

# Wylie Zoning Board of Adjustments Regular Meeting

May 19, 2025 – 6:00 PM

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



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## CALL TO ORDER

### COMMENTS ON NON-AGENDA ITEMS

*Any member of the public may address Board 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. Board requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Board 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 Board and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

- A. Consider and act upon approval of the meeting minutes from the April 21, 2025, Zoning Board of Adjustments meeting.

### REGULAR AGENDA

1. Hold a Public Hearing to consider and act upon a request by Tina Brown for a variance to Section 5.C of Planned Development 2000-20 to allow for a fence eight feet in height. Property located at 1909 Fountain Spray Drive. (ZBA 2025-08).
2. Hold a Public Hearing to consider and act upon a request by Eric Harger for a variance to Section 4.2.A.3 of the Zoning Ordinance to allow for 10' front setbacks in lieu of the required 25'. Property located at 1603 Martinez Lane. ZBA 2025-09
3. Hold a Public Hearing to consider and act upon a request by Meezan Investments LLC for a variance to Section 3.4.D.1(a), 3.4.D.1(c) & Figure 3-4 of the Zoning Ordinance to allow for Single Family 10/24 development with a variance to the required 30' buffer from a flood plain, variance to the required 40' buffer from a thoroughfare and variance to the double frontage lot depth and rear setback requirements. Property located at 1501 W Brown St. ZBA 2025-10

### 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 May 16, 2025 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

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*Stephanie Storm, City Secretary*

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*Date Notice Removed*

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

If during the course of the meeting covered by this notice, the Board should determine that a closed or executive meeting or session of the Board 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 Board at the date, hour and place given in this notice as the Board 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.



## Zoning Board of Adjustment

# AGENDA REPORT

Department: Planning

Item: A

Prepared By: Gabby Fernandez

### Subject

Consider, and act upon, minutes from the April 21, 2025 Regular Meeting.

### Recommendation

Motion to approve Item A as presented.

### Discussion

The minutes are attached for your consideration.



# Wylie Zoning Board of Adjustments Regular Meeting

April 21, 2025 – 6:00 PM

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

## CALL TO ORDER

Chair Covington called the meeting to order at 6:00 p.m. In attendance were Chair Richard Covington, Board Member Aaron Lovelace, Board Member Jon Ennis, Board Member Hamza Fraz and Board Member Gordon Hikel. Staff present were Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent was Vice-chair I-isha Hudson.

## COMMENTS ON NON-AGENDA ITEMS

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

None approached the Board.

## CONSENT AGENDA

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

- A. Consider, and act upon, approval of the meeting minutes from the March 17, 2025 Zoning Board of Adjustments Meeting.**

## BOARD ACTION

A motion was made by Board Member Lovelace and seconded by Board Member Hikel to approve the Consent Agenda as presented. A vote was taken and carried 5 – 0.

## REGULAR AGENDA

- 1. Hold a Public Hearing to consider and act upon a request by Amy Elliot for a variance to Section 3.1 and Section 9.5 of the Zoning Ordinance to allow for side setbacks of five feet in lieu of ten feet and the expansion of a non-conforming use. Property located at 200 S Third Street. (ZBA 2025-07).**

Chair Covington opened the public hearing at 6:09 PM. None approached the Commission. Chair Covington closed the public hearing at 6:09 PM.

## BOARD ACTION

A motion was made by Board Member Hikel and seconded by Board Member Fraz to approve Regular Agenda Item 1 as presented. A vote was taken and carried 5 – 0.

**ADJOURNMENT**

A motion was made by Board Member Lovelace, and seconded by Board Member Hikel, to adjourn the meeting. A vote was taken and carried 5 – 0. Chair Covington adjourned the meeting at 6:11 pm.

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*Richard Covington, Chair***ATTEST**

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*Gabby Fernandez, Secretary*



# Wylie Zoning Board of Adjustments

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 1

### Subject

Hold a Public Hearing to consider and act upon a request by Tina Brown for a variance to Section 5.C of Planned Development 2000-20 to allow for a fence eight feet in height. Property located at 1909 Fountain Spray Drive. (ZBA 2025-08).

