	Lacinated Elm	Ulmus parvifolia		On-site	Remove	0
25	Chinquapin Oak	Quercus muhlenbergii		On-site	Remove	0
48	Lacinated Elm	Ulmus parvifolia		On-site	Remove	0
49	Chinquapin Oak	Quercus muhlenbergii		On-site	Remove	1
57	Shumard Oak	Quercus shumardii		On-site	Remove	0
58	Cedar Elm	Ulmus crassifolia		On-site	Remove	0
59	Cedar Elm	Ulmus crassifolia		On-site	Remove	0
60	Lacinated Elm	Ulmus parvifolia		On-site	Remove	1
61	Cedar Elm	Ulmus crassifolia		On-site	Remove	0
TOTAL MITIGATION TREES						4

TREE PRESERVATION LEGEND

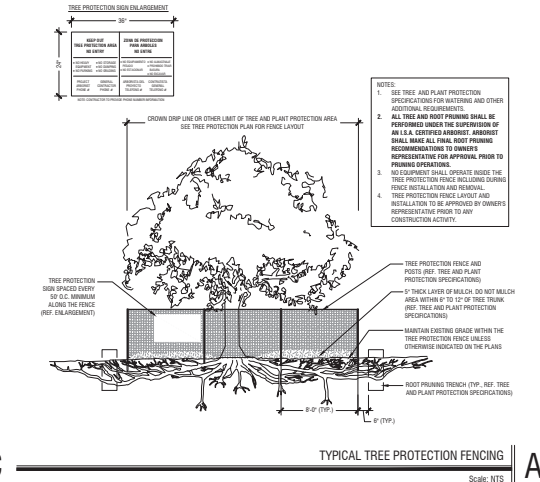


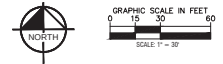
TREE TREES TO BE REMOVED TO REMOVE ANY BRANCHES IN CONFLICT WITH OVERHEAD LINES OR AREAS OF STRUGGLING VEGETATION.

TREE PRESERVATION AND REMOVAL NOTES

- CONTRACTOR SHALL COORDINATE WITH GSA CERTIFIED ARBORIST AND PROPERTY OWNERS TO VERIFY OBJECTIVES PRIOR TO COMMENCING ANY PRUNING OR TREE REMOVAL ACTIVITIES.
- ALL CREW MEMBERS SHOULD BE WEARING THE APPROPRIATE SAFETY GEAR: HARD HATS, EYE PROTECTION, APPROVED BOOTS, HEARING PROTECTION, CHAIN SAW CHAPS FOR DISMEMBERING.
- ANY TREES REMOVED, AND ALL TREE MATERIALS REMOVED SHALL BE REMOVED FROM THE PROPERTY AT THE CONTRACTOR'S EXPENSE.
- ALL TRUNK AND DEBRIS FROM ANY CONSTRUCTION RELATED ACTIVITIES SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE, FOLLOWING COMPLETION OF THE PROJECT.
- ANY DAMAGE TO THE EXISTING LANDSCAPE, FURNITURE, BUILDING, OR ANY OTHER SITE FEATURES SHALL BE REPLACED BY THE CONTRACTOR AND/OR RESTORED TO PRE-CONSTRUCTION CONDITION.







SYMBOL	CODE	CITY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES					
	QH	1	QUERCUS MUEHLINGENSIS / CHEQUENIG DAR	3" CAL 14' HT, 6" DBH	FULL, STRAIGHT, SINGLE LEADER
	UC	2	ULMUS CRASSIFOLIA / CEDAR ELM	3" CAL 14' HT, 6" DBH	FULL, STRAIGHT, SINGLE LEADER
	UP	1	ULMUS PARVIFOLIA / LACEBARK ELM	3" CAL 14' HT, 6" DBH	FULL, STRAIGHT, SINGLE LEADER
SHRUBS					
	HES	33	HESPERALOE PARVIFLORA / RED YUCCA	24" HT, 24" DBH, 36" OC	FULL AND MATCHING
	DEL	25	ILEX 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY	72" HT, 36" DBH, 48" OC	FULL AND MATCHING
	MYR	20	MYRTICA PUSILLA / DWARF WAX MYRTLE	24" HT, 18" DBH, 36" OC	FULL AND MATCHING
GROUND COVERS					
	SOD	2,188 SF	CYNODON DACTYLON / COMMON BERBERIS GRASS	NA	SOLID SOD, ROLLED TIGHT, WITH SAND FILLED JOINTS 100% WEED, DISEASE, AND PEST FREE.
	MULCH	2,873 SF	SHREDED HARDWOOD MULCH	-	6" DEPTH, REF. DETAILS AND SPECIFICATIONS
	STEEL	282 LF	STEEL LOGGING	NA	3/16" X 6" BLACK

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

SCREENING REQUIREMENTS:	STREET FRONT SIDEWALK SCREENING		
REQUIRED SCREENING ON STREET FACING SIDE OF UTILITY BOXES	YES	REQUIRED	PROVIDED
REQUIRED SCREENING IN STRIP AT LEAST 9" WIDE, PLANTS 3' IN HEIGHT WHEN PLANTED	YES	YES	YES
LANDSCAPE REQUIREMENTS		REQUIRED	PROVIDED
AT LEAST 20% OF SITE SHALL BE LANDSCAPED			
Plant Area = 200,000 sq ft Plant Density = 1 sq ft of 200,000 sq ft = 45.778 sq ft Planted Landscaped Area = 97,400 sq ft	20%	25%	
TREE PRESERVATION			
THESE INFORMATION REQUIREMENTS SHOWN ON TREE PRESERVATION PLAN, SHEET 0600.			
REQUIREMENTS MET OR PLANTING ON:	4 TREES	4 TREES	4 TREES

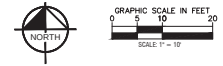
PERMANENT GRASS CHART			
SYMBOL	ACREAGE	VARIETY	SEEDING RATE
.....	0.05	COMMON BERMUDA	N/A

[illegible]

Know what's below.
Call before you dig.

CAUTION!!

CONTRACTOR IS TO VERIFY
PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.



SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES					
	QH	1	QUERCUS MACULEMBERGO / CHIKAPUR GAK	3' CAL 14 HT. 6' SPR	FULL STRAIGHT, SINGLE LEADER
	QC	2	ULMUS CRASSIFOLIA / CEDAY ELM	3' CAL 14 HT. 6' SPR	FULL STRAIGHT, SINGLE LEADER
	SP	1	ULMUS PARVIFOLIA / LAZBARK ELM	3' CAL 14 HT. 6' SPR	FULL STRAIGHT, SINGLE LEADER
SHRUBS					
	HES	33	HESPERALOE PARVIFLORA / RED YUCCA	24" HT, 24" SPR, 36" CD	FULL AND MATCHING
	DEH	25	ILEX 'NELLE R. STEVENS' / NELLE R. STEVENS HOLLY	72" HT, 36" SPR, 48" CD	FULL AND MATCHING
	MWR	20	MURRA PYRULICA / DWARF WAX MYRTLE	24" HT, 18" SPR, 36" CD	FULL AND MATCHING
GROUND COVERS					
	SDS	2,188 SP	CYNDODON DACTYLON / COMMON BERMUDA GRASS	NA	SOLID SOIL, MOLDED TOGETHER, WITH SAND FILLED JOINTS. 100% WEED, RESISTANT, AND PEST FREE
	WALCH	2,673 SP	SHEDDED HANDSOME WOOD	NA	4" DEEP, SEE DETAILS AND SPECIFICATIONS
	STEEL EDGING	282 LF	STEEL EDGING	NA	3/16" X 4" BLACK

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SYMBOL. NOT CONTAINER SIZE.
REPLANTING ARE UNIFORMED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONFORMANCE ONLY. "IN PLACE" OF A SCHEDULING. THE ORIGINAL QUANT. TAKES PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

THIS EXAMINED WAS PREPARED FOR
SPECIAL AGENT
CONTEMPORANEOUS WITH THE
DATE OF THE AND IT IS NOT
SPECIAL AGENT ON A LATER DATE
PROCEEDS OF THE LATER DATE
OF THE EXAMINATION FOR THE
EXAMPLE OF ANOTHER
LICENSED ARCHITECTS AND ENGINEERS
PROFESSIONAL AND THE EXAMINATION FOR
THESE ON AND THE PROJECT IS NOT
AUTHORIZED AND MAY BE CONTINUED TO
THE LAR

Walmart
WYLIE, TX
STORE NO: 06078-1006
JOB NUMBER USRM-03406 | PROTO:

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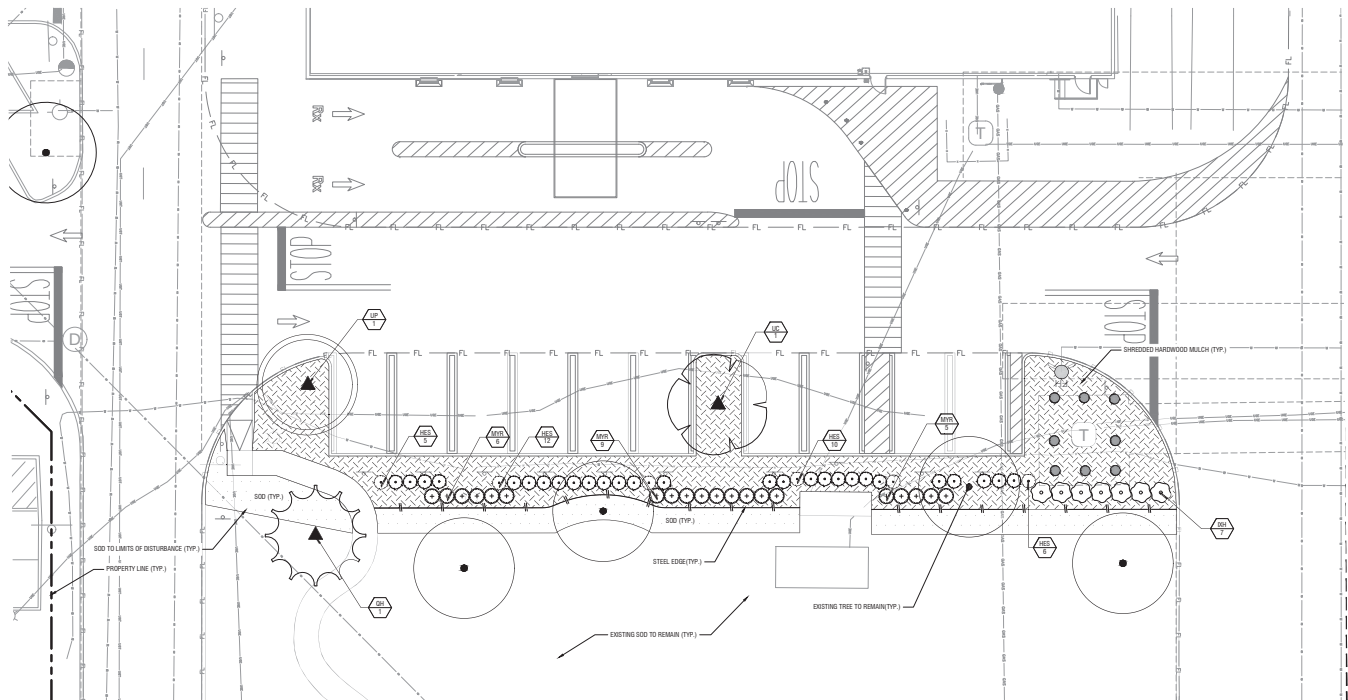
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OWN BY:	OR
TO CYCLE:	01/30/26
DOCUMENT DATE:	08/31/26

LANDSCAPE PLAN
ENLARGEMENT

ET:

21





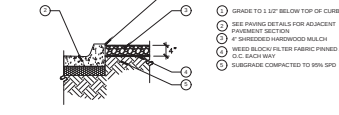
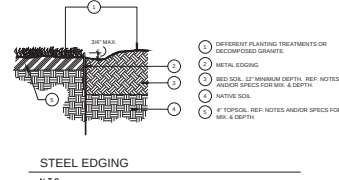
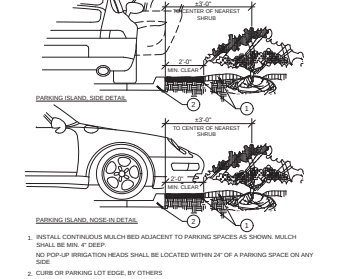
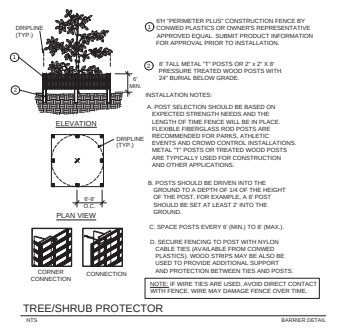
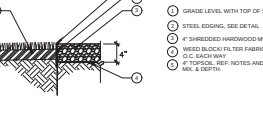
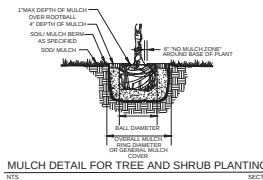
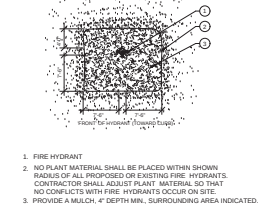
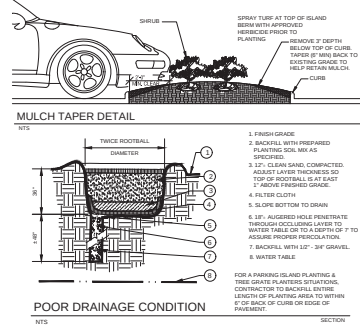
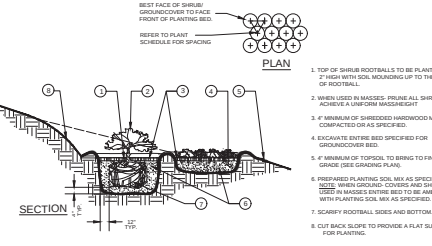
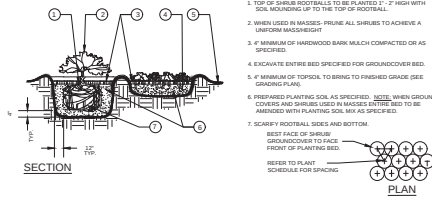
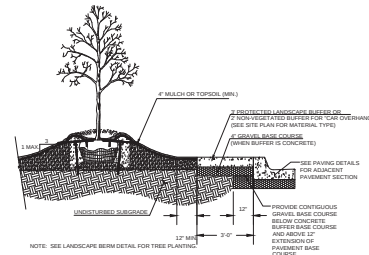
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
TREES					
	QH	1	QUERCUS MULHLENBERGII / CHEMUNN OAK	3" CAL, 14' HT, 6" DBH	FULL, STRAIGHT, SINGLE LEADER
	UC	2	ULMUS CRASSIFOLIA / CEDAR ELM	3" CAL, 14' HT, 6" DBH	FULL, STRAIGHT, SINGLE LEADER
	UP	1	ULMUS PARVIFOLIA / LACEMARK ELM	3" CAL, 14' HT, 6" DBH	FULL, STRAIGHT, SINGLE LEADER
SHRUBS					
	HE3	33	HEPERALDE PARVIFLORA / RED YUCCA	24" HT, 24" SP, 30" DC	FULL AND MATCHING
	HE4	25	ILEX 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY	72" HT, 30" SP, 40" DC	FULL AND MATCHING
	MYR	20	MYRTICA PUSILLA / DWARF WAX MYRTLE	24" HT, 18" SP, 30" DC	FULL AND MATCHING
GROUND COVERS					
	SOD	2,188 SF	CYNODON DACTYLON / COMMON BERBERIDA GRASS	N/A	SOLID SOD, ROLLED TIGHT, WITH SAND FILLED JOINTS. 100% WEED, DISEASE, AND PEST FREE.
	MULCH	2,673 SF	SHREDDED HARDWOOD MULCH	-	4" DEPTH, REF. DETAILS AND SPECIFICATIONS
	STEEL EDGING	262 LF	STEEL EDGING	N/A	3/16" X 4" BLACK

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONSTRUCTION ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

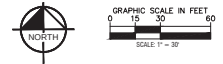






STOP!
CALL BEFORE YOU DIG
DIG TESTS
1-800-DIG-TEST
(@ least 72 hours prior to digging)

CAUTION!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION



IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	RAIN BIRD RC23-100 SPR LOW FLOW, 1/2" OD SPRAY, WITH 18" LOW FLOW VALVE VALVE AND 18" PRESSURE REGULATING HET FILTER AND 40PSI PRESSURE REGULATOR	3	
	CASPER TIE 1/2" OD SPR NETAL TYPICAL 20' OD SPR RIGID	4	
	AREA TO RECEIVE DRUPINE NE-DRUP TIE 20'-12" LOCATOR PRESSURE COMPENSATING LONGDRAUGH WITH CHECK VALVE, 1/2" OD (60 CM) FILTER AT 12" O.C. DRUPINE LATERAL SPACED AT 2' (60 CM), WITH BATTERIES DOW FOR TYPICAL 1/2" INCH	960.5 L	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
	POINT OF CONNECTION 2 1/2" POINT OF CONNECTION TO EXISTING 1 1/2" IRRIGATION MAINLINE IRRIGATION LATERAL LINE, 3/4" SCH 40S 200 SDR 21	320.5 L	
	IRRIGATION MAINLINE, PVC SCHEDULE 40	9.2 L	
	PPE GLOBE, PVC SCHEDULE 40	7.2 L	

QUANTITIES PROVIDED FOR CONFORMANCE ONLY. CONTRACTOR TO CONFIRM ALL QUANTITIES PROVIDED TO BE OBTAINING.

REFERENCE MAXIMUM LATERAL DISPLACEMENT OF CONTRACTOR TO DETERMINE MINIMUM QUANTITIES OF CONNECTION PER DRAIN LINE LENGTH.

WHERE LAYOUT FLEXIBILITY EXISTS CENTER FLOOR LAYOUTS MUST BE USED. THIS ALLOWS FOR EVEN FLOOR TO FLOOR THROUGH THE ZONE.

NUMBER END INDICATORS TO BE PLACED IN ALL DRAIN AREAS AT THE FURTHEST POINT OF EACH DRAIN LINE. END INDICATORS TO BE PLACED IN ALL DRAIN AREAS AT THE NEAREST POINT OF EACH DRAIN LINE. FLUSH VALVE TO BE PLACED IN ALL DRAIN AREAS AT THE FURTHEST POINT OF EACH DRAIN LINE.

THIS INSTALLATION PLAN TO BE SUBMITTED TO THE FOLLOWING STAFF: EHS AND GPM. IF WATER PRESSURE DOES NOT MEET DESIGN SPECIFICATIONS A BOOSTER PUMP WILL BE REQUIRED. NUMBER OF CONTRACTOR TO BE DETERMINED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SYSTEM HAS - 5 PSI THIS DESIGN PRESSURE.

WORKING HOURS/LOCATION TO REMAIN IN PLACE IN BUSH DISTURBED AREAS. CONTRACTOR TO EXISTING IRRIGATION TO NEW SYSTEM. CONTRACTOR TO MAKE REASONABLE REPAIRS TO EXISTING IRRIGATION THAT ARE NOT RECEIVING NEW IRRIGATION. EXTENSIVE REPAIRS REQUIRED TO EXISTING IRRIGATION TO NEW SYSTEM. CONTRACTOR TO VERIFY LANDSCAPE ARCHITECT/IRRIGATOR.

IRRIGATION NOTES:

- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A COPY OF THE PROJECT SPECIFICATIONS PRIOR TO BIDDING. THE PROJECT SPECIFICATIONS ARE THE BASIS FOR THESE PLANS AND SHALL BE CONSULTED TO THE REGISTRATION CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING WORK AS SPECIFIED IN THE PLANS AND SPECIFICATIONS, AND TO THE PLANS.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, QUANTITIES, AND UTILITY LOCATIONS PRIOR TO BEGINNING WORK.
4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN PLANS AND LOCATIONS PRIOR TO BEGINNING OR CONTINUING WORK.
5. THE CONTRACTOR SHALL HAVE NO SUBSTITUTIONS, DELETIONS, OR ADDITIONS TO THIS PLAN WITHOUT APPROVAL OF THE LANDSCAPE ARCHITECT.
6. ALL CONSTRUCTION SHALL CONFORM TO CITY, COUNTY, STATE, AND FEDERAL REQUIREMENTS. IT SHALL BE THE RESPONSIBILITY OF THE REGISTRATION CONTRACTOR TO ENSURE THAT ALL REGISTRATION EMBLEMMENT MEETS OVERSEER REGULATION REQUIREMENTS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR OBTAINING ANY NECESSARY PERMITS OR APPROVALS.
7. THIS PLAN IS SCHEMATIC AND DUE TO THE NATURE OF CONSTRUCTION FIELD MODIFICATIONS MAY BE NECESSARY TO IMPLEMENT PLAN.
8. THIS REGISTRATION SYSTEM IS DESIGNED TO THE FOLLOWING STANDARDS:
3. G.P.M. STATIC WATER PRACTICE IS REPORTED TO E2 P.6.1
9. CONTRACTOR TO VERIFY ACTUAL AVAILABLE WATER PRESSURE BEFORE BEGINNING INSTALLATION. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AVAILABLE WATER PRACTICE EXCEEDS 5 PSI HIGHER OR LOWER THAN AVAILABLE WATER PRACTICE.
10. WHERE APPLICABLE REGISTRATION HEADS ARE TO BE ADJUSTED FOR COMPLETE COVERAGE WITH MINIMUM OVER SPRAY BEHIND AVAILABLE LAND AREAS.
11. EXISTING TREES TO REMAIN ARE TO BE PROTECTED FROM DAMAGE. DO NOT TOUCH OR CLIMB ANY FROM THE CRITICAL ROOT ZONE OF ANY TREE.
12. ALL REGISTRATION LINES, MAIN LINES AND EQUIPMENT MAY BE SHOWN OUTSIDE PROPERTY LINES ON THIS PLAN, ALL REGISTRATION LINES AND EQUIPMENT ARE TO BE LOCATED WITHIN THE PROPERTY LINES.
13. ALL REGISTRATION LINES, IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOST LUSH, PLANTED.
14. ALL REGISTRATION LINES, IN TREE HOLDING AREAS SHALL BE MANUALLY WATERED/IRRIGATED TO KEEP MOST LUSH, PLANTED.
15. RETAIN ALL VALVE BOXES 5" MINIMUM FROM ANY CURB.