### Recommendation

Motion to approve or deny.

### Discussion

**OWNER: Manuel Gallegos**

**APPLICANT: Manuel Gallegos**

The applicant is requesting a variance to Section 5.C of Planned Development 2000-20 to allow for a fence eight feet in height in lieu of seven feet. The property is located at 1909 Fountain Spray Drive.

The purpose of the ordinance having height restrictions is to ensure a uniform appearance throughout the subdivision.

The applicant believes the variance request has merit for the following reasons:

- The current city Zoning Ordinance allows for fences eight feet in height. The seven feet limitation was established by Planned Development 2000-20.
- Additionally, the rear of the property is adjacent to a multistory apartment complex, therefore a higher fence could provide additional privacy.
- The Cascades Homeowners Association has provided a conditional approval letter for the fence.

Public comment forms were mailed to twenty-four (24) property owners within 200 feet of this request, as required by State Law. At the time of posting no comment forms were returned in favor or in opposition of the request.

#### **The Board shall not grant a variance to the development code which:**

- (1) Permits a land use not allowed in the zoning district in which the property is located; or
- (2) Is in the public right-of-way or on public property; or
- (3) Alters any definition of the development code; or
- (4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or
- (5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or
- (6) Is based exclusively on findings of personal or financial hardship.

**In order to grant a variance to the development code the Board shall find that all the following have been satisfied:**


- (1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;

- (2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;
- (3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;
- (4) That the demonstrable hardship is not self-imposed;
- (5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;
- (6) That the variance, if granted will not change the character of the zoning district in which the property is located;
- (7) That the variance, if granted is in keeping with the intent of the development code; and
- (8) That the variance, if granted, will not adversely affect the health, safety or welfare of the citizens of Wylie.