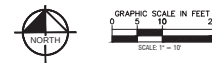
EXISTING IRRIGATION NOTES

1. CONTRACTOR TO CONFIRM EXISTING SYSTEM SOURCE AND BACKFLOW ARE FULLY OPERATIONAL.
2. CONTRACTOR TO EXISTING BACKFLOW TO SERVE IRRIGATION SYSTEM ONLY. EXISTING BACKFLOW MUST BE PLACED ON IRRIGATION SERVICE LINE TO PREVENT ANY POSSIBILITY OF BACKFLOW FROM BEING DIRECTED INTO THE BUILDING. IF THE EXISTING BACKFLOW IS NOT A DEDICATED IRRIGATION BACKFLOW, CONTRACTOR TO INSTALL A NEW BACKFLOW LINE ACCORDING TO RETER SPEC.
3. CONFIRM EXISTING IRRIGATION ZONE AVAILABILITY. IF CONTROLLER CURRENTLY HANDLE PROPOSED ZONES, CONTACT IRRIGATION OPERATOR IMMEDIATELY.
4. CAP EXISTING LINES WHERE NECESSARY FOR CONSTRUCTION.
 1. MARKLINE APPROPRIATE LOCATIONS AS SHOWN. CONTRACTOR TO LOCATE EXISTING LATERAL AND VALVE. PROTECT MARKLINE IN PLACE DURING CONSTRUCTION. CAP EXISTING MAINLINE AND LATERAL IN PLACE WHEN NECESSARY.
 2. DO NOT TOUCH EXISTING TREES. MAKE TREES HANDICALLY TRIMMED TO RETAIN LEADS, DRIP, ETC.
5. ALL PROPOSED IRRIGATION TO MATCH EXISTING PRECIPITATION RATES. IF ZONES ARE COMBINED WITH EXISTING ZONES, NO DRIP AND HEADS TO BE ON SAME ZONES.
6. EXISTING IRRIGATION SYSTEM TO REMAIN SECURE BE PROTECTED DURING CONSTRUCTION. CONTRACTOR TO CONFIRM 100% DROPPED COVERAGE ON EXISTING AND MOW IF NEEDED.
7. MODIFY ZONES PER REVIEWED CHANGES. CAP LINES WHERE NECESSARY. ADD HEADS AS NEEDED. REPLACE HEADS/HEADS TO PROVIDE FULL COVERAGE.
8. DO NOT REMOVE EXISTING BLENDED LINES UNDER PAVEMENT UNLESS SPECIFIED.
9. CONTRACTOR TO RATHER EXISTING VALVES AND PROPOSED VALVES IN NUMERICAL ORDER STARTING FROM THE METER AND GOING IN A CLOCKWISE CIRCLE.
10. CONTRACTOR TO RELOCATE EXISTING CONDUIT TO LOCATE EXISTING IRRIGATION LATERAL LINES AND RE-PURPOSE FOR NEW IRRIGATION IN THE LANDSCAPE PLANT.



Know what's below.
Call before you dig.





The diagram shows a hexagonal symbol representing a valve. Inside the hexagon, there are four specific features: a small circle at the top-left, a circle with a horizontal line through it at the top-right, a circle with a vertical line through it at the bottom-left, and a circle with a diagonal line through it at the bottom-right. Four lines extend from the right side of the hexagon to labels: 'Valve Cutoff' points to the top-left circle, 'Valve Number' points to the top-right circle, 'Valve Flow' points to the bottom-left circle, and 'Valve Size' points to the bottom-right circle.

[illegible]

CONSULTANTS

Walmart
WYLIE, TX
STORE NO: 06078-1006

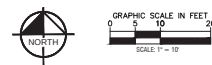
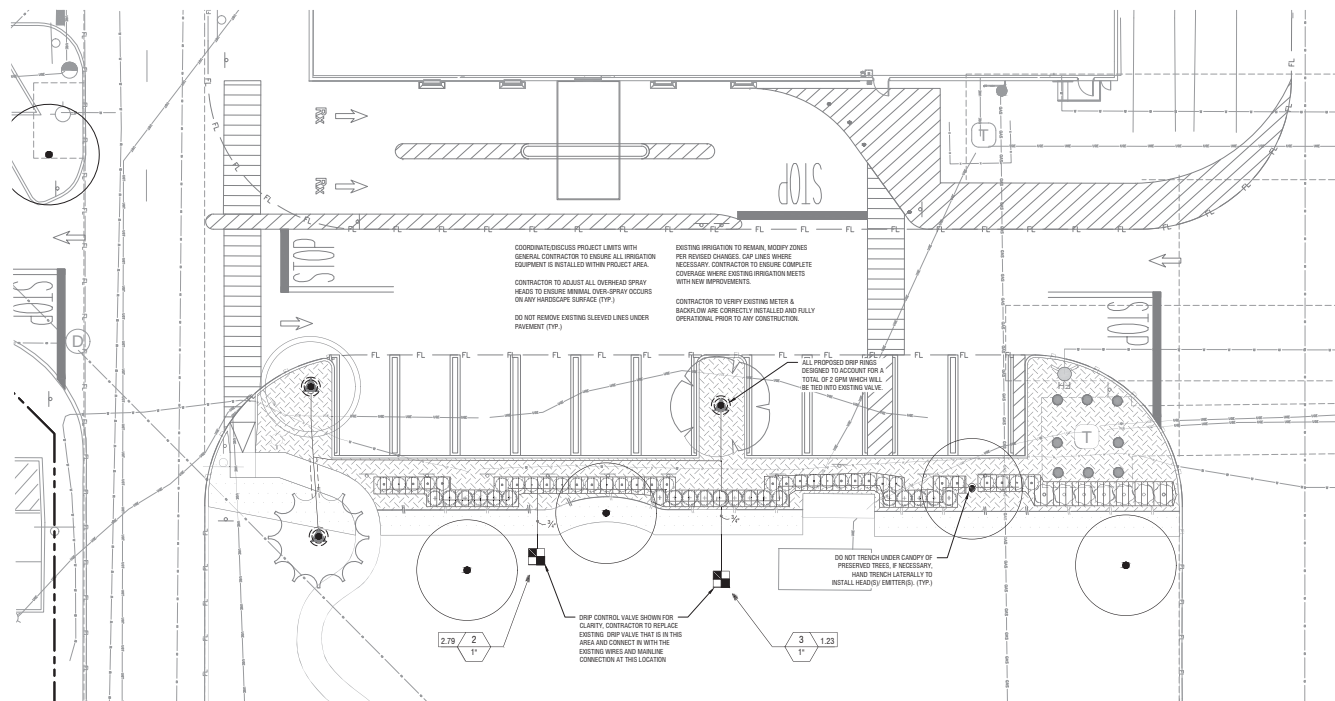
ISSUE BLOCK

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CHECKED BY:	CJ
DRAWN BY:	OR
PROTO CYCLE:	01/30
DOCUMENT DATE:	08/31

IRRIGATION PLAN
ENLARGEMENT

SHEET:



IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION		QTY
	RAIN BIRD ZC23-120-PP		3
	LOW FLOW: 0.5-1.0 GPM WITH 1/2" IN. LOW FLOW FLARE VALVE AND 1/8" PRESSURE COMPENSATING FILTER AND 40PSI PRESSURE REGULATOR.		
	CADPAT TREE RAIN		4
	RETURN FLOW 1/2" x 20" RAIN		
	AREA TO RECEIVE DRAINAGE		
	INTERPLOT T400-K12		
	TICKING: PRESSURE COMPENSATING LANDSCAPE DRAINAGE WITH CHECK VALVE, 0.25 GPM EMITTERS AT 12" O.C. DRAINAGE LATERALS SPACED AT 12" APART. WITH EMITTERS SPACED FOR TRIANGULAR PATTERNS, 17MM.		665.1 LF
	PORT OF CONNECTION 1/2"		QTY
	POINT OF CONNECTION TO EXISTING 1 1/2" IRRIGATION MAINLINE		1
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21		3200.1 LF
	IRRIGATION MAINLINE: PVC SCHEDULE 40		9.2 LF
	PPE RELIEF: PVC SCHEDULE 40		7.9 LF

QUANTITIES PROVIDED FOR CONFORMANCE ONLY. CONTRACTOR TO CONFIRM ALL QUANTITIES PROVIDED TO BE OBTAINING.

REFERENCE MAXIMUM LATERAL DISPLACEMENT OF CONTRACTOR TO DETERMINE MINIMUM QUANTITIES OF CONNECTION PER DRAIN LINE LENGTH.

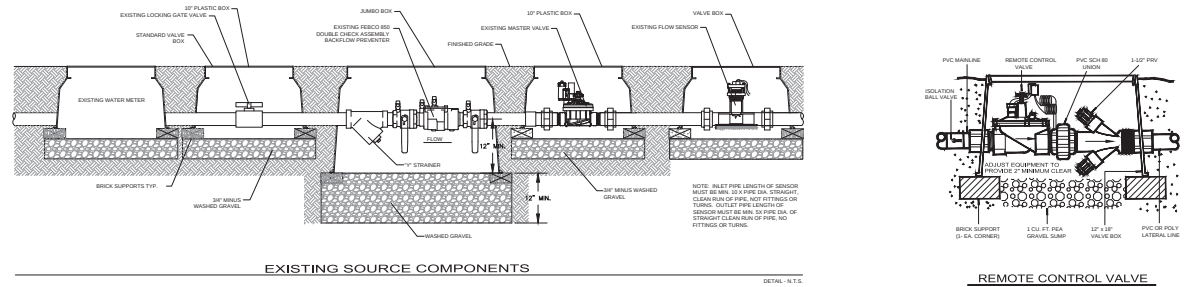
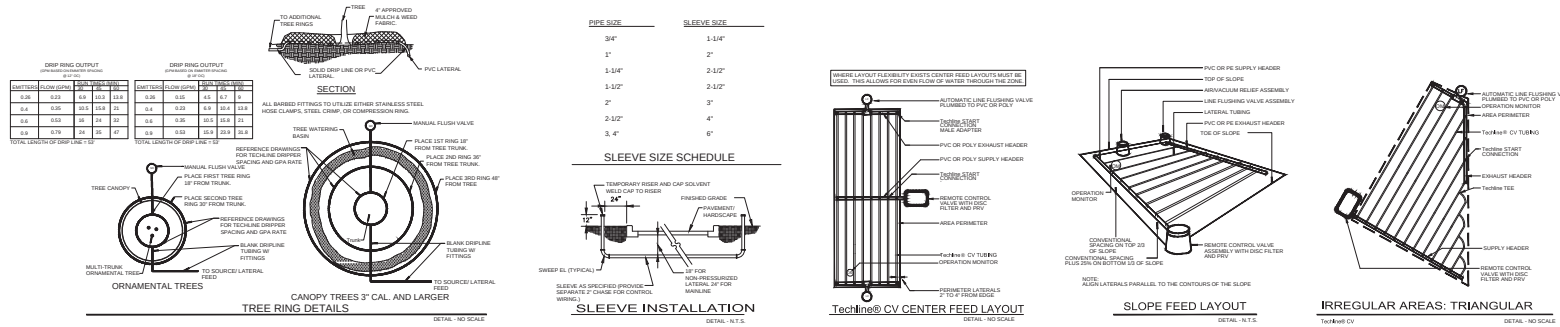
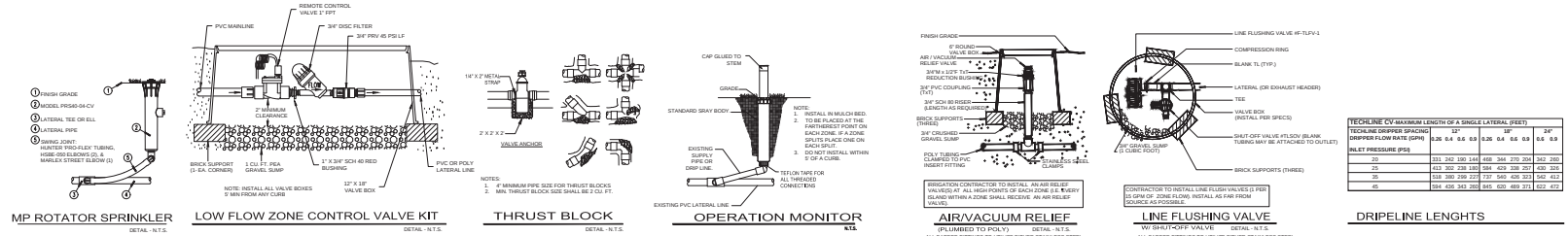
WHERE LAYOUT FLEXIBILITY EXISTS CENTER FLOOR LAYOUTS MUST BE USED. THIS ALLOWS FOR EVEN FLOOR TO FLOOR THROUGH THE ZONE.

NUMBER END INDICATORS TO BE PLACED IN ALL DRAIN AREAS AT THE FURTHEST POINT OF EACH DRAIN LINE TO BE PLACED IN ALL DRAIN AREAS AT THE NEAREST POINT OF EACH DRAIN LINE. FLUSH VALVE TO BE PLACED IN ALL DRAIN AREAS AT THE FURTHEST POINT OF EACH DRAIN LINE.

THIS INSTALLATION PLAN TO FOLLOW THE FOLLOWING STATE: 6PS AND 3PS IF WATER PRESSURE DOES NOT MEET DESIGN SPECIFICATIONS A BOOSTER PUMP WILL BE REQUIRED. NUMBER OF CONTRACTOR TO BE DETERMINED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF SYSTEM AND 5-10 THIS DESIGN SPECIFICATION.

WORKING HOURS TO REMAIN IN PLACE IN DISTURBED AREAS. CONTRACTOR TO THE EXISTING IRRIGATION TO NEW SYSTEM CONTRACTOR TO MAKE REASONABLE REPAIRS TO EXISTING IRRIGATION THAT ARE NOT RECEIVING NEW IRRIGATION. EXTENSIVE REPAIRS REQUIRED TO THE EXISTING IRRIGATION TO NEW SYSTEM, CONTRACTOR TO WYD LANDSCAPE ARCHITECT/IRRIGATOR.







PATCH AND REPAIR CONCRETE, STAMPED CONCRETE, PATTERNED CONCRETE AND ASPHALTIC PAVING TO MATCH ADJACENT EXISTING WHERE BOLLARDS ARE ADDED MATCH EXISTING COLOR AND FINISHES - MATCH EXISTING SLOPES REF SP1 FOR FLATWORK REPLACEMENT	REPLACE JOINT FILLER MATERIAL AT ENTRANCES), AREA TO BE REPLACED FROM PAVING TO STORE ENTRANCE BY WIDTH OF VESTIBULE REF SHEET SA1 FOR BID ALLOWANCE
	REPLACE DAMAGED AND/OR INSTALL OWNER FURNISHED CAR CORRAL, COORDINATE SCOPE WITH STORE SETUP REF SHEET SA1 FOR BID ALLOWANCE

29

SIGNAGE

1. SIGNAGE FURNISHED BY WALMART AND INSTALLED BY GC THROUGH ASSIGNED SIGNAGE CONTRACTOR.
 - A. SIGNAGE TO REMAIN IN PLACE UNTIL THE GC SIGN COMPANY HAS BEEN NOTIFIED BY THE GC THAT SIGNAGE IS TO BE REMOVED.
 - B. THE EXISTING SIGNAGE WILL THEN BE REMOVED, AND NEW SIGNAGE WILL BE INSTALLED AT THE SAME LOCATION, AND SIGNAGE WILL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:
 - 1. A TEMPORARY BANNER WILL BE INSTALLED FOR THE PERIOD OF 14 DAYS PRIOR TO THE REMOVAL OF THE EXISTING SIGNAGE.
 - 2. A BANNER WILL REMAIN IN PLACE UNTIL ALL SIGNAGE HAS BEEN REMOVED AND THE NEW SIGNAGE HAS BEEN COMPLETED AND SIGNAGE IS INSTALLED.
 - 3. SIGNAGE SHALL BE REMOVED BY 12:00 PM OF 25 FEBRUARY 2025.
 - 4. EXISTING SIGN WORK NEEDS TO BE SCHEDULED, COORDINATED, AND COMPLETED DURING WEEK 6 OF CONSTRUCTION.
2. REMOVE EXISTING SIGNAGE AND PROVIDE THE FOLLOWING TO GC TO COORDINATE REMOVAL OF TENANT SIGN WITH GC:
 - A. PROVIDE TO GC SIGNAGE MANAGER AND GC TO PROVIDE TO SIGNING WORK.
 - B. PROVIDE TO GC SIGNAGE MANAGER AND GC TO PROVIDE TO SIGNAGE BOXES AND CHIRALITY TO GC TO PROVIDE TO LOCAL SIGNAGE CONTRACTOR.
 - C. NEW TENANT SIGNAGE CONSTRUCTION AND INSTALLED BY GC.
3. GC RESPONSIBILITIES
 - A. PROVIDE TO GC SIGNAGE MANAGER, REVIEW EXISTING CONSTRUCTION WHERE SIGN(S) WILL BE REMOVED AND/OR REPLACED.
 - 1. IF EXISTING CONDITIONS DO NOT MATCH SIGN MANAGER'S DETAILS SIGNAGE WILL BE REMOVED.
 - 2. APPROVAL FROM CONSTRUCTION MANAGER TO BE OBTAINED ACCORDING TO THE FOLLOWING:
 - a. NOTE DIFFERENCES IN CONSTRUCTION, MATERIALS, SUBSTITUTIONS, AND POLICIES.
 - b. PHOTOGRAPHS FOR CLARIFICATION.
 - 3. PROVIDE TO GC SIGNAGE MANAGER FOR INSTALLATION OF SIGNAGE. REFER TO SIGN DETAILS FOR LIGHTED SIGNAGE.
 - B. PROVIDE JUNCTION BOXES AND CHIRALITY TO GC TO PROVIDE TO LOCAL SIGNAGE CONTRACTOR.
 - 1. EXISTING (X) BOXES FROM "WALMART" SIGNAGE.
 - 2. INSTALLED ACCESS DOORS AND FURNISH IN CYPRIUM FOR SIGNAGE.
 - 3. PROVIDE TO GC SIGNAGE MANAGER FOR INSTALLATION OF EXISTING TENANT SIGNAGE.
 - 4. PROVIDE TO GC SIGNAGE MANAGER FOR INSTALLATION OF EXISTING TENANT SIGNAGE.
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 - 100. PROVIDE TO GC SIGNAGE MANAGER FOR INSTALLATION OF EXISTING TENANT SIGNAGE.
4. MAKE REQUESTS FOR EXTERIOR WALL PENETRATIONS, CONDUIT, AND GAS PENETRATIONS PER SPEC.

STIPULATION FOR REUSE

CONSULTANTS	
-------------	--

Walmart 
WYLIE, TX
1400 MCCREARY ROAD
STORE NO: 06078 - 1006

[illegible]

CHECKED BY:	M2
DRAWN BY:	ED
PROTO CYCLE:	03/27/2
DOCUMENT DATE:	06/29/2

NOT FOR
CONSTRUCTION

EXTERIOR
DETAILS AND
SIGNAGE

SHEET: 121

30

Diagram illustrating the sign layout with dimensions:

- Overall width: 5' - 15/8"
- Text: WHITE VINYL LETTERS
- Clearance: 11'-0"
- Area: 2.57 SF

WHITE VINYL LETTERS

6" 0.69 SF 6 1/2"

WHITE VINYL LETTERS

1'-10 1/4"

6"

0.95 SF

0.18"

Enter

This technical drawing shows a rectangular sign with a white vinyl background and black lettering. The word 'Enter' is written in a bold, sans-serif font. The dimensions are as follows: the overall width is 1 foot 10 1/4 inches, the overall height is 6 inches, and the lettering area is 0.95 square feet. The letter height is 0.18 inches. The sign is shown at an angle, with a dashed line indicating the original orientation.

The diagram shows a rectangular sign with the text "Pharmacy Drive-Thru" in white vinyl letters. The overall dimensions are 19'-6" wide by 7'-0" high. The text is 12'-4" wide and 3'-5" high. The area of the text is 43.55 SF, and the area of the sign itself is 138.5 SF.

Item	Dimensions	Area (SF)
Sign	19'-6" x 7'-0"	138.5
Text	12'-4" x 3'-5"	43.55

Diagram illustrating the placement of a pickup banner on a building facade. The banner is 18'-2" high and 7'-0" wide. It is positioned 5'-0" from the top of the building and 5'-0" from the side. The banner is labeled "PICKUP" and "COLL 2728 BY 5 INST". A callout box indicates "REF CIVIL PLANS FOR SIGN LOCATION".

**11 PICKUP BANNER AT
EXISTING LIGHT POLE**

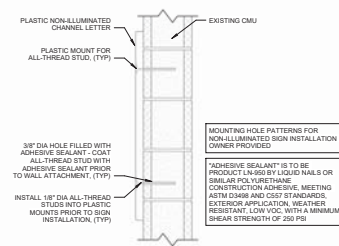


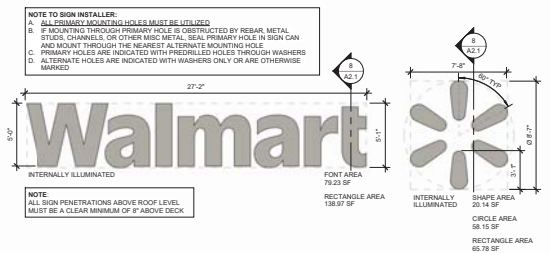
Diagram illustrating the dimensions and components of a 4' x 4' illuminated sign cabinet:

- Overall Dimensions:** 4'0" (48") wide by 4'0" (48") high.
- Sign Face:** 36" x 36" (3'0" x 3'0") illuminated sign face.
- Sign Face Details:** Yellow Spark Color PMS 1235C, Flex Face, Color 285C Blue, White Letters.
- Sign Face Mounting:** Mounting hardware (screws) are shown securing the sign face to the cabinet.
- Sign Cabinet:** Existing internally illuminated sign cabinet, painted black (P000).
- Sign Cabinet Mounting:** Mounting hardware (screws) are shown securing the cabinet to the wall.
- Sign Cabinet Details:** Existing reveal attached to bottom of sign cabinet panel (P000).
- Sign Cabinet Mounting:** Existing split, replace face existing sign by sign contractor.

10 8'-10" MONUMENT SIGNS (BOTH)
3/16" = 1'-0"



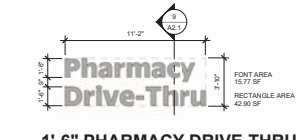
6 1'-6" PHARMACY DRIVE-THRU SIGN
1/4" = 1'-0"



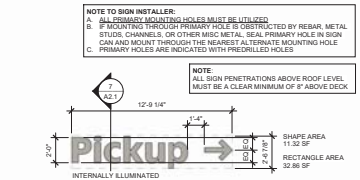
1 5'-0" WALMART SIGN
1/4" = 1'-0"



5 1'-0" ADDRESS SIGN
1/4" = 1'-0"



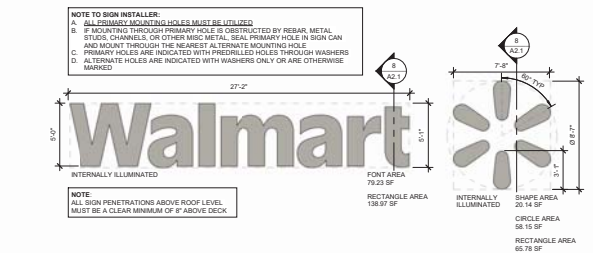
**1'-6" PHARMACY DRIVE-THRU
SIGN (STACKED)**



3 2'-0" PICKUP (RIGHT ARROW)



2 2'-0" ANYTOWN MARKET SIGN
1/4" = 1'-0"



1 5'-0" WALMART SIGN
1/8" = 1'-0"



TABLE A ITEM NOTES

Pursuant to document provided by the Civil Engineering Consultant (CEC) titled "Modified ALTA Instructions to Professional Surveyors for the Performance of Walmart Inc. Boundary Retracement and Topographic Surveys, (Expansions, MFCs-Market Fulfillment Centers and Walmart Fuel Stations Curve Outs)" dated 8/12/2022.

Item 2
The supposed property address is 1400 McCreary Road, Wylie, Texas, 75099.

Item 3 According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0415J, for Collin County, Texas and incorporated areas, dated 06/02/2009, this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain." If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement is not intended to create liability or constitute a warranty of flood conditions. The floodplain lines shown herein, if any, are approximate and are based on GIS data from the FEMA website.

Item 5
Bearing system is based on the Texas Coordinate System, North Central Zone (4202), North American Datum of 1983 (NAD 83), coordinates and distances are grid, U.S. Survey Feet. Elevations shown hereon are NAVD88, based on an on-the-ground survey using GPS observations. Benchmarks are as shown on the survey and Benchmark Table.

Item 6(a)
Pursuant to the Property Zoning Report, provided by Zoning-Info, dated April 20, 2026, the surveyed property has a current zoning classification of PD 2017-07. The setback, height, and area requirements per said report are as follows:

Requirement	Minimum	Maximum
Main Structure Height (feet)	N/A	50
Front Yard (feet)	25	N/A
Lot Coverage	10	50
Nonresidential Use Adjacent to Multifamily Landscaping w/screening	10	N/A
Nonresidential Use Adjacent to Multifamily Rear Setback (double)	20	N/A
Nonresidential Use Adjacent to Multifamily Side Setback (double)	20	N/A
Nonresidential Use Adjacent to Single Family Landscaping w/screening	10	N/A
Nonresidential Use Adjacent to Single Family Rear Setback (double)	20	N/A
Nonresidential Use Adjacent to Single Family Side Setback (double)	20	N/A
Number of Stories	N/A	4
Side Yard (feet)	10	N/A
Side Yard (feet)	10	N/A

Item 6(b)
The setback lines illustrated on this survey are shown solely as provided in the above mentioned zoning report/letter and required no interpretation by the surveyor and is shown solely as provided in the zoning report. No independent verification has been performed, and no representation or warranty is made as to the zoning classification, accuracy, completeness, applicability, interpretation, or compliance of the information provided.

Item 7(a)
As shown on the survey, limited to design/build area.

Item 7(b)(1)
As shown on the survey, limited to design/build area. Gross building area is per information shown in the Wal-Mart store planning project management application system (Lucemex). CEC to confirm with Architect of Record (AOR) if information is accurate.

Item 7(c)
As shown on the survey, limited to design/build area

Item 8
As shown on the survey, limited to design/build area.

As shown on the survey, limited to design/build area. Reference parking table on the CEC Site Plan for overall site parking count.

Item 11(a)
Underground utility lines shown hereon are based on construction plan sheets prepared by Kimley-Horn, dated May, 19, 2014 and/or available City utility maps. This survey reflects the above-ground indications of utilities. No guarantee is made that the utilities shown comprise all such utilities in the area, whether in service or abandoned. Furthermore, no representation is made that underground utilities, if shown, are in the exact location indicated. Underground utilities or other buried features have not been physically located.

Item 11(b)
Underground utility lines shown herein are based on a Level B Subsurface Utility Investigation prepared by Vosburg-Welsh, dated July 10, 2026. This survey reflects the above-ground indications of utilities. No guarantee is made that the utilities shown comprise all such utilities in the area, whether in service or abandoned. Furthermore, no representation is made that underground utilities, if shown, are in the exact location indicated. Underground utilities or other buried features have not been physically located.

Item 15
Mobile LIDAR was used in conjunction with a manned survey crew to collect topography of the site. This data meets or exceeds USGS Q1.1 survey standards and has been independently field verified.

Item 19
Professional Liability Certificate of Insurance to be furnished upon request of client

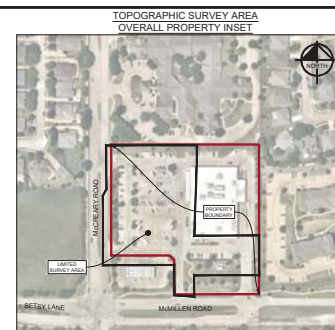
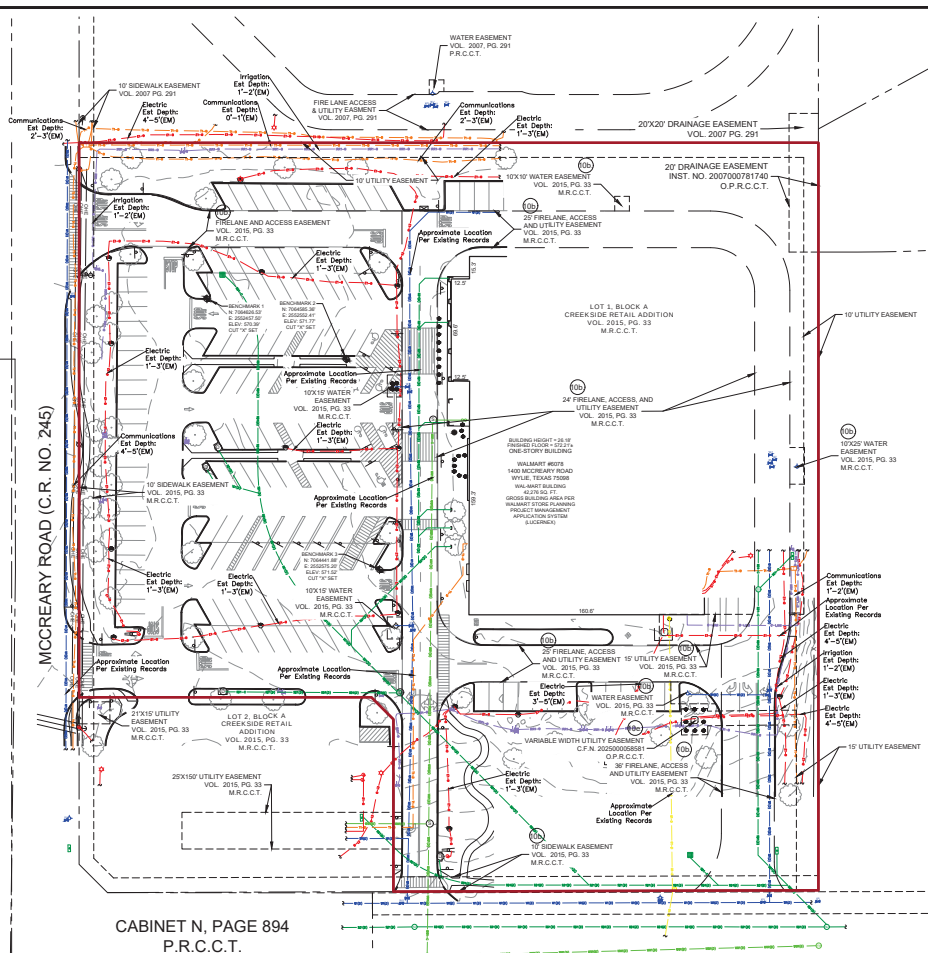
Item 20(a) - Additional Requirement
This survey includes only those easements shown in the referenced title commitment and those apparent from a review of the public records referenced therein. No representation is made regarding easements or encumbrances outside the scope of the title evidence reviewed.

TITLE NOTES:

(Pursuant to the Commitment for Title Insurance, issued by Stewart Title Guaranty Company, GF No. 265345TX, effective date October 26, 2025 and issued November 03, 2025.)

These notes apply only to Lot 1, Block A being 5.254 acres of CREEKSIDE RETAIL ADDITION, in the John W. Mitchell Survey, Abstract No. 589, City of Wylie, Collin County, Texas, as set out in Volume 2015, Page 33 of the Map Records, of Collin County, Texas.

- The following restrictive covenants of record remain below:
- a. Those recorded in Volume 16 Page 33, Map Records, Collin County, Texas, those recorded in Clerk's File No. 2009091285650.
(Affixes Lot 1, blanket in nature, not shown)
- b. The following matters and all terms of the documents creating or affecting evidence of the matters:
The following binding setback lines, utility easements, right of ways and all matters as shown on plat recorded in Volume 2015, page 33, Map Records, Collin County, Texas.
(Affixes Lot 1, located in survey area, as shown)
- c. Drainage Easement granted under In re Circle Partners, LP, recorded in Clerk's File No. 2007000781740, Official Records, Collin County, Texas.
(Affixes Lot 1, not located in survey area, as shown)
- d. Terms, conditions and provisions contained in certain Dedication and Impact Fee Agreement recorded in Clerk's File No. 2007000781740, Real Property Records, Collin County, Texas; "yellow for correction in Document No." 2013100620009003370
Real Property Records, Collin County, Texas. First Amended recorded in Document No. 20131010201444010 and 201310201444010, Real Property Records, Collin County, Texas.
(Affixes Lot 1, blanket in nature, not shown)
- e. All terms, conditions and provisions of certain Utility Easement and Covenant of Access, Recorded in Clerk's File No. 2025000508681, Official Records, Collin County, Texas.
- f. Affixes Lot 1, located in survey area and shown



SYMBOL LEGEND

●	TEMPORARY BENCHMARK
○	SPOT POLE
○	ELECTRIC TRANSFORMER
○	SIGN
○	BORE LOCATION
○	REGISTRATION VALVE
○	SANITARY CLEANOUT
○	SANITARY MANHOLE
○	STORM MANHOLE
○	FIRE HYDRANT
○	WATER VALVE
○	MONITORING WELL
○	ELECTRIC BOX
○	WATER TOWER
○	CONCRETE BUILDING

LINE TYPE LEGEND

Figure 1 is a cross-section diagram of a road and its adjacent areas. It shows various utility lines and their approximate locations relative to the road. The diagram includes the following labels from top to bottom:

- APPROXIMATE BOUNDARY LINE
- EASEMENT LINE
- BUILDING/BUILDING SETBACK LINE
- WATER LINE (RECORD)
- SANITARY SEWER LINE (RECORD)
- STORM SEWER LINE (RECORD)
- UNDERGROUND GAS LINE (RECORD)
- OVERHEAD UTILITY LINE (RECORD)
- UNDERGROUND ELECTRIC LINE (RECORD)
- UNDERGROUND TELEPHONING LINE (RECORD)
- ASPHALT PAVEMENT

BENCHMARK TABLE

NO.	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	7,064,626.53'	2,552,457.50'	570.39'	CUT "X" SE
2	7,064,585.36'	2,552,552.41'	571.77'	CUT "X" SE
3	7,064,441.88'	2,552,575.20'	571.52'	CUT "X" SE

NOTE 1: This map is the result of a Level 1 surface-based investigation only. These results are thus confirmed through excavation, and should not be considered as a warranty of all data. Utility location and mapping is based upon a balanced combination of evidence. The results, therefore, are not intended to be used as a sole basis for design. The results reflect only what part of the process should not be relied upon as the sole basis for construction or design should the need to obtain "Level 2" data. Physical excavation of the utilities is required.

SURVEYORS CERTIFICATION:

To: Wal-Mart Real Estate Business Trust, a Delaware Statutory Trust, and its successors and assigns

This is to certify that this map or plat and the survey on which it is based were made in accordance with the Modified ALTA Instructions to Professional Surveyors for the Performance of Walmart Inc. Boundary Retracement and Topographic Surveys, (Expansions, MFCs-Market Fulfillment Centers and Walmart Fuel Station Curve Outs) derived and modified from the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 2, 3, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 11(b), 15, 19, and 20(a) of Table A thereof.

Survey Date: July 17, 2026

Daniel R. Arthur
Registered Professional Land Surveyor No. 5933
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, Texas 75009
Ph. 469-501-2200
daniel.arthur@kimley-horn.com



MODIFIED ALTA
WAL-MART #6078
 PORTION OF BLOCK A, LOT 1 & 2
 CREEKSIDE RETAIL ADDITION
 JOHN W. MITCHELL SURVEY
 ABSTRACT NO. 589
 CITY OF WYLIE
 COLLIN COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10115500 Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	FMZ	DRA	Jul. 2026	-06336350	1 OF 1



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Renae' Ollie

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 Planned Development 2017-04 Single-Family District (PD2017-04-SF) to Planned Development 2026-13-Single-Family (PD2026-XX-SF) to remove references, rights and obligations with respect to the Stonehaven House. Property generally located at the northwest corner of Ballard Avenue and Alanis Drive. **(ZC 2026-13).**

Recommendation

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

Discussion

In preparing the necessary documents to move forward with the relocation of the historic Stonehaven House as directed by the City Council, staff is presenting an amendment to Ordinance 2017-04 to remove all reference to the Stone House within the body of the ordinance. At the direction of the city attorney, it has been recommended that the ordinance regulating Stone Ranch Subdivision be amended.

The city attorney's office conducted a title search on the property that reflected a 10' utility easement and the noted restrictive covenant documents on title, but nothing else. The restrictive covenant documents (CC&Rs) as filed with Collin County reflect language that the Stone Family House is *an integral part of the residential property*. The CC&Rs are not regulated nor enforceable by the City. Staff reached out to the HOA leadership asking if they would be amenable to amending their regulations to remove all reference to the Stone House. They are working on getting this through the membership.

A summary of the proposed ordinance changes are as follows:

- The Stone Family House will be ~~moved to a Park on the property~~ relocated from the property.
- ~~The allowed uses for the Stone House shall be categorized as Accessory Community Center and defined as being an integral part of a residential project that is used as a place of public meeting, recreation, or social activity, regardless of ownership.~~
- ~~Wylie Historical Society responsibilities include:~~
 - a. ~~Maintain the Stone Family House.~~
 - b. ~~Take ownership of the Stone Family House~~
 - c. ~~Responsible for the security of the Stone family House.~~
 - d. ~~Pay for the electricity used at the Stone Family House.~~
- Open Space Improvements, including 1 Tot Lot, 2 park benches, 2 picnic tables, 1 trash can, ~~move the Stone Family House to the park with a new front and back porch~~, a total 10 car parking lot with 2 handicap spaces
- ~~Moving Stone Family House with a 10 car parking lot.~~

All other aspects of the ordinance remain in effect.

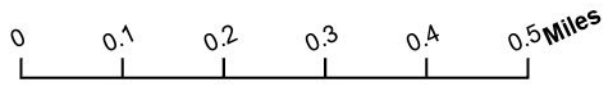
Notices were sent to two hundred and twenty four property owners within 200 feet as required by state law. At the time of posting, one response was received in favor and one in opposition of the request.

Locator Map



ZONING CASE:
ZC 2026-13 Stonehouse Amendment

 SUBJECT property  Wylie City Limit



Date: 9/2/2026

COMPILED BY: G STAFFORD



A summary of the proposed ordinance changes are as follows:

- The Stone Family House will be ~~moved to a Park on the property~~ relocated from the property.
- ~~The allowed uses for the Stone House shall be categorized as Accessory Community Center and defined as being an integral part of a residential project that is used as a place of public meeting, recreation, or social activity, regardless of ownership.~~
- ~~Wylie Historical Society responsibilities include:~~
 - a. ~~Maintain the Stone Family House.~~
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 - d. ~~Pay for the electricity used at the Stone Family House.~~
- Open Space Improvements, including 1 Tot Lot, 2 park benches, 2 picnic tables, 1 trash can, ~~move the Stone Family House to the park with a new front and back porch,~~ a total 10 car parking lot with 2 handicap spaces
- ~~Moving Stone Family House with a 10 car parking lot.~~

ORDINANCE NO. 2017-04

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WYLIE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY, ZONING CASE NUMBER 2016-16, FROM PLANNED DEVELOPMENT 2015-11-SINGLE FAMILY DISTRICT (PD2015-11-SF) TO PLANNED DEVELOPMENT 2017-04 -SINGLE FAMILY DISTRICT (PD2017-04-SF) TO ALLOW A MINIMUM LOT SIZE OF 7,200 SF ON LOTS 2-9 BLOCK B, LOTS 13-16 & 19-22 BLOCK C, LOTS 2-6 & 9-13 BLOCK D, AND LOTS 2-8 BLOCK F; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Wylie, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to owners of the affected property, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

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

SECTION 1: That the Comprehensive Zoning Ordinance of the City of Wylie, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Wylie, to give the hereinafter described property a new zoning classification of Planned Development 2017-04-SF (PD-2017-04-SF), said property being described in Exhibit A (Legal Description), Exhibit B (PD Conditions), Exhibit C-1 (Zoning Exhibit) attached hereto and made a part hereof for all purposes.

SECTION 2: That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3: That the above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

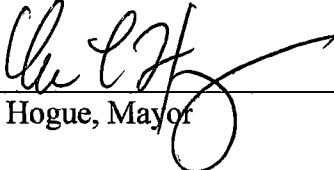
SECTION 4: Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, commits an unlawful act and shall be subject to the general penalty provisions of Section 1.5 of the Zoning Ordinance, as the same now exists or is hereafter amended.

SECTION 5: Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

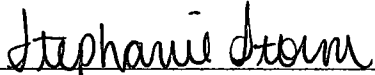
SECTION 6: This ordinance shall be in full force and effect from and after its adoption by the City Council and publication of its caption as the law and the City Charter provide in such cases.

SECTION 7: The repeal of any ordinance, or parts thereof, by the enactment of this Ordinance, shall not be construed as abandoning any action now pending under or by virtue of such ordinance; nor shall it have the effect of discontinuing, abating, modifying or altering any penalty accruing or to accrue, nor as effecting any rights of the municipality under any section or provisions of any ordinances at the time of passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 10th day of January, 2017.