# Locator Map



ZONING BOARD OF ADJUSTMENT CASE:  
ZBA 2025-08 1909 Fountain Spray Drive

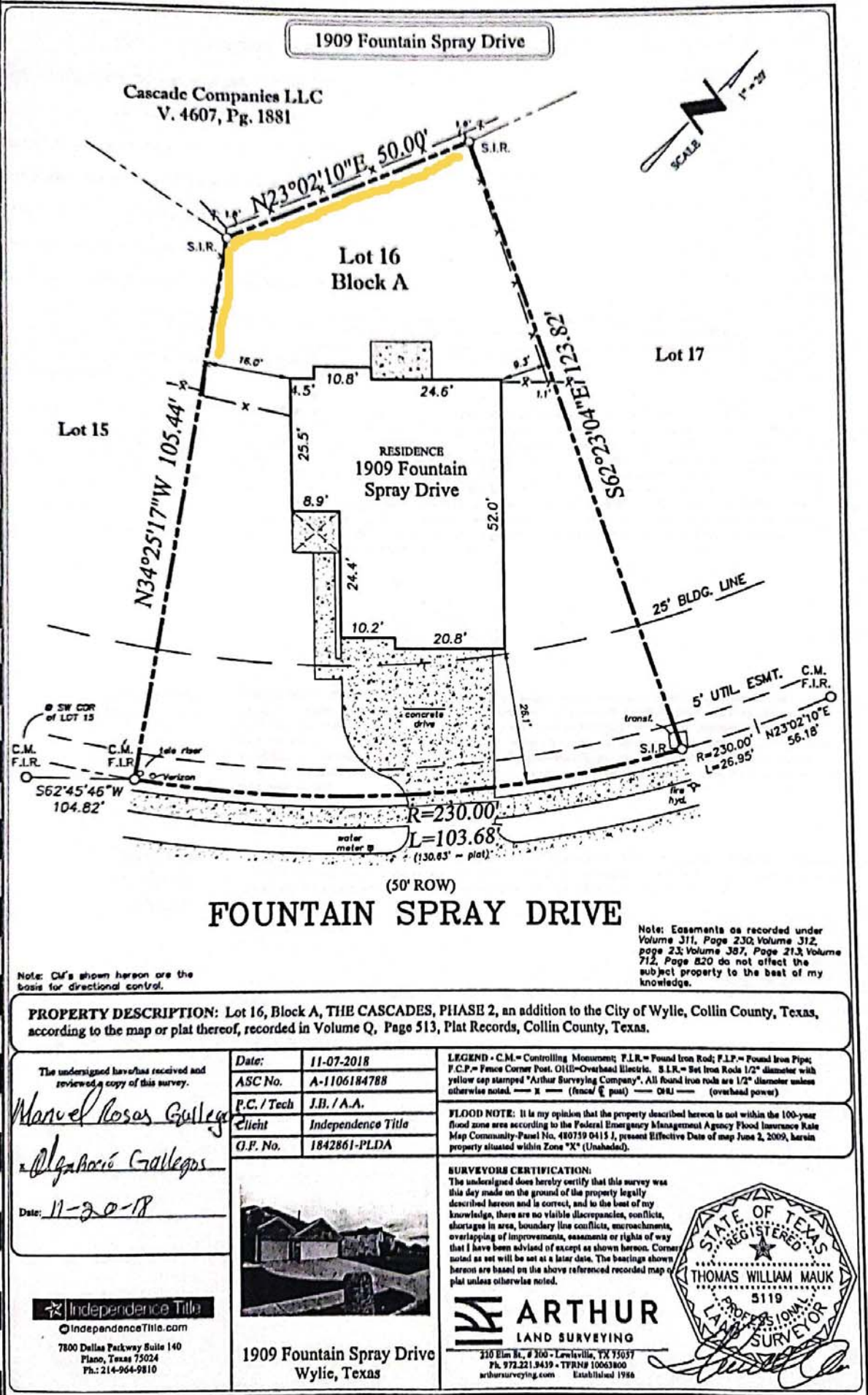
 SUBJECT property

0 100 200 300 400 500 600 700 800 Feet



Date: 5/2/2025





HELLO



Manuel & Olga  
Gallegos

Home

Payments

Calendar

Shared  
Documents

Insurance

Architectural  
Reviews

Property Details

Account Profile

Help



Property Address 1909 Fountain Spray Dr, Wylie, TX 75098 [Log Out](#)

# Architectural Review

## Summary

APPROVED

Submitted on 4/22/2025

### Plan Details

Build a fence that is 8' tall instead of the regulated 7'. The fence will be inside the fence that's already there, so we will not take it down, and will only be on 2 sides. The shorter side (left) is 35 feet and the other (top) is 50 feet long. The fence itself will be made of cedar wood and painted a red cherry color. I have also provided a survey of where the fence will be (marked in yellow)

## Attachments

+ Add Attachment

Document	Uploaded On	
1909 Fountain Spray Drive- Marked Survey (2).pdf	04/22/2025	Download

## Message Thread

Thank you for submitting your request. If you have any information to share, please do so below.

Automated Message - April 22, 2025 11:34 AM

Board has approved your request

Kristen Bates - April 24, 2025 10:28 PM

Enter message

0/910

Send

Proper HOA Management  
(214) 378-1112  
[Visit Our Website](#) · [Help](#) · [Terms](#) · [Privacy](#)