Eric Hogue, Mayor

ATTEST:


Carole Ehrlich, City Secretary

DATE OF PUBLICATION: January 18, 2017, in the Wylie News



EXHIBIT "A"

LEGAL DESCRIPTION

Being a 38.121 acre tract of land situated in the E. C. Davidson Survey, Abstract No. 267, in the City of Wylie, Collin County, Texas, and being the remainder of a tract of land conveyed to Charlotte A. Stoeckle as evidenced in Affidavit of Facts Concerning The Identity of Heirs recorded in Instrument 20120720000881090, Official Public Records Collin County, Texas (OPRCCT), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of said Stoeckle tract and being in the southeast corner of a tract of land known as Westwind Meadows an addition to the City of Wylie according to the plat recorded in Cabinet B, Page 205, Plat Records, Collin County, Texas, and being in the west right-of-way of Ballard Street (Old Highway No. 78 a variable width right-of-way) and the beginning of a non-tangent curve to the right having a central angle of 04 degrees 49 minutes 31 seconds, a radius of 5729.29 feet and a long chord that bears South 02 degrees 53 minutes 48 seconds West a distance of 482.37 feet;

THENCE along said west right-of-way of said Ballard Street and along the east line of said Stoeckle tract the following course and distance:

Along said curve to the right an arc distance of 482.52 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner, and the beginning of a reverse curve to the left having a central angle of 04 degrees 49 minutes 37 seconds, a radius of 2729.58 feet and a long chord that bears South 02 degrees 53 minutes 45 seconds West a distance of 229.88 feet;

Along said curve to the left an arc distance of 229.95 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 00 degrees 28 minutes 57 seconds West, a distance of 132.20 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner and the beginning of a curve to the left having a central angle of 03 degrees 48 minutes 06 seconds, a radius of 5830.00 feet and a long chord that bears South 01 degrees 25 minutes 06 seconds East a distance of 386.76 feet;

Along said curve to the left an arc distance of 386.83 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner, and the beginning of a non-tangent curve to the left having a central angle of 01 degrees 13 minutes 16 seconds, a radius of 5830.00 feet and a long chord that bears South 03 degrees 15 minutes 56 seconds East a distance of 124.25 feet;

Along said curve to the left an arc distance of 124.25 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner, and the beginning of a reverse curve to the right having a central angle of 01 degrees 51 minutes 51 seconds, a radius of 2000.00 feet and a long chord that bears South 02 degrees 56 minutes 38 seconds East a distance of 65.07 feet;

Along said curve to the right an arc distance of 65.07 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

THENCE South 45 degrees 00 minutes 05 seconds West, departing said common line a distance of 23.57 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner and being in the north line of Alanis Drive (60' ROW) ;

THENCE South 89 degrees 34 minutes 55 seconds West, along the common north line of said Alanis Drive and the south line of said Stoeckle tract a distance of 983.31 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

THENCE South 89 degrees 42 minutes 33 seconds West, continuing along said common line a distance of 148.17 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of said Stoeckle tract the same being the southeast corner of a tract of land described in deed to Danny P. Sellers and Marion G. Small recorded in County Clerk's File No. 96-0104910, Official Public Records, Collin County, Texas, and being in the north line of said Alanis Drive;

THENCE North 00 degrees 44 minutes 11 seconds West, departing said Alanis Drive and along the common west line of said Stoeckle tract and the east line of said Sellers and Small tract, the east line of a tract of land described in deeds to Milford Founders, LTD, recorded in Document No. 2003-0228819, Official Public Records, Collin County, Texas, (50% ownership) and Freshe PM, LLC recorded in Instrument No. 20140714000722710, Official Public Records Collin County, Texas, (50% ownership) and the east line of a tract of land known as Westwind Meadows No. 3, an addition to the City of Wylie according to the plat recorded in Cabinet F, Page 643 Plat Records, Collin County, Texas, a distance of 1442.83 feet to an "X" cut in concrete set for corner;

THENCE North 89 degrees 56 minutes 45 seconds East, along the common south line of aforementioned Westwind Meadows and north line of said Stoeckle tract a distance of 1183.80 feet to the POINT OF BEGINNING and containing 38.121 acres or 1,660,548 square feet of land more or less.

EXHIBIT "B"
CONDITIONS FOR PLANNED DEVELOPMENT
ZONING CASE No. 2016-16

I. GENERAL CONDITIONS:

1. This planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. All regulations of the Single Family 10/24 set forth in Article 3, Section 3.2 of the Comprehensive Zoning Ordinance (adopted as of May 2011) are hereby replaced with the following:

Figure 3-4 - Planned Development – Single Family (PD – SF)	
Lot Size (Minimum)	
Lot Area (sq. ft.)	7,200
Lot Width (feet)	60
Lot width of corner Lots (feet)	65
Lot Depth (feet)	100
Lot Depth of Double Front Lots (feet)	110
Dwelling Regulations (Minimum Square Footage A/C space)	
25% of the lots	1,800
35% of the lots	2,000
40% of the lots	2,200
Lots backing to Alanis Drive	2,600
Design Standards Level of Achievement	See Section III Design Conditions
Yard Requirements – Main Structures	
Front Yard (feet)	20
Side Yard (feet)	5
Side Yard of Corner Lots (feet)	10
Side Yard of Corner Lots (feet) on key lots	20
Rear Yard (feet)	15
Rear Yard Double Front Lots (feet)	20
Lot Coverage	50%
Height of Structures	
Main Structure (feet)	40
Accessory Structure (feet)	14

II. SPECIAL CONDITIONS:

1. Maximum number of residential lots not to exceed 145 lots.
2. Key lots are defined as a corner lot which is backing up to an abutting side yard.
3. Three-tab roofing shall not be permitted.
4. No alleys shall be required within the Planned Development.
5. Lots which back onto park land shall provide a decorative iron fence of uniform design to be installed by the homebuilder, as approved by the Planning Department.
6. The Development Plan attached as Exhibit "C" shall serve as the Preliminary Plat.
7. Minimum lot size of 7,200 sf on Lots 2-9 Block B, Lots 13-16 & 19-22 Block C, Lots 2-6 & 9-13 Block D, and Lots 2-8 Block F. All others lots shall be minimum 8,500 s.f.
8. All lots that back up to Alanis Drive shall be a minimum dwelling size of 2,600 s.f.
9. Existing trees greater than 6 inch caliper within the flood plain shall be protected in accordance with City's Tree Preservation Plan.
10. Open space, drainage & floodway easement, and public hike & bike trail shall be dedicated to the City of Wylie in accordance with City's Subdivision Regulations.
11. The Stone Family House will be moved to a Park on the property.
12. The allowed uses for the Stone House shall be categorized as Accessory Community Center and defined as being an integral part of a residential project that is used as a place of public meeting, recreation, or social activity, regardless of ownership.
13. **Maintenance of the Park Area**
Maintenance of the park area will be the responsibility of the homeowners' association (HOA).
 - A. HOA maintenance and responsibilities of amenities include:
 - a. Clean up and litter removal.
 - b. Landscaping installation, care, and maintenance.
 - c. Trimming, clearing, and removal of unwanted vegetation as determined by the City Park Division.
 - d. Maintain irrigation system, pay for the water used in the system and test all backflow devices annually as per City requirements.
 - e. Maintain benches, tables, concrete trail, and any other installed improvements, per Exhibit "P". Coordinate with the City Park Department prior to the replacement or removal of any improvement for consistency with City Park standards.
 - B. City responsibilities of amenities include:
 - a. Perform playground safety inspections by qualified personnel.

C. Wylie Historical Society responsibilities include:

- a. Maintain the Stone Family House.
- b. Take ownership of the Stone Family House
- c. Responsible for the security of the Stone family House.
- d. Pay for the electricity used at the Stone Family House.

14. All Park Amenities as described in **Exhibit "P"** and as approved by the City Parks Department, shall be installed prior to the issuance of a Certificate of Occupancy.

IV. DESIGN CONDITIONS:

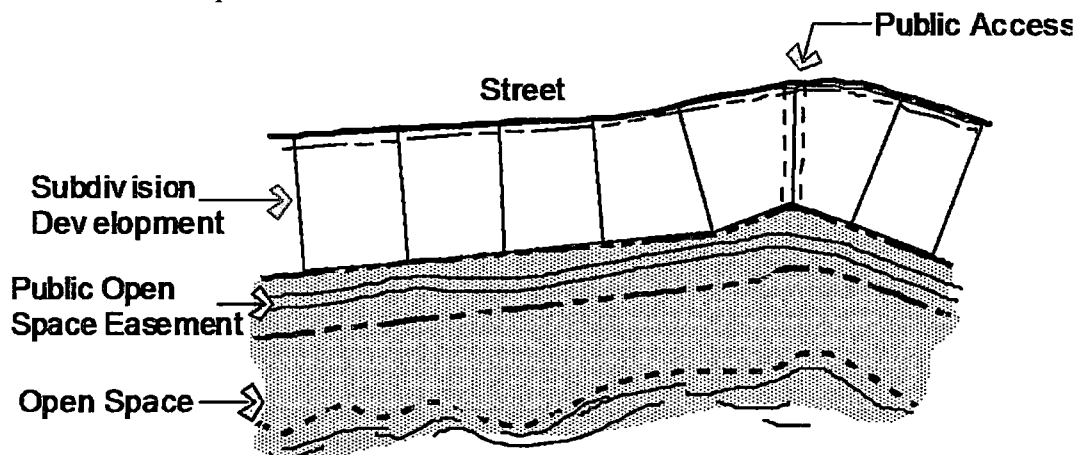
A. *Land Design Standards – New Residential Requirements*

Desired Land Design requirements are achieved by projects in accordance with Exhibit "P" and the following criteria:

1. Provision of Public Pathways - Public Open Space

a. Base Standard

- (1) Trail shall be constructed to the City's standards. Open space parkland shall be in accordance with **Exhibit "P"** as adopted by this ordinance.
 - (a) 8' Hike & Bike Trail, with 6' in front of dwellings, achieving link in city trail system.
 - (b) Open Space Improvements, including 1 Tot Lot, 2 park benches, 2 picnic tables, 1 trash can, move the Stone Family House to the park with a new front and back porch, a total 10 car parking lot with 2 handicap spaces
 - (c) Distinctive striping and buttons or similar approved by city engineer shall be installed at trail crossings.
- (2) The public pathway system easement(s) shall be connected along existing or planned utility rights-of-way and/or public property lines to any existing or planned public trail system on abutting land. Locate the public open space easement to provide for future connections to be made by others across intervening property to any existing or planned public trail system on land that does not abut the development.



b. Desirable Design Attributes

Single-loaded Street along open space and access per **Exhibit "P"**.

2. Provision of Public Pathway – Perimeter Walkways and Landscape

a. Base Standard

- (1) Per **Exhibit "P"** and coordinate improvements with the City of Wylie.
- (2) Landscaping and Tree Preservation shall be in accordance with **Exhibit "C"**.

The following trees and shrubs are recommended for landscaping and screening purposes and shall be of a species common or adaptable to this area of Texas:

1. Large Trees:

Pecan	Red Oak
Burr Oak	Water Oak
Southern Magnolias	Live Oak
Bald Cypress	
2. Small Trees:

Yaupon Hollies	Crape Myrtle
Wax Myrtle	Cherry Laurel
Red Bud	Japanese Black Pine
Cedar Elm	
3. Evergreen Shrubs:

Red Tip Photinia	Burford Holly
Nellie R. Stevens	Chinese Holly
Yaupon Holly	Clearra
Nandinnia	Dwarf Crape Myrtle
Japanese Ligustrum	Waxleaf Ligustrum
Abelia	Junipers
Barberry	Asian Jasmine
Honeysuckle	English Ivy
Boston Ivy	Liriope
Monkey Grass	Virginia Creeper
Vinca	Mondon Grass
Ophia Pogon	Elaeagnus
Purple Sage	Pistachio

The following trees are discouraged for landscaping and screening purposes:

Silver Maple

Hackberry

Green Ash

Arizona Ash

Mulberry

Cottonwood

Mimosa

Syberian Elm

American Elm

Willow

Sycamore

Bradford Pear

b. Desirable Design Attributes

None

3. Lighting and Furnishings Along Open Space, Easements and Trails**a. Base Standard**

- (1) Benches with backs installed per **Exhibit "P"**
- (2) Provide distinctive striping and buttons or similar cross-walks approved by city engineer at street connectors.
- (3) 8' wide distinctive striping and buttons or similar approved by city engineer at main entry; 6 ft wide at interior street connectors per **Exhibit "P"**

b. Desirable Design Attributes

- (1) 2 Benches, 2 Picnic Tables, 1 Trash Can and 1 Tot Lot, per **Exhibit "P"**, to be coordinated with Parks Department.
- (2) 8' wide distinctive striping and buttons or similar approved by city engineer crossing at main entry;
- (3) Moving Stone Family House with a 10 car parking lot.

B. Street and Sidewalk Standards – New Residential Requirements

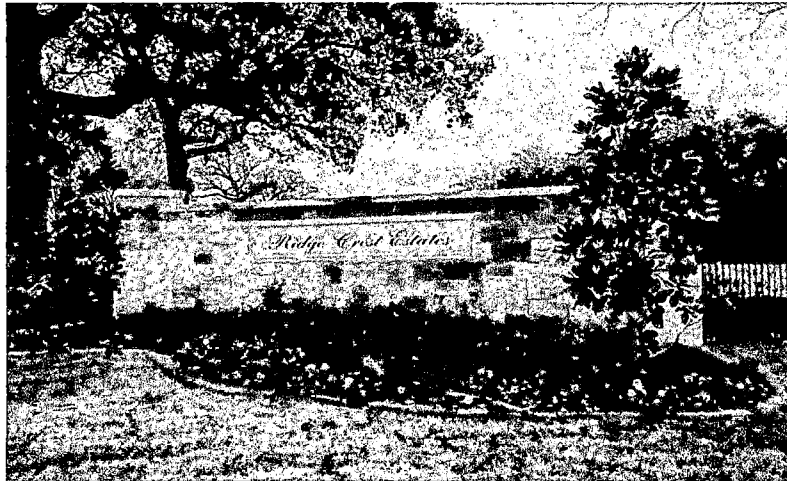
Desired street and sidewalk requirements are achieved in accordance with the following criteria:

1. Street Treatments – Entry Features and Signage at Entries**a. Base Standard**

Architectural features on stone monument (no brick) with landscaping and incorporated into open space area and illuminated by means other than street lights.

b. Desirable Design Attributes

Decorative iron accent panels or 2 or more different type/color of stone (can be synthetic or cultured).



2. Street Treatments – Street Name Signs

a. Base Standard

Block numbers shall be incorporated with street lighting that is coordinated throughout the subdivision.

b. Desirable Design Attributes:

None

3. Street Treatments – Pedestrian Crosswalks

a. Base Standard

All crosswalks within a Residential development are to be 8 feet wide at trail crossings with distinctive striping and buttons or similar approved by city engineer and must connect to a pedestrian sidewalk system with pedestrian ramps complying with the American with Disabilities Act, to provide a clear, continuous pedestrian and circulation system throughout a subdivision.

b. Desirable Design Attributes:

Provide 8 ft. wide, connected system of distinctive striping and buttons or similar approved by city engineer at Trail Crossing at Main Entry.

4. Pedestrian Sidewalks - Sidewalk Locations

a. Base Standard

4 feet wide concrete pedestrian sidewalks shall be located on both sides of the street, in the right-of-way of every internal street.

b. Desirable Design Attributes:

None

5. Mail Boxes

a. Base Standard

Mail boxes shall provide number plaque and brick to match the resident.

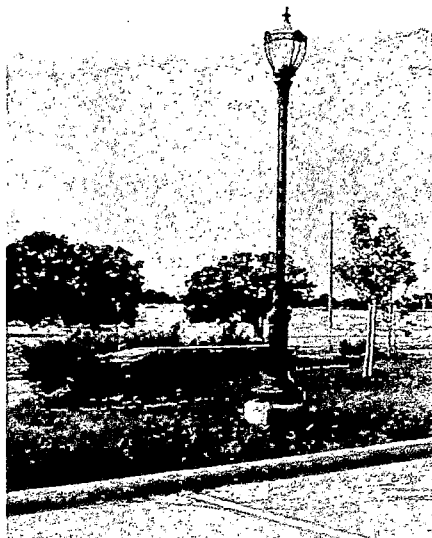
b. Desirable Design Attributes:

Same stone and brick as house exterior trim to mail boxes.

6. Pedestrian Sidewalks - Sidewalk Lighting

a. Base Standard

Decorative street lighting shall be provided along residential streets throughout all Residential Developments, providing low illumination with decorative poles with spacing ranging from 250 feet to 350 feet between lights placed on alternating sides of the street. A Street Lighting Plan must be submitted to the City Engineer for approval. The City Engineer is authorized to alter the distance requirement if needed in an effort to achieve the best lighting arrangement possible.



b. Desirable Design Attributes:

None

7. Perimeter Alleys

a. Base Standard

No Alleyways are required for the subdivision.

b. Desirable Design Attributes:

None

C. Architectural Standards – New Residential Requirements

1. Building Bulk and Articulation

a. Base Standard

In order to avoid large blank facades, variations in the elevation of residential facades facing a public street shall be provided in both the vertical and horizontal dimensions. At least 20 percent of the façade shall be offset a minimum of 1 foot either protruding from or recessed back from the remainder of the façade.

b. Desirable Design Attributes:

None

2. House Numbers

a. Base Standard

All single family residential units shall have lighted front stone wall plaque with resident address beside the main entry of the dwelling unit.

b. Desirable Design Attributes:

None

3. Exterior Façade Material

a. Base Standard

All single family residential units shall have a minimum of eighty (80) percent of the exterior facade composed of kiln-fired clay brick, rock, or masonry stucco with the balance being window boxes, gables, architectural shingle and etc., but not 20% siding, excluding windows, doors and other openings. Glazing shall not exceed twenty-five (25) percent of the front elevation of the residence. Dormers, second story walls or other elements supported by the roof structure may be composite masonry materials if approved by the Building Official as having the same durability as masonry or stone and when offset at least six (6) inches from the first floor exterior wall. Wood, vinyl siding and EIFS materials shall not be used for exterior walls.

b. Desirable Design Attributes:

None

4. Exterior Facades – Porch

a. Base Standard

Each single family residential unit shall have a combined total covered front, side or rear entry of a minimum of 120 total square feet of floor area.



b. Desirable Design Attributes:

Two or more sides of covered porches, or pitched cover incorporated into roof lines of house

5. Exterior Facades - Chimneys

a. Base Standard

Chimney flues for fireplace chimneys are to be within a chimney enclosed with masonry matching exterior walls of the residential unit and capped.

b. Desirable Design Attributes:

Fireplace chimneys shall incorporate 40 percent stone, matching the accent exterior façade materials of the house for houses with Chimneys.

6. Roofs and Roofing - Roof Pitch

a. Base Standard

All single family residential units shall have a minimum roof pitch of 8:12, with articulation, dormers or a combination of hip and gable roofing.

b. Desirable Design Attributes:

None

7. Roofs and Roofing - Roofing Materials

a. Base Standard

All single family residential units shall have architectural-grade overlap shingles, tile or standing seam metal. Wood shingles are not permitted. Plumbing vents, attic vents, and other rooftop accessories are to be painted to match the roof shingle color.

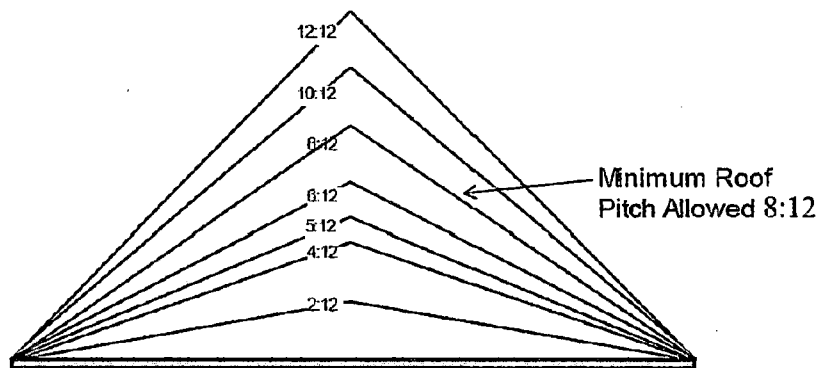
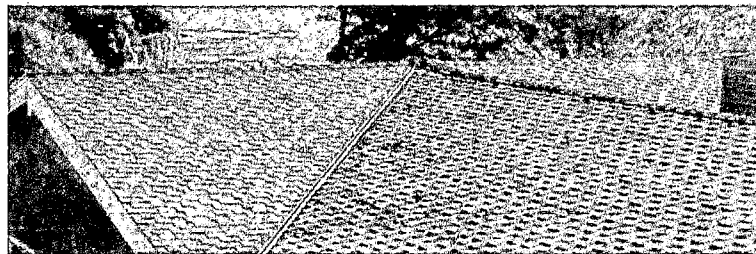
b. Desirable Design Attributes:

None

8. Roofs and Roofing - Roof Eaves

a. Base Standard

No wood fascia or soffits are permitted.



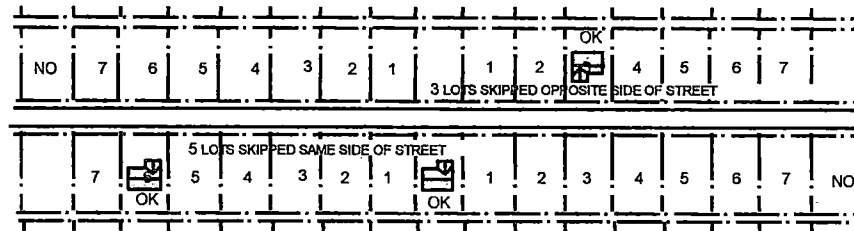
b. Desirable Design Attributes:

None

9. Repetition of Residential Unit Designs – Repetition of Floor Plan and Elevation

a. Base Standard

A minimum of five (5) platted residential lots must be skipped on the same side and three (3) lots must be skipped on the opposite side of a street before rebuilding the same single family residential unit with an identical (or nearly identical) street elevation design. The same floor plan shall not be repeated on neighboring, side by side lots or directly across the street.



Identical or nearly identical floor plan means that the layout, size and function of the rooms are essentially the same. Identical or nearly identical street elevation design means little or no variation in the articulation of the facade, height or width of facade, placement of the primary entrances, porches, number and placement of windows, and other major architectural feature. It does not mean similar colors, materials, or small details.

b. Desirable Design Attributes:

None

10. Garage Entry

a. Base Standard

Garage doors can be located on the primary street elevation of a single family residential unit with an upgraded insulated door with carriage hardware. The primary street would be the addressed street front. Garages may face the street on a corner lot side yard. Each garage shall be a minimum of 2 car garage.



b. Desirable Design Attributes:

None

11. Dwelling Size

a. Base Standard

The minimum square feet of floor space shall be (25%) of the houses 1,800 s.f. , (35%) of the houses 2,000 s.f. , (40%) of the houses 2,200 s.f. , all lots backing Alanis 2,600 s.f. measured within the outside dimensions of a residential dwelling unit including each floor level, but excluding carports, garages, and breezeways.

12. Fencing

a. Base Standard

- (1) Front yard fences (if provided) shall be permitted to a height of 4 feet maximum with minimum 50 percent transparency constructed of wood or wrought iron.
- (2) Side and rear yard fences (if provided) shall be permitted to a height of 8 feet maximum and constructed of wood with metal posts and rails to the inside.
- (3) Pressure treated wood is prohibited.
- (4) Fences shall be constructed of decorative iron next to public open space, and shall be minimum 4 ft in height.

b. Desirable Design Attributes

None

13. Landscaping

a. Base Standard

- (1) Each residential dwelling shall have sodded front, side, and rear yard with a minimum of 2 trees and 5 shrubs in front yard.
- (2) All landscaped areas must be kept in a healthy and growing condition. Any plant materials that die during a time of year where it is not feasible to replant shall be replaced as soon as possible.

b. Desirable Design Attributes

Each residential dwelling unit shall have an automated, subsurface irrigation system.