appfolio

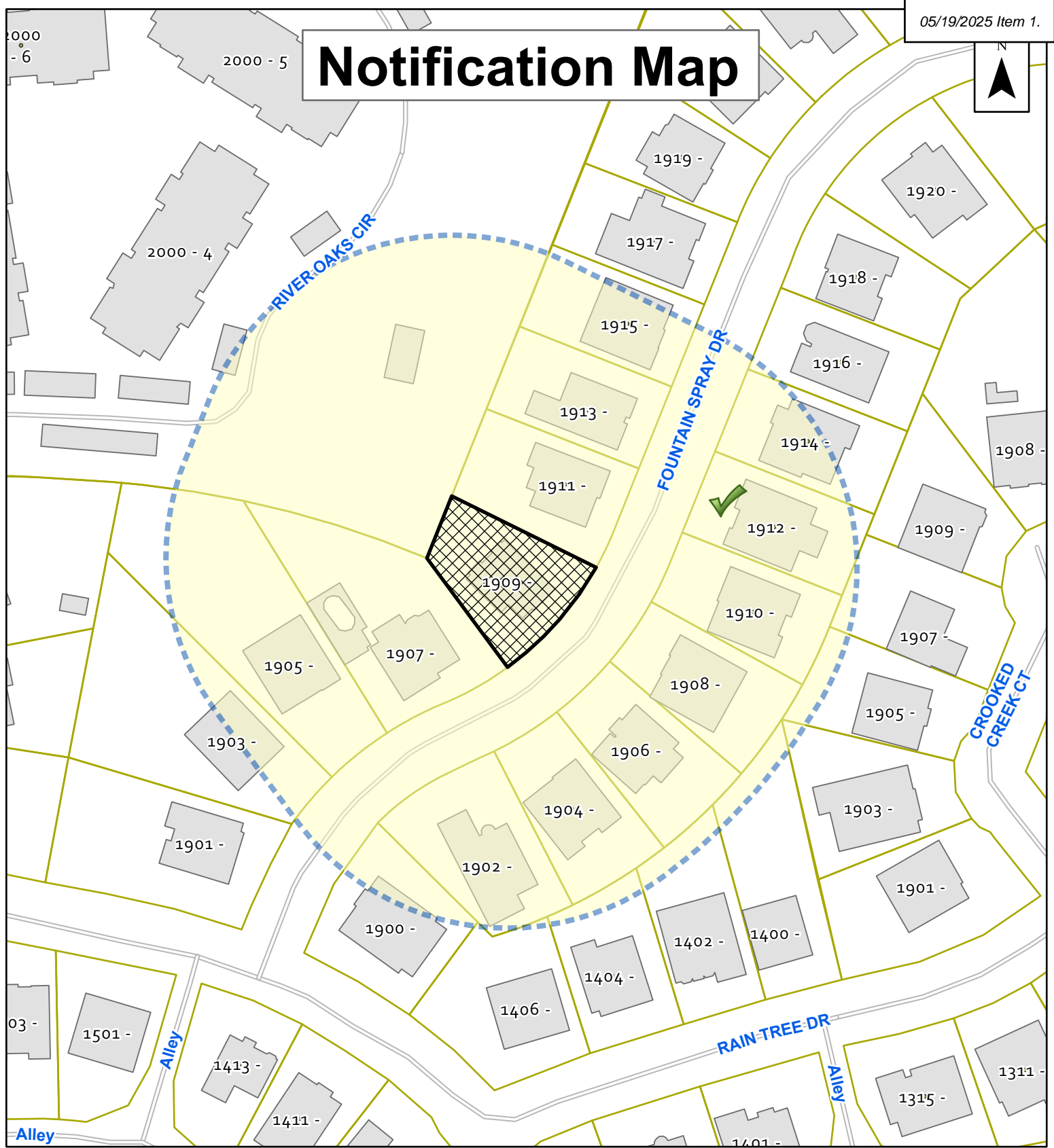


Search



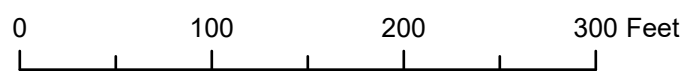
11:46 AM  
4/29/2025

# Notification Map

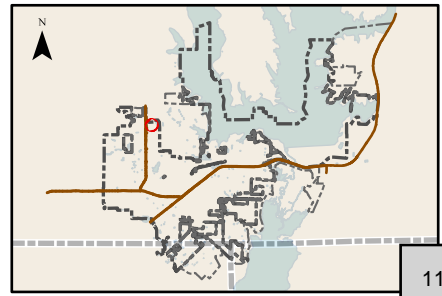


ZONING BOARD OF ADJUSTMENT CASE:  
ZBA 2025-08 1909 FOUNTAIN SPRAY DR

 SUBJECT property  200 foot Notification Buffer



Date: 4/30/2025





# Wylie Zoning Board of Adjustments

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 2

### Subject

Hold a Public Hearing to consider and act upon a request by Eric Harger for a variance to Section 4.2.A.3 of the Zoning Ordinance to allow for 10' front setbacks in lieu of the required 25'. Property located at 1603 Martinez Lane. **ZBA 2025-09**

### Recommendation

Motion to **approve or deny**.

### Discussion

**OWNER: Eric Harger**

**APPLICANT: Johnson Volk Consulting**

The applicant is requesting a variance to Section 4.2.A.3 of the Zoning Ordinance to allow for 10' front setbacks in lieu of the required 25' to allow for the construction of two commercial structures closer to the right-of-way and accommodate space for rear parking and fire lane requirements. The property is located at 1603 Martinez Lane and is zoned in the Light Industrial district.

The purpose of the Ordinance restricting front setback requirements is to provide separation from public right of ways. While the City's zoning ordinance standard requirement for setbacks is 25', the required front setback of properties does not take into consideration the additional buffer provided by parkways within the right of way.

The applicant and staff believe the variance request has merit for the following reasons:

- A spacing of at least 23' will remain from the front of the structures to the curb of Martinez Lane. The applicant intends to install a 5' wide sidewalk adjacent to the front of the structures. Martinez Lane is not listed as a thoroughfare on the thoroughfare plan and is fully built out at a 50' right of way width.
- The Zoning Ordinance recommends having loading areas not be visible from the right of way. Additional space is necessary at the rear of the property for the maneuverability of loading trucks and access to rear loading doors.
- Fire lanes are typically required on-site to ensure fire trucks and emergency vehicles can access structures while not being blocked by public traffic. The proposed plan allows for emergency vehicles to access both structures while meeting the 150' hose lay requirement.
- A similar variance was approved across from the street of this property at 1602 Martinez Ln. The applicant is requesting to install buildings and sidewalks with a similar configuration due to having similar limitations due to the lot shape. **ZBA 2022-01**

Public comment forms were mailed to seven-teen (17) property owners within 200 feet of this request, as required by State Law. At the time of posting no comment forms were returned in favor or in opposition of the request.

A site plan review with approval by the Planning and Zoning Commission shall be required were this variance to be approved.