14. Outdoor Lighting

a. Base Standard

All residential dwelling units shall have an illuminated standard porch light at the front entry and drive/garage.

b. Desirable Design Attributes

Front façade and drive/garage shall be illuminated by coach lights on each side of the garage and front yard activity area illuminated and wired to the interior of the house.

15. Conservation/Sustainability

a. Base Standard

Each residential dwelling unit must comply with the Energy component of the Building Code.

b. Desirable Design Attributes

None



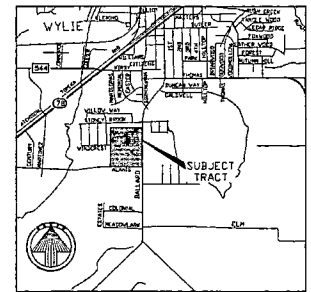


SURVYOR'S NOTES

- 1) BASIS OF BEARING IS THE BASIS OF BEARING GRID NORTH, STATE PLANE COORDINATES OF THE TEXAS COORDINATE SYSTEM NAD 83 (COORDINATE ZONE 14202). NAD 83, USING CITY OF WYLE REDUCED CONTROL NETWORK MONUMENTS.
- 2) ALL CORNERS SET ARE VOUCHERED WITH A 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS", UNLESS OTHERWISE NOTED.
- 3) ALL COORDINATES SHOWN ARE TEXAS STATE PLANE, NAD83 (COORDINATE ZONE 14202), NAVD83, U.S. SURVEY FEET WITH A CONVERSION SCALE FACTOR OF 1.000471.

GENERAL NOTES

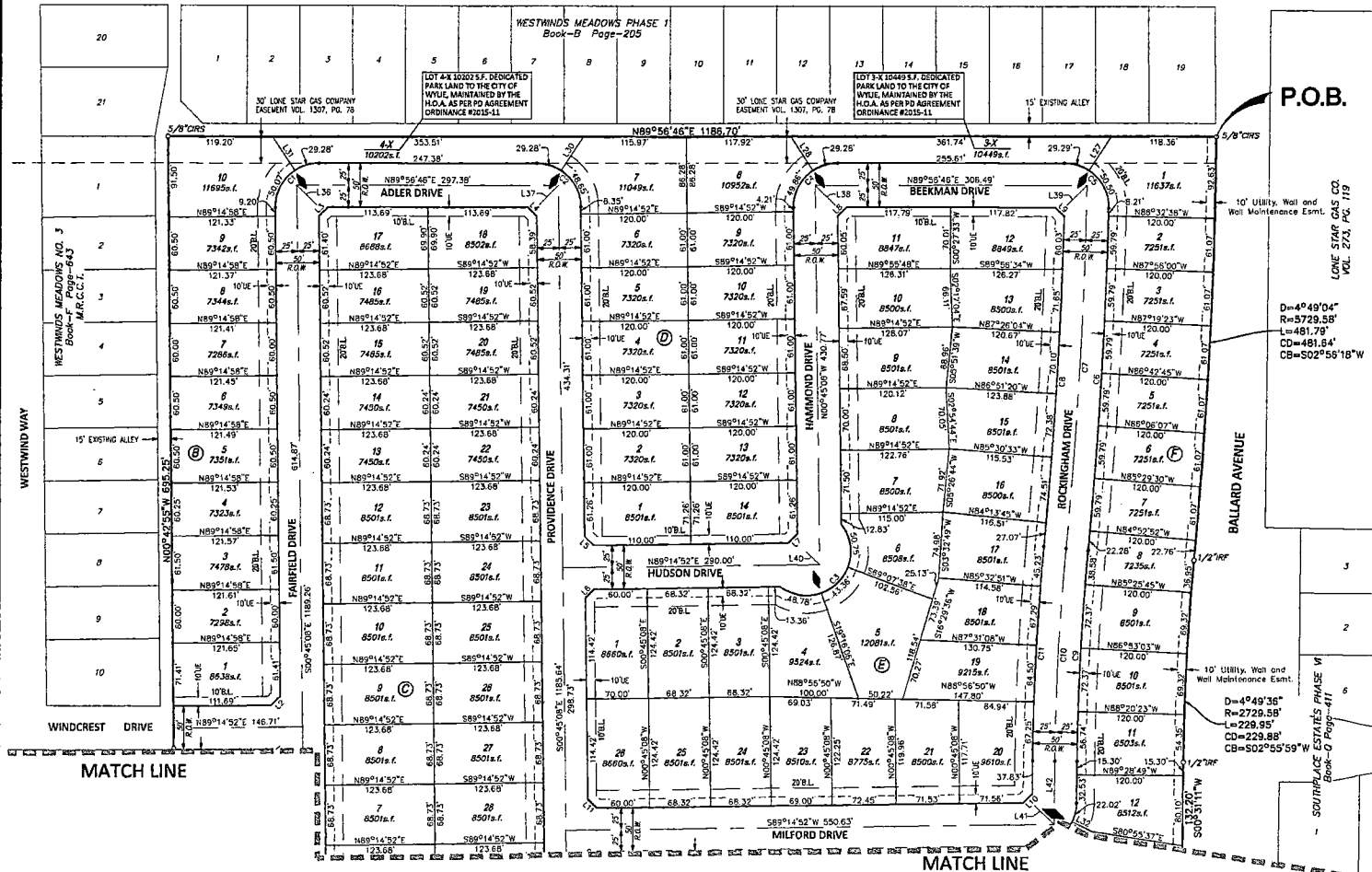
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- 2) LOT 5-X IS TO BE OWNED AND MAINTAINED BY THE CITY WYLE.
- 3) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING CERTIFICATES.



VICINITY MAP
N.T.S.

STONE RANCH

STONEBROOK DRIVE



P.O.B.

LEGEND

1/2" IR	1/2" IRON ROD FOUND
5/8" CIRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET
P.O.B.	POINT OF BEGINNING
VOL., PG.	VOLUME, PAGE
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
S.F.	SQUARE FOOT
INSTR. #	INSTRUMENT NUMBER
DOC. NO.	DOCUMENT NUMBER

EXHIBIT C-1
OF
STONE RANCH
138 RESIDENTIAL LOTS / 5 H.O.A. LOTS
38.113 ACRES
OUT OF THE
E.C. DAVIDSON SURVEY, ABSTRACT NO. 267
IN THE
CITY OF WYLE, COLLIN COUNTY, TX

OWNERS
BLOOMFIELD HOMES L.P.
1050 E. Highway 114, SUITE 210, SOUTHLAKE, TEXAS 76092
817-416-1572

ENGINEER/SURVEYOR
Westwood

Phone (214) 473-4440 3744 North Dallas Parkway, Suite 200
Tulsa TX 74116 (918) 937-0160
Westwood Professional Services, Inc.
Survey Division
Richard H. Hovis, Richard.Hovis@westwoodps.com

OCTOBER 18, 2016 #0005137

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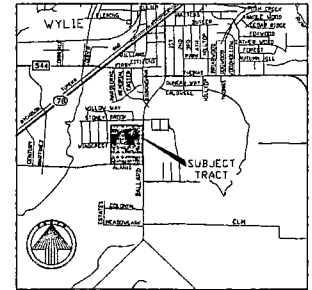
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	76.15	50.00	090°41'34"	S44°35'49"W	71.14'
C2	77.35	50.00	089°18'08"	N45°24'11"W	70.28'
C3	142.89	50.00	167°44'23"	N44°14'32"E	99.99'
C4	76.15	50.00	090°41'34"	S44°35'49"W	71.14'
C5	76.78	50.00	091°25'34"	N44°20'27"W	71.55'
C6	389.22	5511.40	003°38'27"	N02°21'34"E	389.14'
C7	413.11	5588.40	004°14'13"	S03°13'40"E	413.09'
C8	375.75	5561.40	003°55'16"	N03°24'38"E	375.68'
C9	240.00	2849.64	004°48'36"	S02°55'59"W	239.99'
C10	240.16	2854.64	004°45'36"	S02°55'59"W	242.05'
C11	244.27	2899.64	004°43'36"	S02°55'59"W	244.20'
C12	71.43	50.00	088°43'41"	N44°53'01"E	69.81'
C13	24.21	255.00	005°28'20"	N08°31'41"E	24.30'

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C14	58.01	305.00	011°50'38"	S06°17'42"E	58.92'
C15	235.67	50.00	270°00'00"	N45°03'08"W	70.71'
C16	47.35	255.00	010°30'56"	S08°04'36"E	47.35'
C17	65.00	280.00	013°18'43"	S07°24'28"E	64.90'
C18	228.35	280.00	048°43'35"	N05°53'03"E	222.08'
C20	261.54	50.00	299°42'11"	N47°56'13"E	50.22'
C21	28.58	378.01	004°32'27"	N39°27'17"E	29.95'
C22	260.41	305.00	048°55'11"	S05°50'56"W	252.57'
C23	212.20	255.00	047°40'43"	S07°46'14"W	206.13'
C24	140.95	255.00	031°40'22"	N52°13'31"E	136.17'
C25	213.71	305.00	042°08'49"	N05°10'27"E	209.37'
C26	252.46	280.00	051°39'37"	N62°13'08"E	243.69'

Line #	Length	Bearing	Line #	Length	Bearing	Line #	Length	Bearing
L1	14.14	S45°45'08"E	L19	21.67	S42°57'18"W	L37	35.14	S44°35'47"W
L2	14.14	N44°14'52"E	L20	14.82	N89°35'32"W	L38	35.57	S45°24'11"E
L3	14.06	S44°35'49"W	L21	14.83	S05°10'34"E	L39	35.76	S45°35'36"W
L4	14.23	S45°24'11"E	L22	14.14	S45°45'08"E	L40	21.21	N45°45'08"W
L5	14.14	S45°45'08"E	L23	14.14	N44°14'52"E	L41	34.97	N45°06'59"W
L6	14.14	N44°14'52"E	L24	21.13	N44°28'15"E	L42	72.28	S00°31'11"W
L7	14.14	N44°14'52"E	L25	21.27	S45°35'35"E	L43	25.00	S89°14'52"W
L8	14.06	N44°35'40"E	L26	34.40	N43°22'50"E	L44	134.00	S00°45'08"E
L9	13.96	N44°18'54"E	L27	45.00	S33°32'12"W	L45	68.84	N00°00'00"E
L10	14.30	N44°33'01"E	L28	46.00	S33°36'40"E	L46	52.48	N90°00'00"E
L11	14.14	S45°45'08"E	L29	20.79	S47°34'33"E	L47	66.84	S00°00'00"E
L12	14.14	N44°14'52"E	L30	46.00	S33°32'12"W	L48	114.82	S48°00'38"E
L13	14.14	N44°14'52"E	L31	46.00	N33°36'40"W	L49	29.72	N00°00'00"E
L14	14.14	S45°45'08"E	L32	25.76	S44°14'39"E	L50	11.24	N90°00'00"W
L15	13.45	S34°57'14"W	L33	23.11	N25°08'32"W	L51	37.15	N00°00'00"E
L16	24.38	S14°03'48"E	L34	32.32	N33°30'09"W	L52	11.24	N90°00'00"W
L17	13.08	N61°40'11"W	L35	4.08	S42°31'14"W	L53	45.11	N88°01'55"W
L18	104.37	S47°28'40"E	L36	35.87	N45°24'11"W	L54	45.11	N87°17'01"E

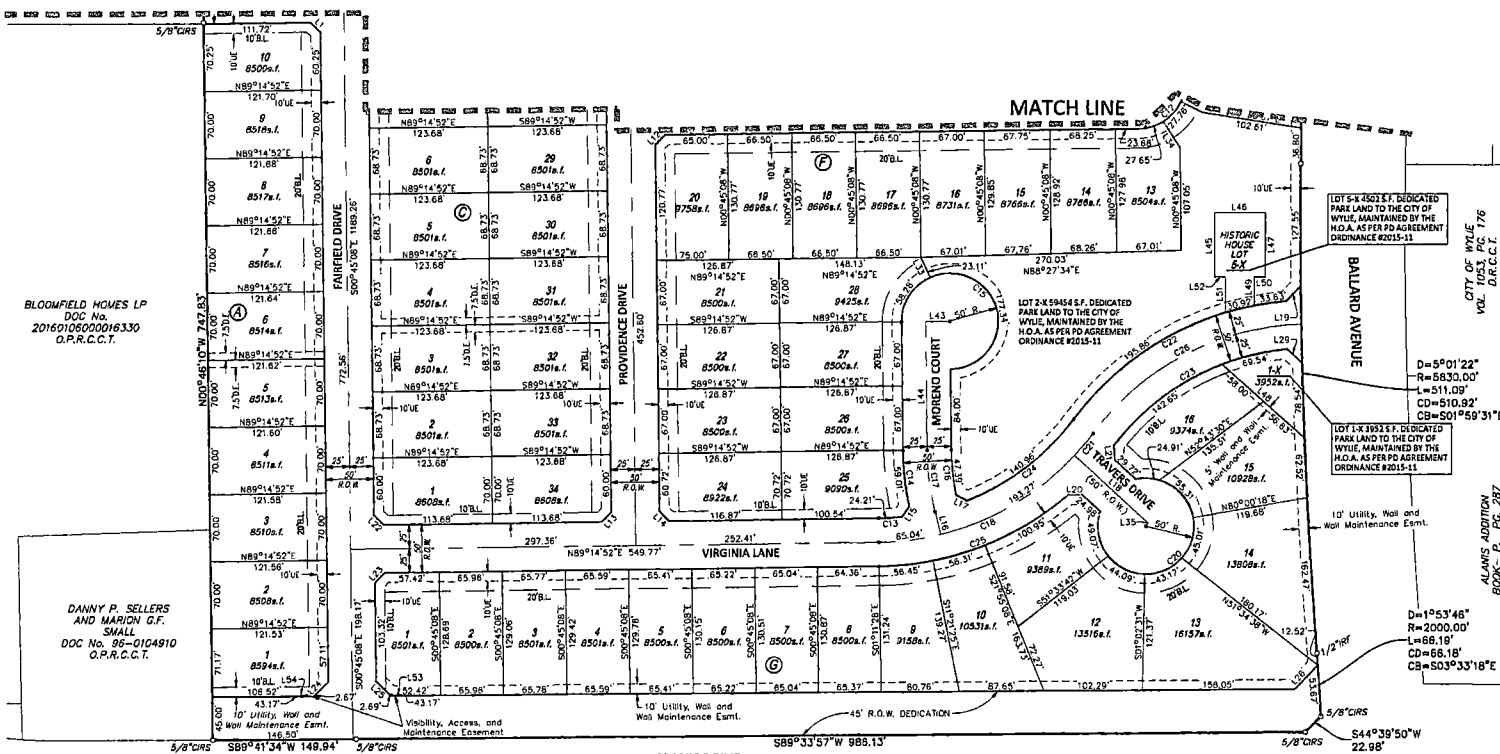
SURVEYOR'S NOTES

- 1) BASIS OF BEARING IS THE BASIS OF BEARING GRID NORTH, STATE PLANE COORDINATES OF THE TEXAS COORDINATE SYSTEM AND IS (COORDS 84) TEXAS NORTH CENTRAL ZONE (4202), NAD 83, USING CITY OF WYLIE GEODETIC CONTROL NETWORK MONUMENTS.
 - 2) ALL CORNERS SET ARE MONUMENTED WITH A 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD P.S." UNLESS OTHERWISE NOTED.
 - 3) ALL CORNERS SHOWN ARE TEXAS STATE PLANE, NAD83 (COORDS), TEXAS NORTH CENTRAL ZONE 4202, NAD83, U.S. SURVEY FEET WITH A COMBINED SCALE FACTOR OF 1.0001477.
- GENERAL NOTES
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 - 3) SELLING A PORTION OF THIS ACCESSION BY NOTES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHDRAWING OF UTILITIES AND BUILDING CERTIFICATES.

VICINITY MAP
N.T.S.

STONE RANCH

MATCH LINE



LEGEND

1/2" IRF	1/2" IRON ROD FOUND
5/8" CIRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD P.S." SET
P.O.B.	POINT OF BEGINNING
VOL., PG.	VOLUME, PAGE
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
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D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	UTILITY EASEMENT
S.F.	STREET NAME CHANGE
Exmt.	SQUARE FOOT
Exmt. #	EASEMENT INSTRUMENT NUMBER
DOC. No.	DOCUMENT NUMBER

EXHIBIT C-2
OF
STONE RANCH
138 RESIDENTIAL LOTS / 5 H.O.A. LOTS
38.113 ACRES
OUT OF THE
E.C. DAVIDSON SURVEY, ABSTRACT NO. 267
IN THE
CITY OF WYLIE, COLLIN COUNTY, TX

OWNERS
BLOOMFIELD HOMES L.P.
1050 E. HIGHWAY 114, SUITE 210, SOUTH LAKE, TEXAS 76092
817-416-1572

ENGINEER/SURVEYOR
Westwood

Phone (817) 475-4842 Fax (817) 475-4842
Toll Free (800) 882-6115
Survey File Number: 10010001110
Richard H. Westwood, Richard H. Westwood & Associates, Inc.

OCTOBER 18, 2016 #0002137

STEWART ADDITION
Instr. # 0081126010004110JOSE AND NANETTE RESEBIZ
VOL. 3378, PG. 427BLAKEY ADDITION NO. 2
INSTR. # 20120530010001220BLAKEY ADDITION NO. 1
INSTR. # 20060427010001650JAMES AND ALICE BLAKEY
VOL. 2390, PG. 66
D.R.C.C.T.



The Farmersville Times • Murphy Monitor • The Princeton Herald • The Sachse News • THE WYLIE NEWS

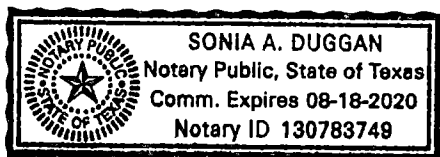
**STATE OF TEXAS
COUNTY OF COLLIN**

Before me, the undersigned authority, on this day personally appeared Chad Engbrook, publisher of C & S Media, dba *The Wylie News*, a newspaper regularly published in Collin County, Texas and having general circulation in Collin County, Texas, who being by me duly sworn, deposed and says that the foregoing attached:

**City of Wylie
Ordinances 2017-02, 2017-03 and 2017-04
was published in said newspaper on the following date(s), to-wit:
January 18, 2017**

Chad Engbrook, Publisher

Subscribed and sworn before me on this, the 25 day of Jan, 2017
to certify which witness my hand and seal of office.



**Notary Public in and for
The State of Texas**

My commission expires 8-18-20

4C January 18-19, 2017

Ordinance
No. 2017-02

An Ordinance of the City of Wylie, Texas, amending the Comprehensive Zoning Ordinance of the City of Wylie, as heretofore amended, so as to change the zoning on the hereinafter described Property, Zoning Case Number 2016-13, from Agricultural-30 (A-30) To Single-Family 10/24 (SF-10/24) to allow for single-family development on 5.23 acres; providing for a penalty for the violation of this ordinance; providing for the repeal of all ordinances in conflict; providing a severability clause; and providing for an effective date.

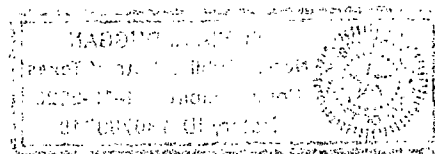
Ordinance
No. 2017-03

An Ordinance of the City of Wylie, Texas, amending the Comprehensive Zoning Ordinance of the City of Wylie, as heretofore amended, so as to change the zoning on the hereinafter described Property, Zoning Case Number 2016-14, Commercial Corridor (CC) and Light Industrial (LI) To Planned Development-Commercial Corridor (PD-CC) creating a single commercial lot on 4.904 acres; providing for a penalty for the violation of this ordinance; providing for the repeal of all ordinances in conflict; providing a severability clause; and providing for an effective date.