**The Board shall not grant a variance to the development code which:**

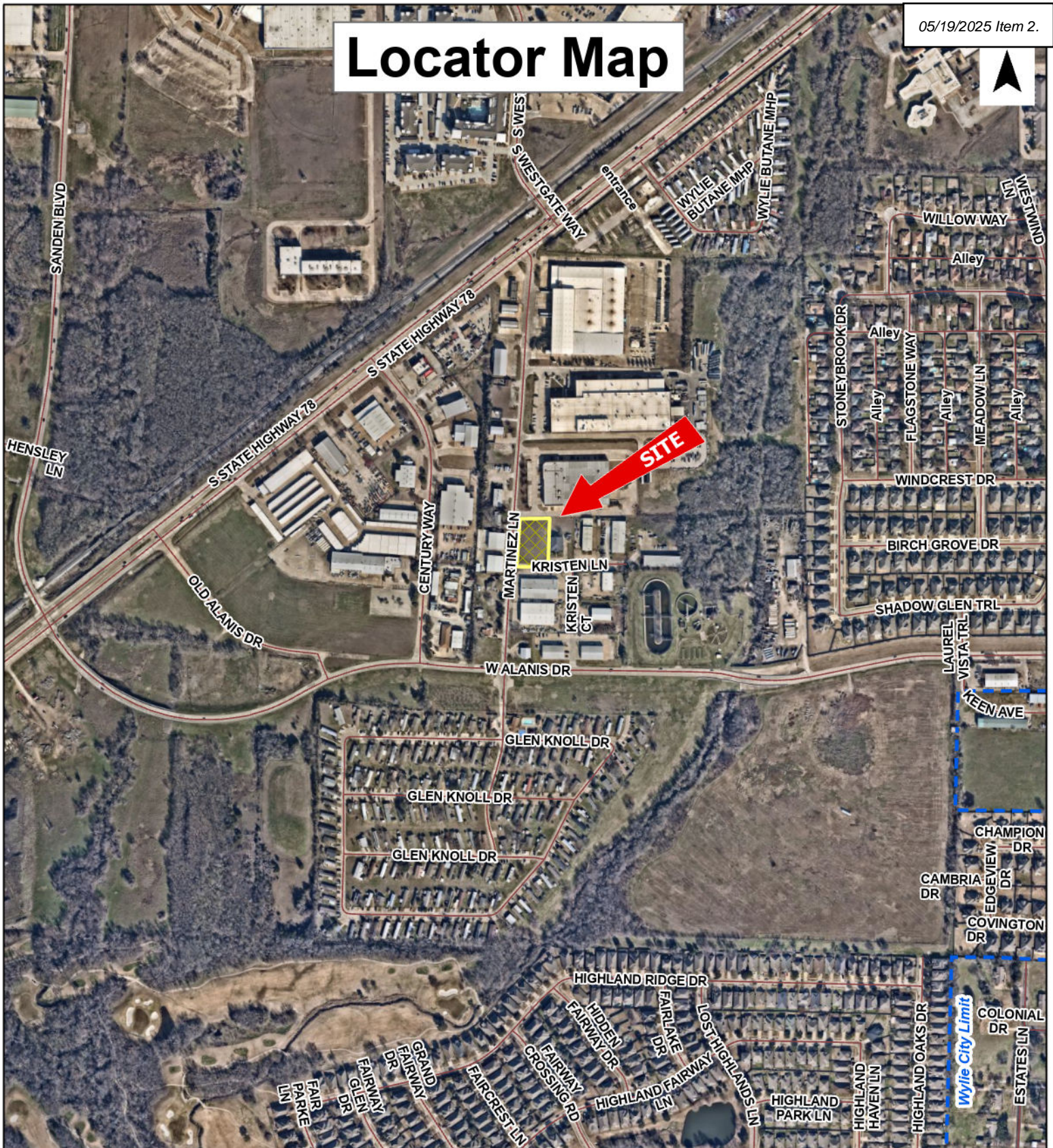
- (1) Permits a land use not allowed in the zoning district in which the property is located; or

- (2) Is in the public right-of-way or on public property; or
- (3) Alters any definition of the development code; or
- (4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or
- (5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or
- (6) Is based exclusively on findings of personal or financial hardship.


**In order to grant a variance to the development code the Board shall find that all the following have been satisfied:**

- (1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;
- (2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;
- (3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;
- (4) That the demonstrable hardship is not self-imposed;
- (5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;
- (6) That the variance, if granted will not change the character of the zoning district in which the property is located;
- (7) That the variance, if granted is in keeping with the intent of the development code; and
- (8) That the variance, if granted, will not adversely affect the health, safety or welfare of the citizens of Wylie.

# Locator Map



ZONING BOARD OF ADJUSTMENT CASE:  
ZBA 2025-09 1603 Martinez Lane

 SUBJECT property

0 200 400 600 800 1,000 Feet



Date: 5/2/2025





- NOTES:**
- Boundary shown per Creek Bend Industrial Park recorded plat Volume E, Page 53, Map Records Collin County Texas
  - For Variance Submittal only

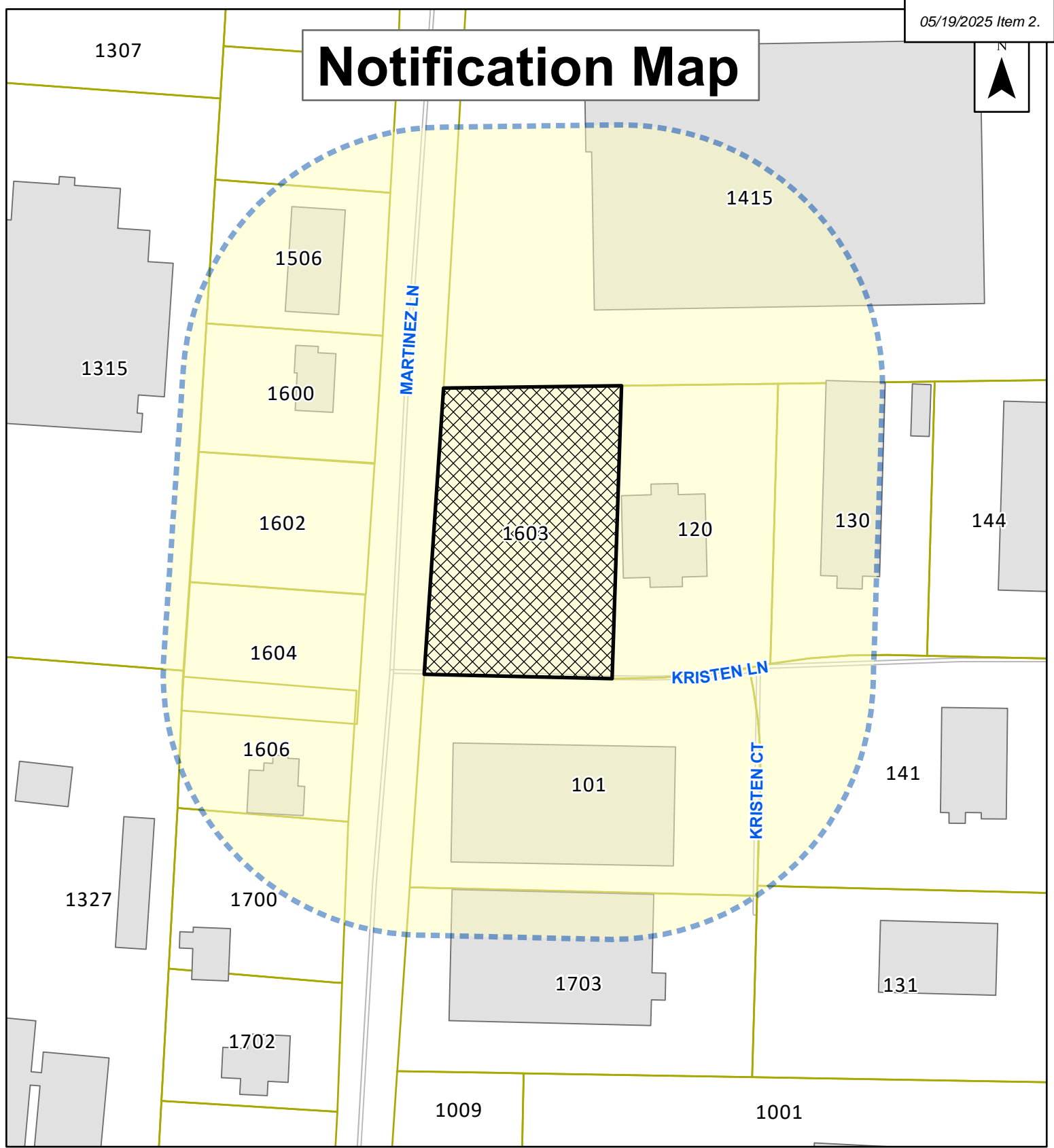


SITE PLAN EXHIBIT  
1603 MARTINEZ LANE  
CITY OF WYLIE, TEXAS



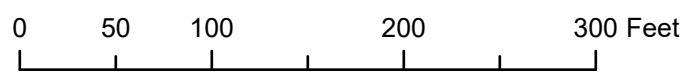
SCALE 1" = 20'

# Notification Map



ZONING BOARD OF ADJUSTMENT CASE:  
ZBA 2025-09 1603 MARTINEZ LANE

 SUBJECT property  200 foot Notification Buffer



Date: 5/2/2025





# Wylie Zoning Board of Adjustments

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 3

### Subject

Hold a Public Hearing to consider and act upon a request by Meezan Investments LLC for a variance to Section 3.4.D.1(a), 3.4.D.1(c) & Figure 3-4 of the Zoning Ordinance to allow for Single Family 10/24 development with a variance to the required 30' buffer from a flood plain, variance to the required 40' buffer from a thoroughfare and variance to the double frontage lot depth and rear setback requirements. Property located at 1501 W Brown St. **ZBA 2025-10**

### Recommendation

Motion to **approve or deny**.