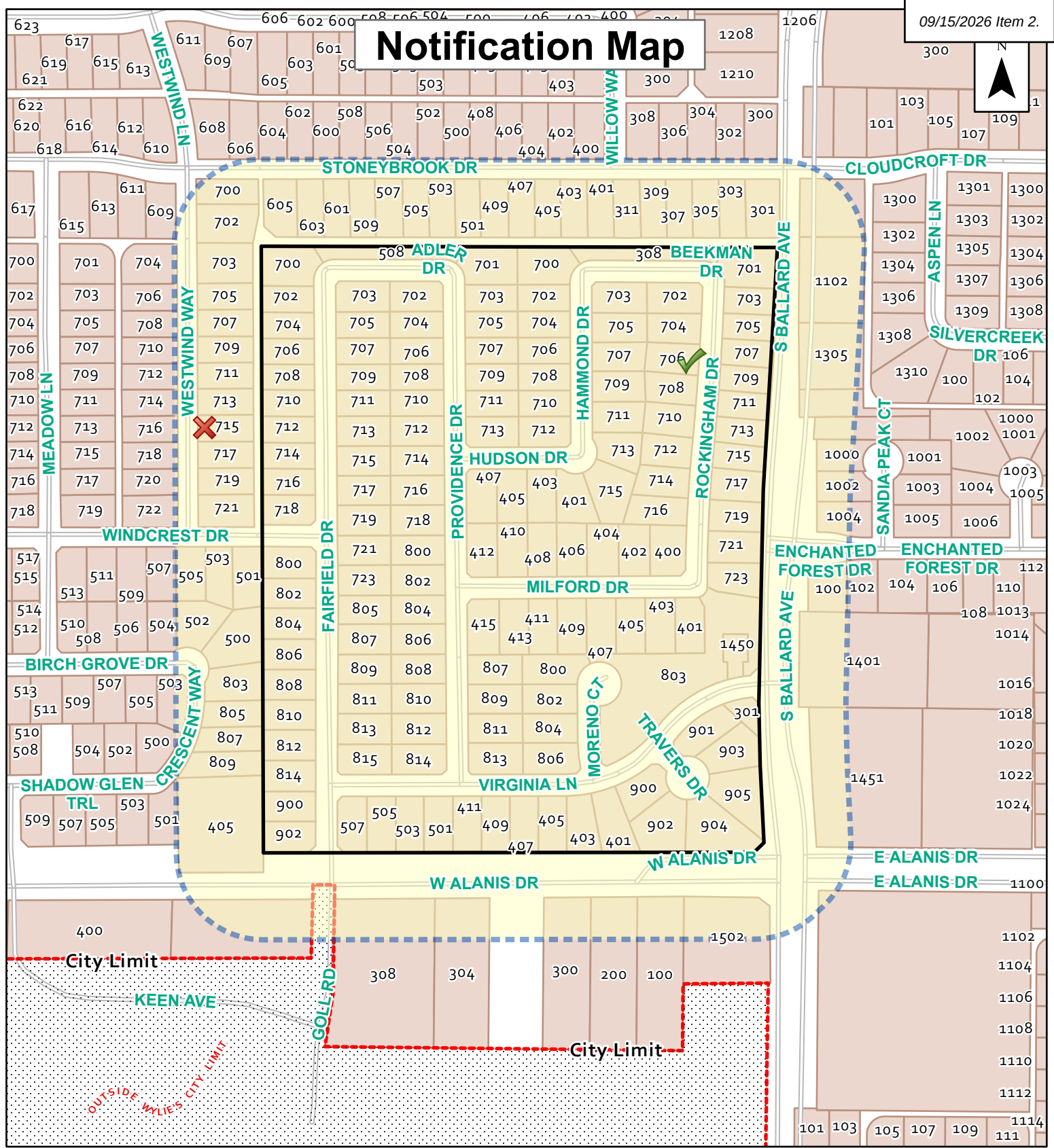
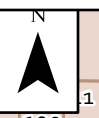
Ordinance
No. 2017-04

An Ordinance of the City of Wylie, Texas, amending the Comprehensive Zoning Ordinance of the City of Wylie, as heretofore amended, so as to change the zoning on the hereinafter described property, Zoning Case Number 2016-16, from Planned Development 2015-11-Single Family District (PD2015-11-SF) To Planned Development 2017-04-Single Family District (PD2017-04-SF) to allow a minimum lot size of 7,200 sf on lots 2-9 Block B, lots 13-16 & 19-22 Block C, lots 2-6 & 9-13 Block D, and lots 2-8 Block F; providing for a penalty for the violation of this ordinance; providing for the repeal of all ordinances in conflict; providing a severability clause; and providing for an effective date

37-1t-106li

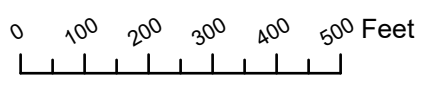


Notification Map



ZONING CASE:
ZC 2026-13 Stonehouse Amendment

 SUBJECT property  200 foot Notification Buffer



Date: 9/2/2026

COMPILED BY: G STAFFORD





Public Comment Form

First Name *

Memory

Middle Name

Dawn

Last Name *

Wilks

Address *

Street Address

715 Westwind Way

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

You have an obligation to maintain that home and I for one will do what I can to hold you accountable. That woman left all her money to the city and as soon at the contract was up you sold the property and are collecting tons of taxes on it! Do your job!!!! It was already supposed to be fixed and you haven't held up your end. How dare you!

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/8/2026



Public Comment Form

First Name *

Michael

Middle Name

Last Name *

Wilks

Address *

Street Address

715 Westwind Way

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

The property was donated to the city and was supposed be maintained.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/8/2026



Public Comment Form

First Name *

Fareedah

Middle Name

M

Last Name *

Abdul-Jabbar

Address *

Street Address

706 Rockingham Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

- ☒ I am FOR the requested zoning as explained on the public notice
☐ I am AGAINST the requested zoning as explained on the public

Comments

ZONING CASE # 2026-13. PLEASE REMOVE ASAP!!!

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

A black electronic signature, appearing to be a stylized 'A' or 'J', is displayed on a light gray rectangular background.

Date of Signature

9/8/2026



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 in zoning from Commercial Corridor - Special Use Permit (CC-SUP) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for vehicle car sales on 4.118 acres located near 2021 N State Highway 78 (**ZC 2026-11**).

Recommendation

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

Discussion

OWNER: AJ ASSETS INC

APPLICANT: Design3 and Associates

The applicant is requesting to amend Special Use Permit 2023-04 to allow for the development of a stand alone dedicated auto sales structure located on Lot 2, Block A of Wylie Auto Addition. The current zoning is Commercial Corridor (CC) and Commercial Corridor - Special Use Permit.

The current development on the subject property contains a minor automobile repair use. The site plan for this development was approved in October 2019. The existing Special Use permit 2023-04 allows for vehicle sales as an accessory use to the existing automobile repair shop on ten parking spaces located near the rear of the structure.

The request replaces the existing SUP with a new proposal to remove the allowance of vehicle sales on Lot 1, Block A of Wylie Auto Addition and have it relocated to Lot 2, a currently undeveloped lot. The applicant is proposing to build a dedicated 3,500 sf auto sales structure on Lot 2.

The development is providing 68 parking spaces with three being required to be ADA accessible. Parking rows are required to be limited to a max of 12 spaces per row.

The development is in compliance with the landscaping requirements by providing at least 20% of landscaped area being 24,845 sf. The landscaping is placed along the parking areas and along the southern and eastern property lines.

The exterior material consists of brick veneer, stone veneer and stucco. Loading services are located along the rear of the building out of view from the public right of way. The development is currently screened from the residential development to the south via a six foot tall masonry wall.

If approved, the zoning exhibit shall serve as the site plan for the vehicle sales development. An amended plat shall be required for the relocation of drainage, utility and access easement prior to a certificate of occupancy being issued.

The properties to the north, east and west of the subject property are zoned commercial. The subject property to the south contains a residential subdivision. The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

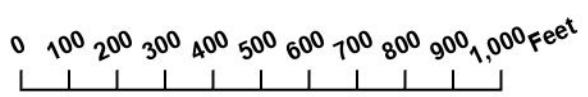
Notices were sent to 33 property owners within 200 feet as required by state law. At the time of posting one response was received in favor and three in opposition of the request.

Locator Map



ZONING CASE:
ZC 2026-11 Mega Discount Tires

 SUBJECT property



Date: 8/27/2026

COMPILED BY: G STAFFORD



BENCHMARKS:

BM1: PK NAIL SET IN CURB,
2.7' WEST OF WEST PROPERTY LINE, APPROX. 125'
SOUTH OF HWY 78. ELEV 531.27

BM2: PK NAIL SET IN CURB, 97' EAST OF EAST
PROPERTY LINE, APPROX. 47' SOUTH OF HWY 78,
ELEV 529.44

CITY OF WYLIE CONTROL MONUMENT CM-1
MONUMENT IS LOCATED ON NORTH SIDE OF STATE
HWY 78 NEAR EAST ENTRANCE DRIVE FOR THE CITY OF
WYLIE MUNICIPAL COMPLEX AT 2000 N STATE HWY
78
FI EV 530 29

CITY OF WYLIE CONTROL MONUMENT CM-2
MONUMENT IS LOCATED ON NORTH SIDE OF STATE
HWY 78 AND WEST OF SOUTH BALLARD ST NEAR SE
CORNER OF BUILDING LOCATED AT 104 S BALLARD ST
ELEV 530.24

DEVELOPMENT SCHEDULE:

CONSTRUCTION WILL BEGIN IMMEDIATELY UPON
PERMIT APPROVAL

ANTICIPATED CONSTRUCTION DURATION IS 1 YEAR

DESIREABLES MET FIGURE 4-7:

- INDIVIDUAL BUILDINGS W/FOOTPRINTS = OR < 10,000 SQUARE FEET
- FRONT FACADE ORIENTED TO THE STREET
- COMBINED ACCESS POINTS WITH ADJACENT TRACTS
- LOCATION OF SERVICE AND LOADING AREAS NOT VISIBLE FROM PUBLIC STREET

TOTAL SITE DATA SUMMARY:

ZONING: COMMERCIAL CORRIDOR (CC)

ADJACENT ZONING: COMMERCIAL CORRIDOR (CC)

EXTERIOR BUILDING MATERIALS: BRICK VENEER, STUCCO

TOTAL LOT AREA: 2.852 ACRES

TOTAL BUILDING SQ FT: 3,500 SQ. FT.

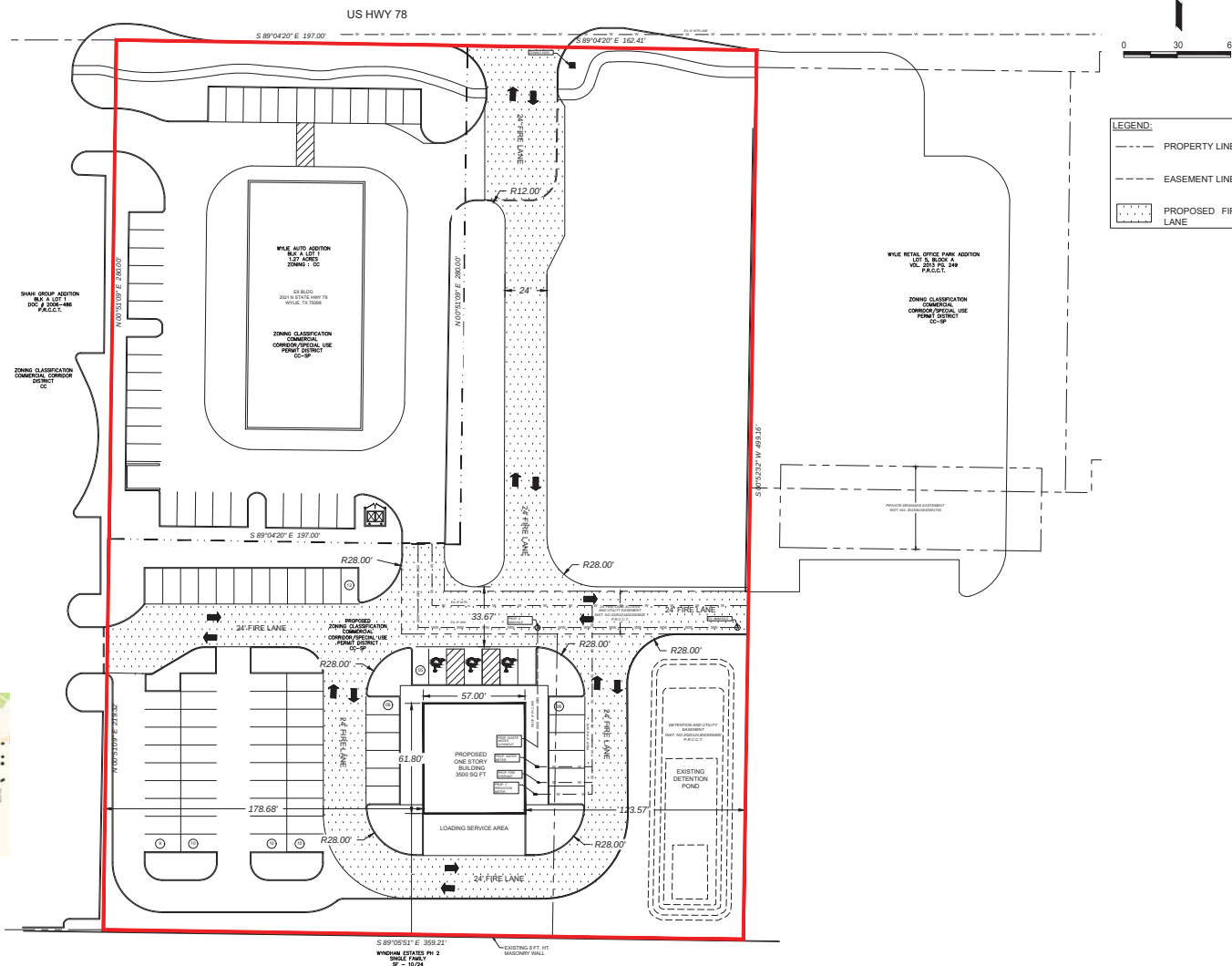
TOTAL PARKING REQ: $3,500/300 = 12$ SPOTS

TOTAL PARKING PROV: 64 SPACES + 3 ADA SPACES
+ 1 EV CHARGING

IRRIGATION PROVIDED ON ADDITIONAL LANDSCAPING



PROJECT LOCATION
N.T.S.



GENERAL SITE AND ADA NOTES:

1. THIS SITE PLAN IS PREPARED FOR PERMITTING PURPOSES. REFER TO FINAL CIVIL CONSTRUCTION DOCUMENTS FOR DETAILED DESIGN AND CONSTRUCTION INFORMATION
2. CONTRACTOR SHALL ADHERE TO TxDOT AND CITY OF WYILE STANDARDS, SPECIFICATIONS, DETAILS AND REQUIREMENTS
3. ALL NEW PAVING, HARDSCAPING AND SIDEWALKS ARE INTENDED TO BE INSTALLED TO MATCH EXISTING GRADE AT THE PERMITSER ADDRESS. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING, TYPICAL.
4. AN ACCESSIBLE PATH FREE OF BARRIERS SHALL CONNECT BUILDING ENTRANCES TO ADA PARKING AND UNLOADING ZONES, INCLUDING CITY SIDEWALKS IF THEY EXIST OR ARE REQUIRED. UNLESS SIDEWALKS SHALL NOT EXCEED 5% RUNNING SLOPE. ADA PARKING SPACES SHALL BE PROVIDED WITH FLARED SIDES PER ADA GUIDELINES.
5. EXTERIOR PLANT WORK THAT IS PART OF AN ACCESSIBLE PATH SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE FOR ADA, AND NOT LESS THAN 0.5% FOR POSITIVE DRAINAGE AWAY FROM BUILDING, TYPICAL.
6. (1) ADA SPACE IS REQUIRED FOR EACH (25 SPACES) OF CUSTOMER & EMPLOYEE PARKING, AND AT LEAST (1 SPACE) SHALL MEET VAN ACCESS STANDARDS WITH AN 8 FT. WIDE MIN. UNLOADING ZONE. ADA PARKING SPACES AND UNLOADING ZONES (INCLUDING SERVICE DRIVE UNLOADING ZONES) MAY NOT EXCEED A 2% SLOPE IN ANY DIRECTION.
7. STRIPED CROSS WALKS SHALL BE PROVIDED WHERE ACCESSIBLE PATHS MUST CROSS A VEHICULAR DRIVER PER ADA GUIDELINES.
8. PROVIDE RAISED CURB SIDEWALK & HARDSCAPING TO HELP AVOID TRIPPING AND PEDESTRIAN TRIP WHEN POSSIBLE. ALTERNATE PROVIDE CONCRETE WHEEL STOPS AT ALL CUSTOMER PARKING, PINNED TO NEW CONCRETE.
9. ADA ENTRANCES/EXITS SHALL BE PROVIDED WITH A LEVEL LANDING CLEAR SPACE ADJACENT TO THE LEVEL SLOPE. THE LEVEL SPACE SHALL BE IN THE DIRECTION THERE SHALL NOT BE A VERTICAL STEP OF GREATER THAN 1/4" ALONG THE ACCESSIBLE PATH, ENTRANCES AND EXITS EXCEPT - ON A 1/2" MAX VERTICAL RISE IS PERMITTED WITH A PROVIDED 1 TO 2 SLOPED TRANSITION, IE: DOOR THRESHOLD.
10. IF CITY SIDEWALKS ARE EXISTING OR REQUIRED, THEN AN ACCESSIBLE PATH SHALL CONNECT TO STREET SIDEWALKS W/ RUNNING SLOPE NOT TO EXCEED 5% AND CROSS SLOPES NOT TO EXCEED 2%.
11. RUNNING SLOPES ALONG AN ACCESSIBLE PATH THAT MUST EXCEED ARE CONSIDERED AN ADA RAMP WITH MAXIMUM SLOPES NOT TO EXCEED 8.3% OR 1:12 W/ MAX 2% CROSS SLOPES AND ADA HANDRAILS ON BOTH SIDES. RAMP RUNS MUST BE AT LEAST 5' LONG WITHOUT AN INTERMEDIATE 5% SLOPE LANDING.

ENGINEER OF RECORD:
ESTEBAN A. RAMIREZ, PE
TEXAS PE No. 160214
P.O. BOX 80432
DUNCANVILLE, TX 75138
P: 214.517.0380
E: ramirezea313@gmail.com

OWNER INFORMATION:
JU WAITER MUHAMMAD
MEGA DISCOUNT TIRE AND
AUTO REPAIR, LLC
2021 N HWY 78
WYLIE, TX 75098

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

WYLIE AUTO SHOP

ZONING EXHIBIT AND
SITE PLAN

AUTO 1ST

2021 N STATE HWY 78

WYLIE, TX 75098

REVIEW BY:	DRAWN BY:	DATE	SHEET
B.S.	E.R.	9/9/26	SITE

ISSUED FOR REZONING PURPOSES ONLY.
NOT RELEASED FOR CONSTRUCTION OR BIDDING.
FINAL CONSTRUCTION DOCUMENTS SHALL BE ISSUED SEPARATELY.



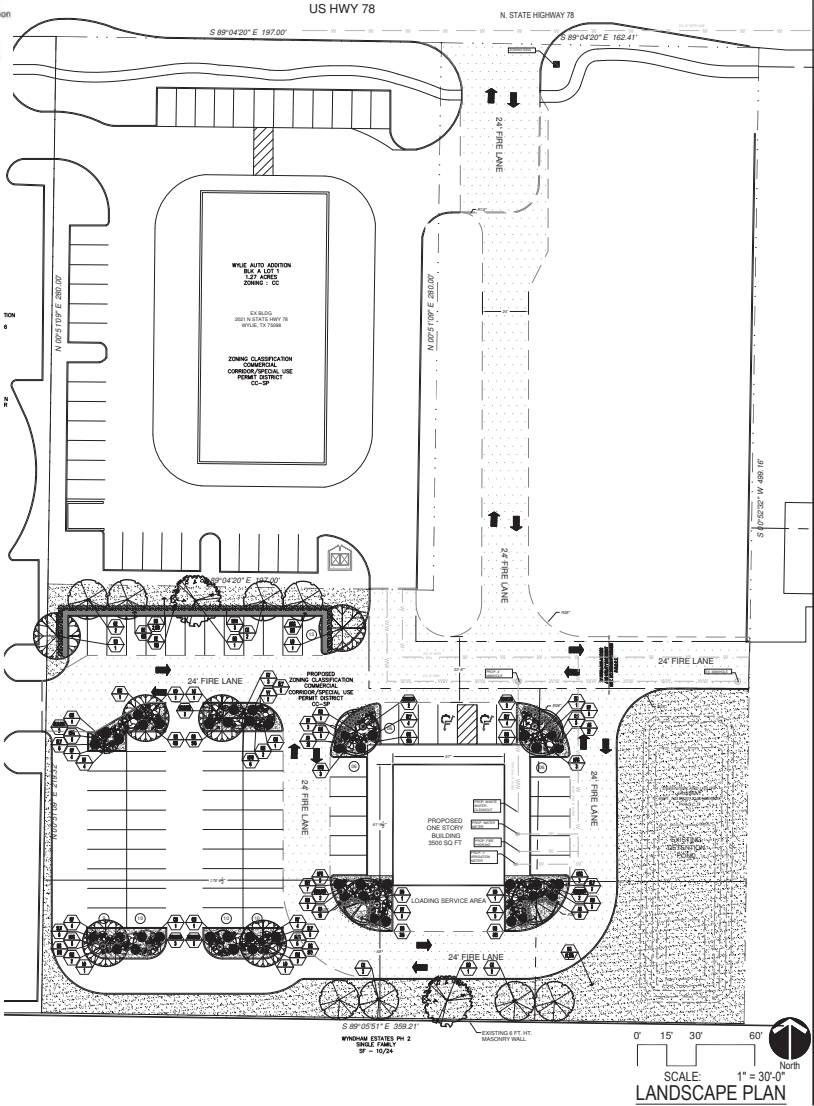
PLANT SCHEDULE					
ABB	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
Shade Trees					
BO	Quercus macrocarpa	Bur Oak	2 EA.	#65, 3" cal. Min., 12" Ht. min., 8' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
CE	Ulmus crassifolia	Cedar Elm	8 EA.	#65, 3" cal. Min., 12" Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
LO	Quercus virginiana	Live Oak	4 EA.	#65, 3" cal. Min., 12" Ht. min., 5' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
RO	Quercus shumardii	Shumard's Red Os	4 EA.	#65, 3" cal. Min., 12" Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
Ornamental Trees					
CM	Lagerstroemia indica 'Watermelon Red'	Crape myrtle - Watermelon Red	4 EA.	#45, 10" Ht. Min., 6' spread Min.	Container, 3 to 5 canes, 1" cal. Cane min., Well Branched
Shrubs					
NPH	Ilex cornuta 'Needlepoint'	Needlepoint Holly	63 EA.	#5, 24" min. Ht., 18" min spread	Container, Well branched full to ground, Plant 36" on center
RY	Hesperaloe parviflora	Red Yucca	31 EA.	#5, 24" min. Ht., 18" min spread	Container, Well branched, Plant 60" on center
SLY	Yucca recurvifolia	Softleaf Yucca	46 EA.	#5, 24" min. Ht., 18" min spread	Container, Well branched, Plant 60" on center
VY	Yucca filamentosa 'Color Guard'	Color Guard Yucca	16 EA.	#5, 24" min. Ht., 18" min spread	Container, Well branched, Plant 36" on center
Perennials					
AS	Salvia greggii	Autumn Sage	82 EA.	#1, 12" min. Ht., 12" min spread	Container, Well branched, Plant 24" on center
RM	Rosmarinus officinalis	Upright Rosemary	19 EA.	#3, 24" min. Ht., 18" min spread	Container, Well branched, Plant 48" on center
Ornamental Grasses					
HFG	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	34 EA.	#1, 12" min. Ht., 12" min spread	Container, Well branched, Plant 24" on center
Lawn Grasses					
BG	Cynodon dactylon	Bermuda Grass	19,465 Sq. Ft.	Solid Sod	Staggered tight joints, sand filled and rolled
Misc					
AGG	Native Gravel		355 Sq. Ft.	5/8" - 1-1/2" diameter, 4" deep	Install per detail, Color selected by Landscape Architect
BOULDER	Texas Moss Boulder		20 EA.	18 ea @ 3' x 5' x 3"; 2 ea @ 4' x 3' x 2"; and 2 ea @ 3' x 2' x 2'	Install per detail, Color selected by Landscape Architect
DG	Decomposed Granite		4,815 Sq. Ft.	4" deep	Install per detail
SE	Steel Edging Reversion		375 Ln. Ft.	1/4" x 6"	Install per detail, 1" above adjacent grade. Install with metal stakes

PLANTING NOTES:

1. Submit a construction schedule of work to be approved by Landscape Architect and Owner. Failure to submit schedule may result in Landscape Architect stopping construction until submitted. No extensions of time will be considered for failure to promptly submit schedule.
2. Notify Landscape Architect 48 hours in advance of commencement of work to coordinate project inspection schedules.
3. Locate existing underground utilities and obstructions prior to commencing work. Repair damage to utilities resulting from the installation of the work at no additional cost to Owner.
4. Notify Landscape Architect immediately upon encountering any unknown obstructions, grade differences or conditions not indicated on drawings. Make necessary revisions as required to conform to plans and specifications due to failure to give such notification.
5. Coordinate with other trades and subcontractors as required to accomplish the planting operation.
6. Plant material shall be tagged or approved at site by Landscape Architect prior to installation. Install plant material free of pest and diseases. Guarantee plant material for a period of 365 calendar days from date of issuance of final acceptance by Landscape Architect.
7. Layout proposed planting beds and receive Landscape Architect's approval prior to installation. Notify Landscape Architect of layout conflicts. Failure to notify Landscape Architect will result in Contractor's liability to relocate materials at no additional expense to Owner.
8. Excavate bed areas to a depth of 4 inches, backfill with 4 inches of Acid Gro Complete mix as manufactured by Soil Building Systems and rototill to a depth of 12 inches producing a homogeneous mixture.
9. Final locations of plant material shall be subject to approval by Landscape Architect. Install groundcover 12 inches from the edge of shrubs and tree root balls and 4 inches from edge of paving, walls and other structures.
10. Backfill tree and shrub pits with one part compost as manufactured by Soil Building Systems and two parts existing soil.
11. Stake tree locations and acquire written approval from Landscape Architect prior to installation of irrigation system. Do not locate tree(s) within 10 feet of any irrigation rotary spray head. Install tree(s) in areas covered by irrigation system. Provide supplemental watering as required until final acceptance by Landscape Architect. Locate tree(s) 4 feet minimum from walls, headers, property lines and other trees within project. Notify Landscape Architect of location conflicts for resolution. Failure to notify Landscape Architect will result in Contractor's liability to relocate trees at no additional expense to Owner.
12. Stake tree(s) immediately upon installation and within same day as planted.
13. Mulch planting beds and tree pits with shredded hardwood mulch.
14. All landscape areas to be watered by an automatic landscape irrigation system.

Landscape Maintenance

1. All landscaped areas must be kept in a healthy and growing condition. All seasonal plantings must be replaced at the appropriate time as indicated in the landscape plan. Any plant materials that die during a time of year when it is not feasible to replant, shall be replaced as soon as possible.
2. Landscape maintenance includes, but is not limited to, the following:
 - a. Prompt removal of all litter, trash, refuse and waste;
 - b. Lawn mowing on a periodic basis during the growing season;
 - c. Shrub pruning according to accepted practices of landscape professionals to maintain plants in a healthy condition;
 - d. Tree pruning according to latest edition of the Tree-Pruning Guidelines published by the International Society of Arboriculture;
 - e. Watering of landscaped areas on a regular basis to maintain good plant health;
 - f. Keeping landscape lighting in working order;
 - g. Keeping lawn and garden areas alive, free of weeds, and attractive; cleaning of shrubs, waterways and landscaped areas lying between public right-of-way lines and the property unless the streets, waterways or landscaped areas are expressly designated to be maintained by applicable governmental authority.



Landscape Design Requirements			
Element	Base Standard	Required	Provided
	(all development must comply fully with all listed below)		
Landscaping in Required Yards	1. 20% of Site (124,221.8 Sq. Ft.)	24,844.3 Sq. Ft.	24,945 Sq. Ft.
	2. Landscaping is required in the front yard	N/A	N/A
	3. Landscaping is required in side and rear yards adjacent to, or across the street from residential.	YES	YES
Landscaping of Parking Lots	1. Site plans requiring more than 12 spaces required to have 50 sq. ft. of landscaping per space. (10 Parking Spaces)	3,500 Sq. Ft.	4,810 Sq. Ft.
	2. No parking space further than 60' from landscaped area on site.	YES	YES
	3. Parking rows 12 spaces or longer shall have landscaped islands at end.	YES	YES
Visual Screening	4. All parking rows shall have landscaped areas at least every 12 spaces	YES	YES
	1. Required screening in strip at least 6' wide, plants 3' in height when planted	N/A	N/A
	2. One Flowering Tree per 20 Ln. Ft. of Screening	N/A	N/A
Landscaping of Street Frontages	1. At least 50% of required front yard developed as landscaped buffer	N/A	N/A
	2. Landscape Buffer Width	N/A	N/A
	3. Trees required in buffer, in groves or belts on a 30' - 40' spacing	N/A	N/A
Landscaping of Street Frontage	4. Required trees at least 3" in caliper	N/A	N/A
	5. At least 4' meandering concrete walkway on perimeter when adjacent to thoroughfares	N/A	N/A

Desirable			
Element	(Each development must select 4 of the 8 desirables listed below)	Required	Provided
Landscaping in Required Yards	1. Landscaping that exceeds the minimum by 10%.	1,243 Sq. Ft.	9,937 Sq. Ft.
	2. Landscaping in side and rear yard not otherwise required	N/A	14,455 Sq. Ft.
	1. Landscaping 10% or more in excess of 50 sq. ft./space	370 Sq. Ft.	1,790 Sq. Ft.
Landscaping of Parking Lots	2. Parking lots with no space further than 40 feet from a landscaped area	N/A	N/A
	3. Landscaped pedestrian connection to main entrance	YES	YES
Landscaping of Street Frontage	1. Use of rock walls or other natural landscape features	N/A	N/A
	2. Increase in minimum width of landscape buffer by 20%	N/A	N/A
	3. Provision of special benches, pedestrian lighting other streetscape elements	N/A	N/A

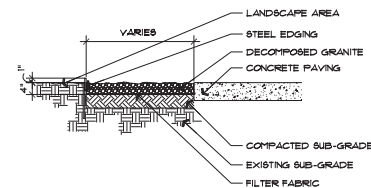
PROJECT NAME: **WYLIE DISCOUNT AUTO**
PROJECT NUMBER: **28-008**
REVISIONS:
CITY COMMENTS 7/2/26
REVISED BASE PLAN 8/12/26

WYLIE DISCOUNT AUTO
2021 N. STATE HWY 78
WYLIE, TEXAS


07/06/2026
PROJECT NAME:
WYLIE DISCOUNT AUTO
2021 N. STATE HWY 78
WYLIE, TEXAS

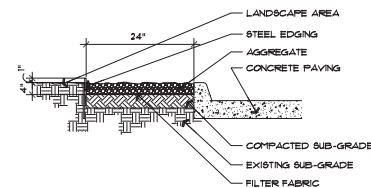
RICKY D. PETTY
LANDSCAPE ARCHITECT
7730 ALTO CARO DRIVE
DALLAS, TEXAS 75248
PHONE: (214) 648-6389
e-mail: rdp@rdpetty.com

TITLE: **LANDSCAPE**
DATE: **JULY 06, 2028**
SCALE: **1" = 30'-0"**
SHEET: **L-1**



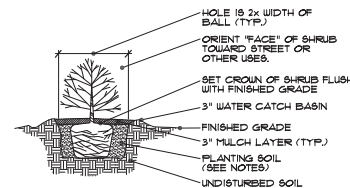
4 DECOMPOSED GRANITE

SCALE: NONE



3 AGGREGATE AT BACK OF CURB

SCALE: NONE



2 SHRUB PLANTING

SCALE: NONE

ROOT ANCHOR ITEM	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 Gallon or 17" root ball	12" - 18" Minimum Depth	3 - V8B Anchors
30-BG	20 / 30 Gallon or 22" root ball	18" - 24" Minimum Depth	3 - V8B Anchors
45/65-BG	45 / 65 Gallon or 27-30" root ball	24" - 30" Minimum Depth	3 - V8B Anchors
100-BG	95 / 100 Gallon or 36" root ball	30" - 36" Minimum Depth	3 - V8B Anchors
150-BG	150 Gallon or 42" root ball	40" Minimum Depth	3 - V8B Anchors
200-BG	200 Gallon or 48" root ball	40" Minimum Depth	3 - V8B Anchors
300-BG	300 Gallon or 58" root ball	40" Minimum Depth	3 - V8B Anchors
CUSTOM-BG	Root Balls larger than 60"	TBD	

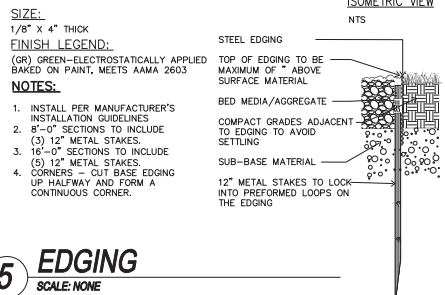
CHECK PERCOLATION RATE. INSTALL TREE SUMP IF UNACCEPTABLE FOR GUARANTEE.
WRAP RED OAK, LIVE OAK & CADDIS MAPLE TREE TRUNKS W/ BURLAP, STARTING AT BASE OF TRUNK EXTENDING UP TO BOTTOM BRANCHING.

ROOT ANCHOR INSTALLATION:

- STEP 1:
- SET TREE IN PLANTING PIT
 - PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
 - CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE
 - ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET
- STEP 2:
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL
 - SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE
- STEP 3:
- REMOVE DRIVE ROD
 - REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS
 - PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR OR 6" OR 1" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
 - PLACE 'S' HOOK OVER THE END OF THE U-BRACKET
 - PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RING BITE INTO TOP OF ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF ROOT BALL
 - TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY

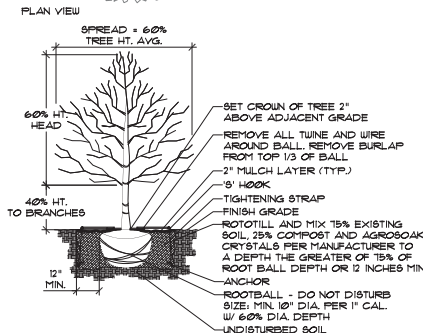
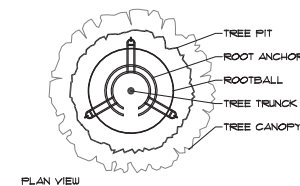
1 TREE PLANTING

SCALE: NONE



5 EDGING

SCALE: NONE



TREE PLANTING DETAIL

(2 1/2" CAL. OR LARGER)

- SIZE:
1/8" X 4" THICK
- FINISH LEGEND:
(GR) GREEN-ELECTROSTATICALLY APPLIED BAKED ON PAINT, MEETS AAMA 2603
- NOTES:
1. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES
 2. 8"-0" SECTIONS TO INCLUDE (3) 12" METAL STAKES.
 3. 16"-0" SECTIONS TO INCLUDE (5) 12" METAL STAKES.
 4. CORNERS - CUT BASE EDGING UP HALF WAY AND FORM A CONTINUOUS CORNER.

- STEEL EDGING
- TOP OF EDGING TO BE MAXIMUM 0" ABOVE SURFACE MATERIAL.
- BED MEDIA/AGGREGATE
- COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING
- SUB-BASE MATERIAL
- 12" METAL STAKES TO LOOK INTO PREFORMED LOOPS ON THE EDGING



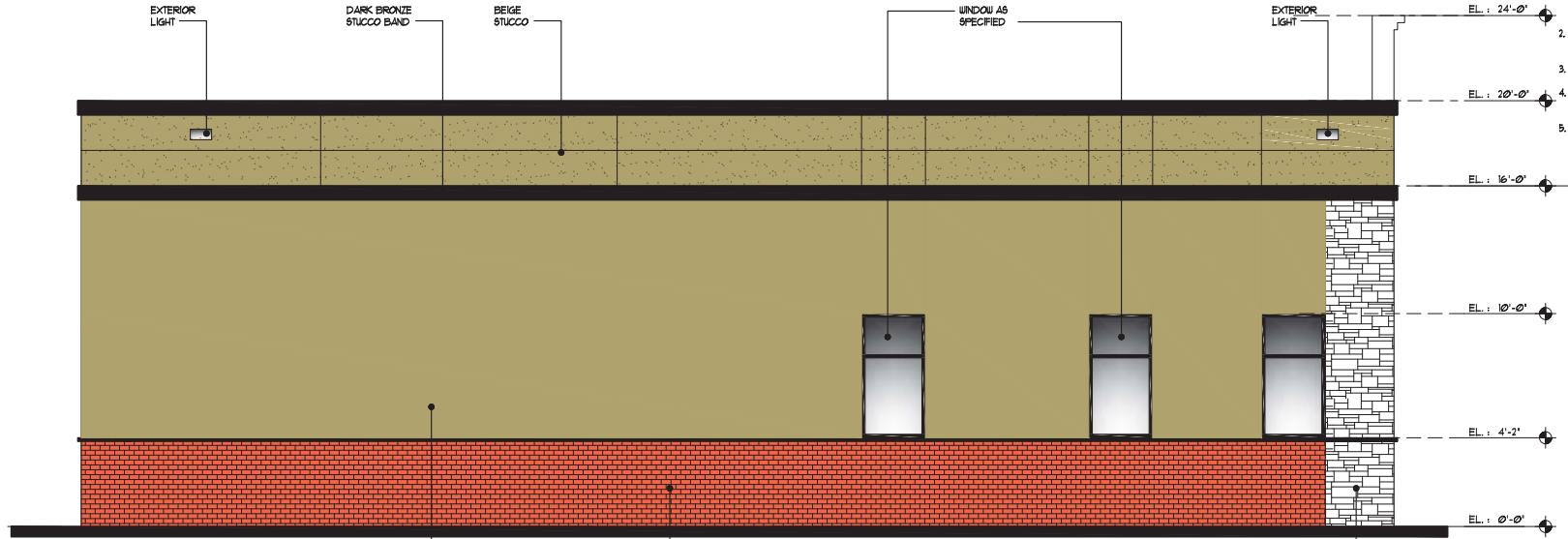
POST OFFICE BOX 380432
DUNCANVILLE, TEXAS 75138
phone: 214-245-8024
e-mail: d3architecture@yahoo.com

FACADE PLAN NOTES:

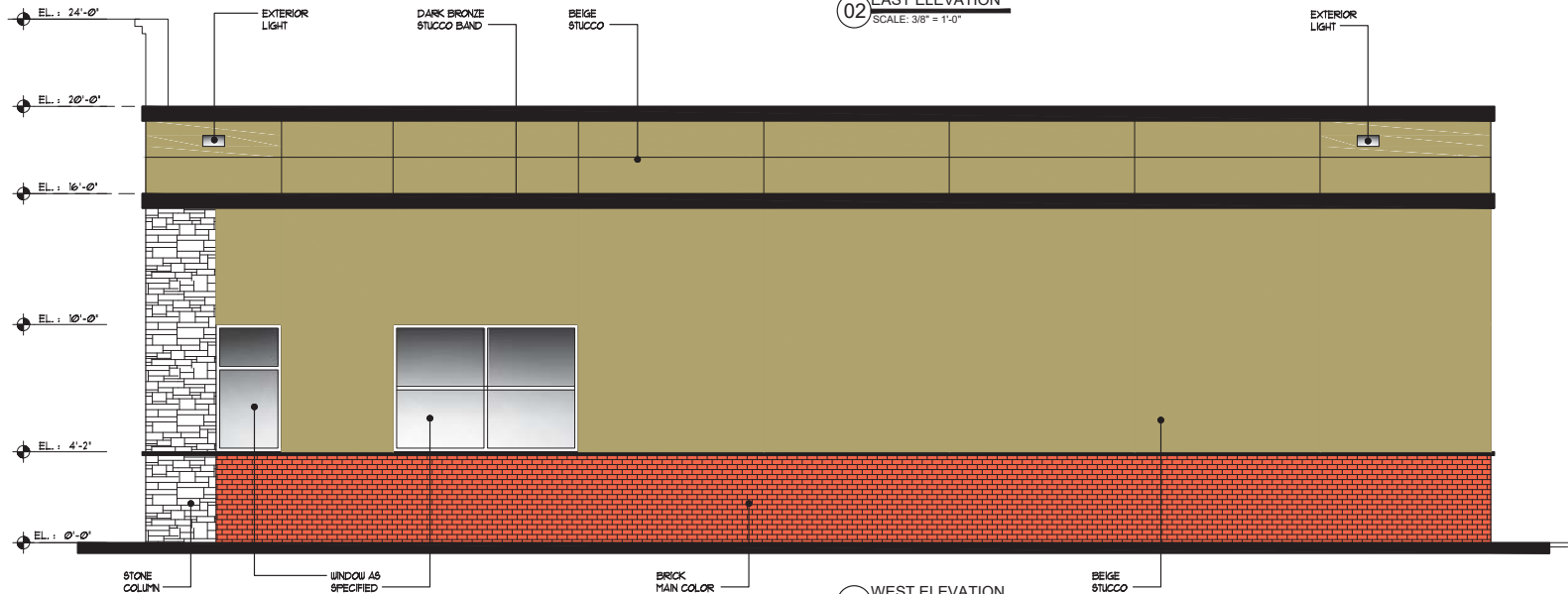
1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
3. WHEN PERMITTED EXPOSED UTILITY BOXES SHALL BE PAINTED TO MATCH THE BUILDING. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
4. ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE STATED BY THE CHIEF BUILDING OFFICIAL.

EAST FACADE	
MATERIAL	PERCENTAGE (%)
BRICK VENEER	19.21%
ALUMINUM WINDOWS	4.33%
STONE VENEER	4.03%
STUCCO CORNICE	1.06%
STUCCO BAND	4.26%
STUCCO	67.05%
TOTAL:	100.0%

WEST FACADE	
MATERIAL	PERCENTAGE (%)
BRICK VENEER	19.21%
ALUMINUM WINDOWS	9.53%
STONE VENEER	4.03%
STUCCO CORNICE	1.06%
STUCCO BAND	4.26%
STUCCO	65.85%
TOTAL:	100.0%



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



01 WEST ELEVATION
SCALE: 3/8" = 1'-0"

PROPOSED PLANS FOR
MEGA DISCOUNT TIRES
AUTO REPAIR PHASE 2
2021 STATE HWY 78
WYLIE, TEXAS 75098

REVISION

ISSUE DATE
JULY 06 2026
PROJECT NUMBER
2025.0728.006
SHEET TITLE

ELEVATIONS

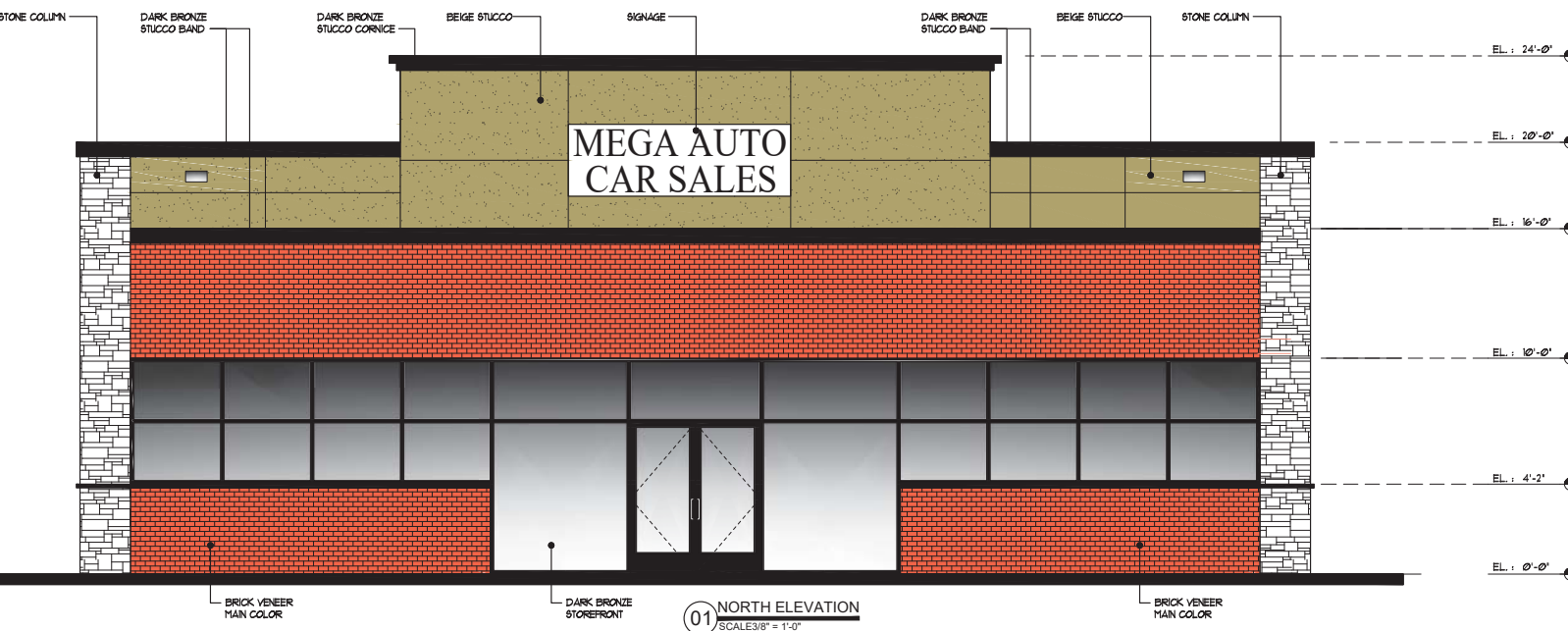
SHEET OF X
AE-02

PROPOSED PLANS FOR
MEGA DISCOUNT TIRES
AUTO REPAIR PHASE 2
2021 STATE HWY 78
WYLLIE, TEXAS 75098

1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
3. WHEN PERMITTED EXPOSED UTILITY BOXES SHALL BE PAINTED TO MATCH THE BUILDING.
4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
5. ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE STATED BY THE CHIEF BUILDING OFFICIAL.

NORTH FACADE	
MATERIAL	PERCENTAGE (%)
BRICK VENEER	33.08%
ALUMINUM STOREFRONT	30.12%
STONE VENEER	7.17%
STUCCO CORNICE	3.03%
STUCCO BAND	3.30%
STUCCO	22.64%
TOTAL:	100.00%

SOUTH FACADE	
MATERIAL	PERCENTAGE (%)
BRICK VENEER	7.47%
METAL DOOR	1.87%
STUCCO	51.11%
STUCCO CORNICE	5.71%
STUCCO BAND	0.89%
METAL OVERHEAD DOORS	32.95%
TOTAL:	100.00%



ISSUE DATE	JULY 06 2026
PROJECT NUMBER	2025.0728.006
SHEET TITLE	

ELEVATIONS

SHEET OF X
AE-02

EXHIBIT "C"
MEGA DISCOUNT AUTO
CONDITIONS FOR SPECIAL USE PERMIT

I. PURPOSE

1. The purpose of this Special Use Permit is to allow for an automobile repair use (minor) with vehicle display and sales within the Commercial Corridor District.

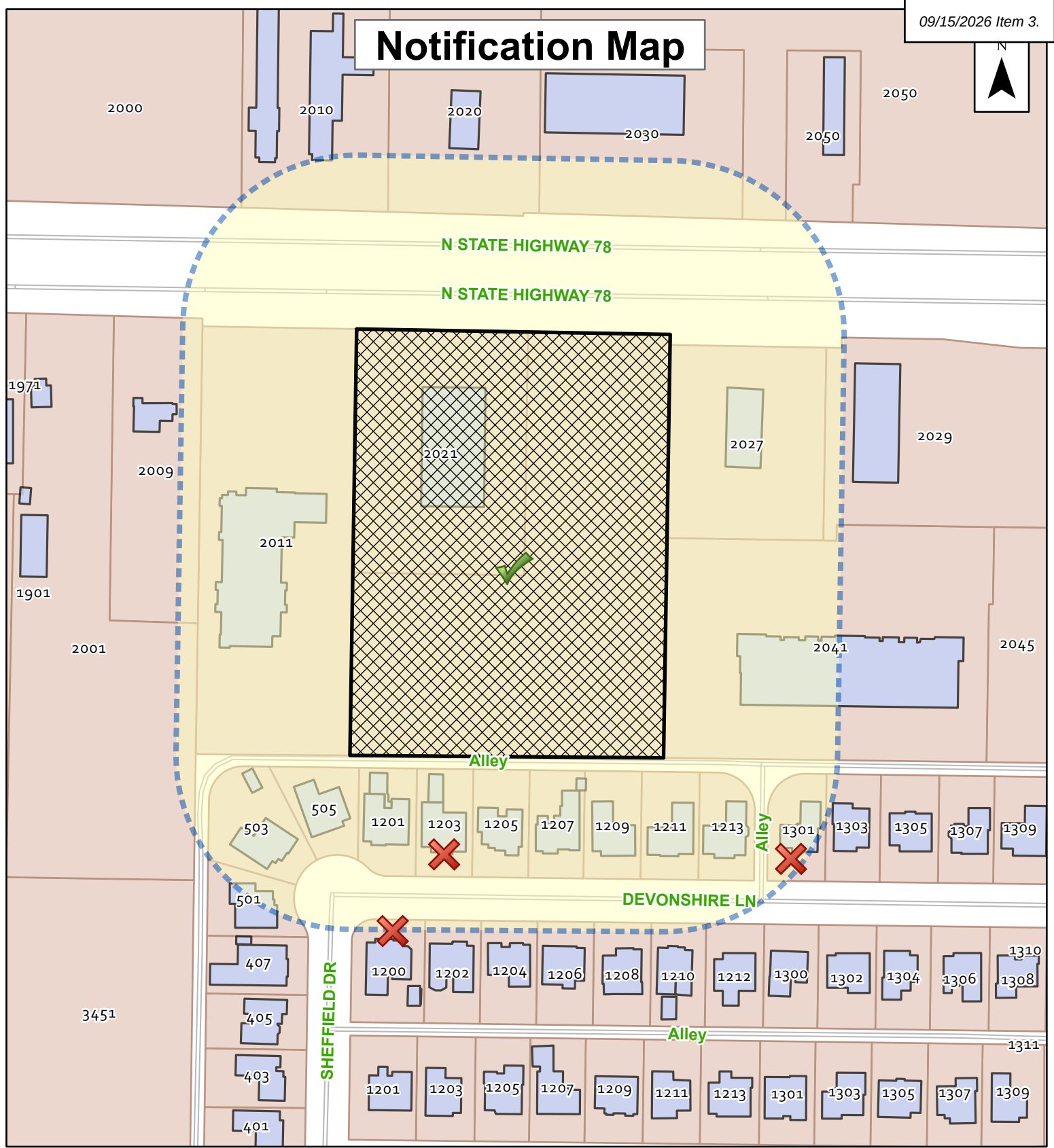
II. GENERAL CONDITIONS

1. The site shall be developed and uses allowed shall be in accordance with Commercial Corridor (CC) design standards, as provided in Article 4 and 5 of the City of Wylie Zoning Ordinance as adopted July 2026, except as specifically provided herein.
2. This Special Use Permit shall not affect any regulations of the Commercial Corridor District (CC) set forth in Articles 4 and 5 of the Comprehensive Zoning Ordinance (adopted as of July 2026), except as specifically provided herein.
3. The design and development of the Mega Discount Auto shall be in accordance with Section III below and the Zoning Exhibit (Exhibit "B").

III. SPECIAL CONDITIONS

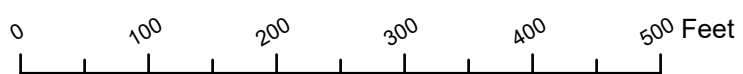
1. This Special Use Permit shall replace Special Use Permit Ordinance No. 2023-04 and shall rescind all vehicle sale allowances on Lot 1, Block A of Wylie Auto Addition.
2. This Special Use Permit shall allow for an automobile repair (minor) use within the Commercial Corridor District on both Lot 1 and Lot 2, Block A of Wylie Auto Addition as generally shown on the Zoning Exhibit (Exhibit B).
3. This Special Use Permit shall allow for a vehicle display and sale use within the Commercial Corridor District only on Lot 2, Block A of Wylie Auto Addition as generally shown on the Zoning Exhibit (Exhibit B).
4. The Zoning Exhibit (Exhibit B) shall serve as the Site Plan for the development. Approval of the SUP shall act as site plan approval.

Notification Map



ZONING CASE:
ZC 2026-11 Mega Discount Tires

 SUBJECT property  200 foot Notification Buffer



Date: 8/27/2026
COMPILED BY: G STAFFORD





Public Comment Form

First Name *

Gary

Middle Name

W

Last Name *

Smith

Address *

Street Address

1200 Devonshire Ln

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-11 2021,2023&2025 N St. Hwy 78

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

This area was bomarded with an unwanted car lot in the train yard, we really don't want another car lot on the south side of Hwy 78.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

A digital representation of a handwritten signature in black ink on a light gray background. The signature appears to read 'Gary Smith'.

Date of Signature

9/8/2026



Public Comment Form

First Name *

Dalip

Middle Name

Last Name *

Kavazi

Address *

Street Address

1203 Devonshire In

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-11 2021,2023&2025 N St. Hwy 78

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I am opposed to the proposed special zoning because the property is only about 200 feet from my home. I am concerned that the proposed zoning could negatively affect the safety, privacy, quiet enjoyment, and overall character of my neighborhood.

Because of the close proximity to my home, I believe the potential increase in traffic, noise, lighting, activity, and other impacts should be carefully considered before any zoning change is approved. A change of this type could have a direct and significant effect on nearby residents and our quality of life.

I respectfully ask the zoning authorities to consider the concerns of the residents who live immediately adjacent to and near this property. Given that my home is approximately 200 feet away, I believe additional protections, restrictions, or an alternative location should be considered rather than approving the proposed special zoning as requested.

For these reasons, I respectfully oppose the proposed special zoning and ask that my conce

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/8/2026



Public Comment Form

First Name *

Valbona

Middle Name

Last Name *

Kavazi

Address *

Street Address

1203 Devonshire In

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-11 2021,2023&2025 N St. Hwy 78

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I am opposed to the proposed special zoning because the property is only about 200 feet from my home. I am concerned that the proposed zoning could negatively affect the safety, privacy, quiet enjoyment, and overall character of my neighborhood.

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I respectfully ask the zoning authorities to consider the concerns of the residents who live immediately adjacent to and near this property. Given that my home is approximately 200 feet away, I believe additional protections, restrictions, or an alternative location should be considered rather than approving the proposed special zoning as requested.

For these reasons, I respectfully oppose the proposed special zoning and ask that my conce

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/8/2026



Public Comment Form

First Name *

Mohideen

Middle Name

F

Last Name *

Buharie

Address *

Street Address

1301 Devonshire Ln

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-11 2021,2023&2025 N St. Hwy 78

Response *

- ☒ I am FOR the requested zoning as explained on the public notice
- ☐ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Mohideen Faisal Buharie

Date of Signature

9/8/2026



Public Comment Form

First Name *

Juwaitar

Middle Name

Last Name *

Muhammad

Address *

Street Address

2507 Elaine Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-11 2021,2023&2025 N St. Hwy 78

Response *

- ☒ I am FOR the requested zoning as explained on the public notice
☐ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

A black electronic signature, appearing to be a stylized 'R' or 'B', on a light gray rectangular background.

Date of Signature

9/9/2026



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 Planned Development - Commercial Corridor District (PD-CC) to Planned Development - Commercial Corridor (PD-CC) to allow for an additional drive-through restaurant and a health club on 10.485 acres generally located on the southeast corner of State Highway 78 and Kreymer Lane (**ZC 2026-12**).

Recommendation

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

Discussion

OWNER: SCSD-FINNERLL, LTD

APPLICANT: Claymoore Engineering

The applicant is requesting to amend the Kreymer Retail Planned Development 2023-18 on 10.485 acres located on the southeast corner of State Highway 78 and Kreymer Lane to allow for an additional drive-through and a revised zoning exhibit with a health club user on lots 7-8.

The Kreymer Retail Planned Development 2023-18 was approved by the City Council in April 2023 and allowed for the development of three drive-thru service restaurants on Lots 1, 2 and 4. This proposal contains a revised zoning exhibit with an additional drive-through on Lot 3. All other requirements from the current PD remain in place.

If the zoning change is approved, the proposed uses shall be required to submit site plan and plat applications for separate review and approval. However, the development provides fire lanes and fire hydrants throughout the site and is in compliance with fire code requirements.

The properties adjacent to the subject property are zoned commercial to the north, west and east and Agricultural 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 27 property owners within 200 feet as required by state law. At the time of posting no responses were returned in favor or in opposition of the request.

Locator Map



ZONING CASE:
ZC 2026-12 Kreymer Retail

 SUBJECT property

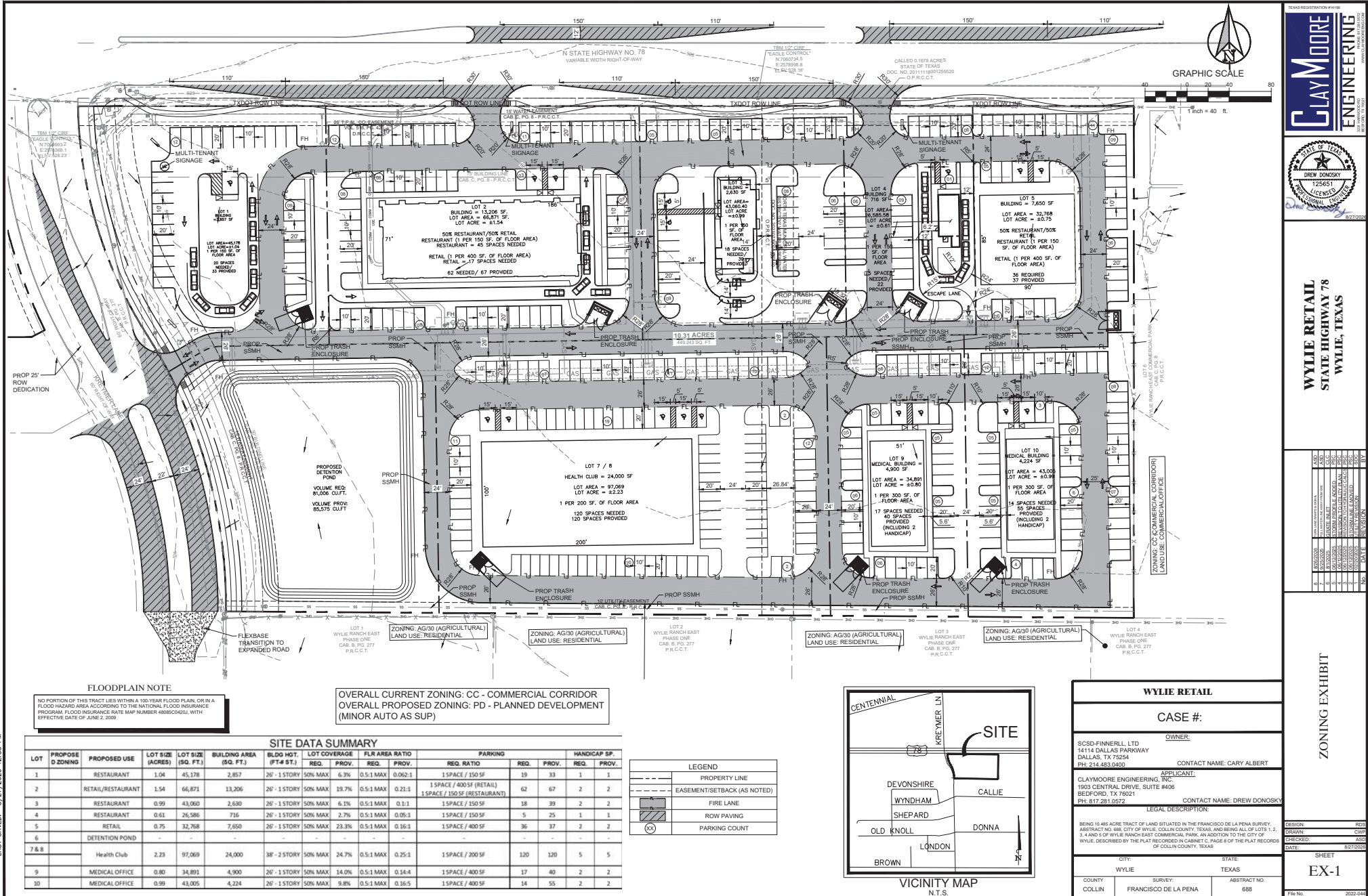
0 100 200 300 400 500 600 700 800 900 1,000 Feet



Date: 8/31/2026

COMPILED BY: G STAFFORD





Kreymer Retail

EXHIBIT "C"

CONDITIONS FOR PLANNED DEVELOPMENT
PD 2026-XX

I. PURPOSE:

The purpose of this Planned Development is to create a commercial environment with a focus on commerce, dining and office uses.

II. GENERAL CONDITIONS:

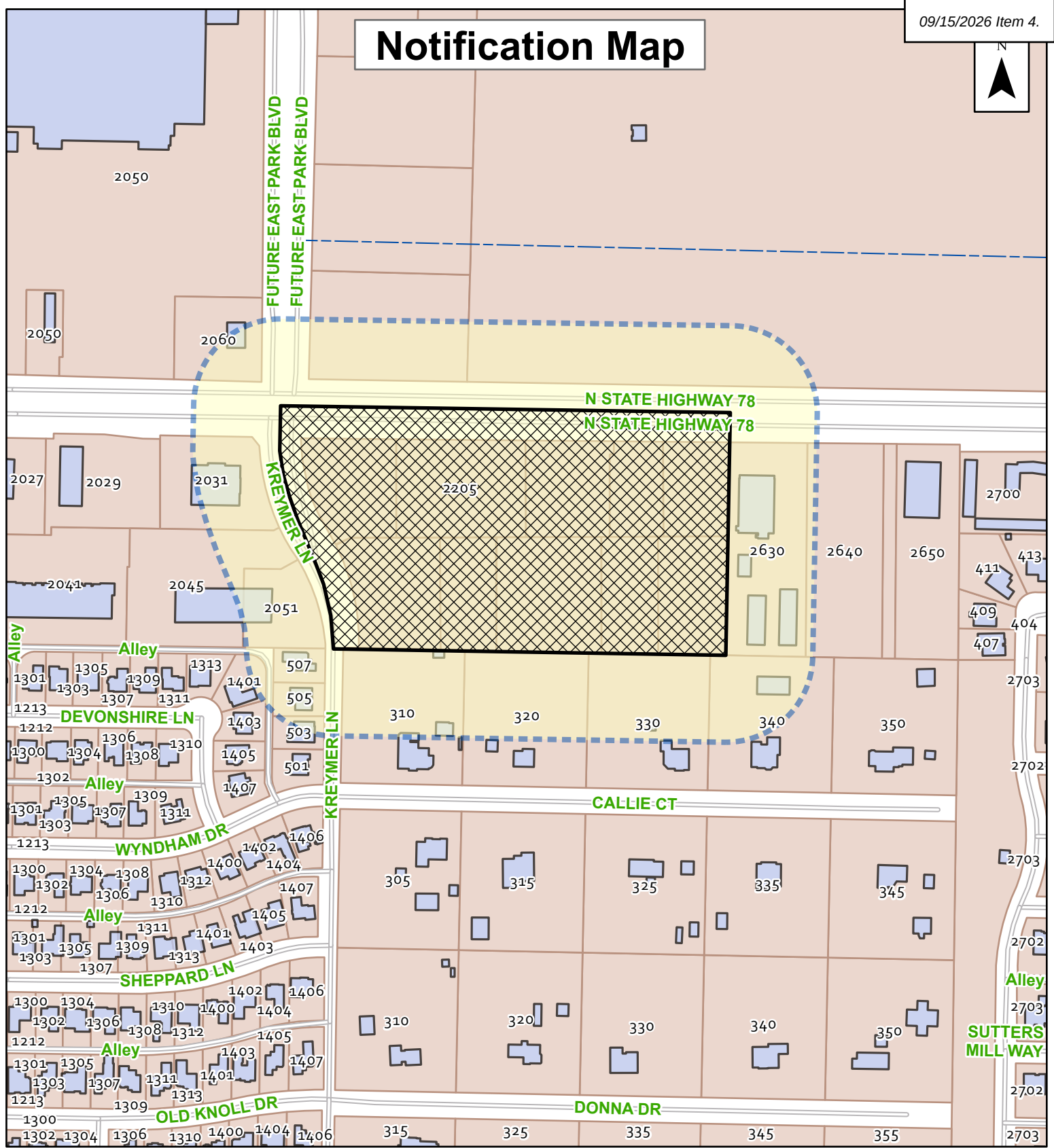
1. Unless otherwise explicitly stated in the PD, all variations are from the City of Wylie's Zoning Ordinance as amended April 2021.
2. This Planned Development shall not affect any regulations of the aforementioned Zoning Ordinance except as specifically provided herein. 3. The underlying zoning for this Planned Development District shall be Commercial Corridor (CC).
3. The development shall be in general conformance with the Zoning Exhibit.

III. SPECIAL CONDITIONS:

1. The following uses as defined in the Commercial Corridor District (CC) shall be expressly permitted by-right on the subject property:
 - a. Convenience Store
 - b. Drive-In or Drive-Thru Service (Lots 1, 2, 3 and 4, only)
 - c. Food Truck Parking
 - d. Alcohol/Liquor Uses, which shall be exempt from distance requirements from churches, public hospitals, public schools and private schools
 - e. Health Club
2. The following uses as defined in the Commercial Corridor District (CC) shall be expressly prohibited on the subject property:
 - a. Sexually Oriented Business
 - b. Equipment Rental
 - c. Automobile Rental
 - d. Car Wash
 - e. Vehicle Display, Sales or Service

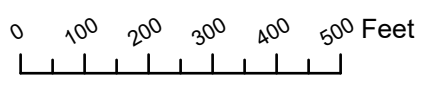
- f. Any and all uses listed under Sections 5.2.H and 5.2.I of the Zoning Ordinance
3. Lots 1, 2, and 4 shall have a minimum building size of 1,800 sq ft., 13,000 sq ft., and 800 sq ft., respectively.
 4. Section 22-448.a(4) of the Sign Ordinance shall be amended to allow for off premises signage for all pad sites within the Planned Development to allow for multi-tenant signage on Lot 1, Lot 2, & Lot 4 as generally shown on the Zoning Exhibit.
 5. Section 3.1.B(4) of the Subdivision Regulations shall be amended to allow for a 24' access easement connecting to Kreymer Lane to replace the requirement of requiring 30' of street frontage for lots 7-10 of the Zoning Exhibit.
 6. The development shall provide screening along the southern border with the planting of ornamental trees and a hedge 3' in height.

Notification Map



ZONING CASE:
ZC 2026-12 Kreymer Retail

 SUBJECT property  200 foot Notification Buffer



Date: 8/31/2026

COMPILED BY: G STAFFORD