### Discussion

**OWNER: Meezan Investments LLC**

**APPLICANT: Meezan Investments LLC**

The applicant is requesting a variance to Section 3.4.D.1(a), 3.4.D.1(c) & Figure 3-4 of the Zoning Ordinance to remove the provisions of the Single Family SF 10/24 zoning district and residential design standards that require a 30' buffer from a flood plain, a 40' buffer from a thoroughfare, and double lot frontage depth as generally shown on the Variance exhibit with double lot rear setbacks of 30' in lieu of 45'. The property is located at 1501 W Brown St. and is zoned Single Family SF 10/24. The variance exhibit shows the development of 12 single family detached units and one open space Home Owners Association lot accessed by a newly created public street.

The purpose of the landscape buffers from the flood plain and major thoroughfares is to provide enhancements to public spaces and thoroughfares. The purpose of double frontage lots having increased lot depths and increased setbacks is to provide adequate rear yard sizing and building spacing from public roadways.

The applicant believes the variance request has merit for the following reasons:

- The irregular shape of the subject property, adjacency to the floodplain, and requirement to dedicate 20' of Right of Way for West Brown Street limits the developable area of the site while maintaining a 50' wide public street and 10,000 sq.ft. residential lots.
- While the 30' landscape buffer is not being provided the developer intends to create a 41,353 sq.ft. Home Owners Association open space lot adjacent to the flood plain to serve as a public open space for the subdivision.
- While the 40' landscape buffer is not being provided there is a 20' Right of Way dedication which contains an existing sidewalk along the parkway. The developer shall also provide a 6' wrought iron fence between brick or stone column screening or a Landscape Earthen Berm with a 3:1 slope.
- The double frontage lot depth and setback requirements of 120' depth and 45' rear setback shall be reduced to the depths as shown on the Variance exhibit with rear setbacks of no less than 30'. The developer shall ensure that the residential units meet all other setback and dwelling unit size requirements.

Public comment forms were mailed to six-teen (16) property owners within 200 feet of this request, as required by State Law. At the time of posting no comment forms were returned in favor or in opposition of the request.

A Plat review with approval by the City Council shall be required were this variance to be approved.

**The Board shall not grant a variance to the development code which:**

- (1) Permits a land use not allowed in the zoning district in which the property is located; or

- (2) Is in the public right-of-way or on public property; or
- (3) Alters any definition of the development code; or
- (4) Is other than the minimum variance that will afford relief with the least modification possible to the requirements of the development code; or
- (5) Is based on physical conditions or circumstances of the property so general or recurring in nature as to reasonably make practicable the formulation of a general regulation to be adopted as an amendment to the development code; or
- (6) Is based exclusively on findings of personal or financial hardship.


**In order to grant a variance to the development code the Board shall find that all the following have been satisfied:**

- (1) That there are unique physical circumstances or conditions of the lot, or other exceptional physical condition particular to the affected property;
- (2) That because of these unique physical circumstances or conditions, the property cannot be reasonably developed or used in compliance with the provisions of the development code;
- (3) That due to such unique physical circumstances or conditions, the strict application of the development code would create a demonstrated hardship;
- (4) That the demonstrable hardship is not self-imposed;
- (5) That the variance if granted will not adversely affect the proposed development or use of adjacent property or neighborhood;
- (6) That the variance, if granted will not change the character of the zoning district in which the property is located;
- (7) That the variance, if granted is in keeping with the intent of the development code; and
- (8) That the variance, if granted, will not adversely affect the health, safety or welfare of the citizens of Wylie.

# Locator Map



ZONING BOARD OF ADJUSTMENT CASE:  
ZBA 2025-10 1501 West Brown Street

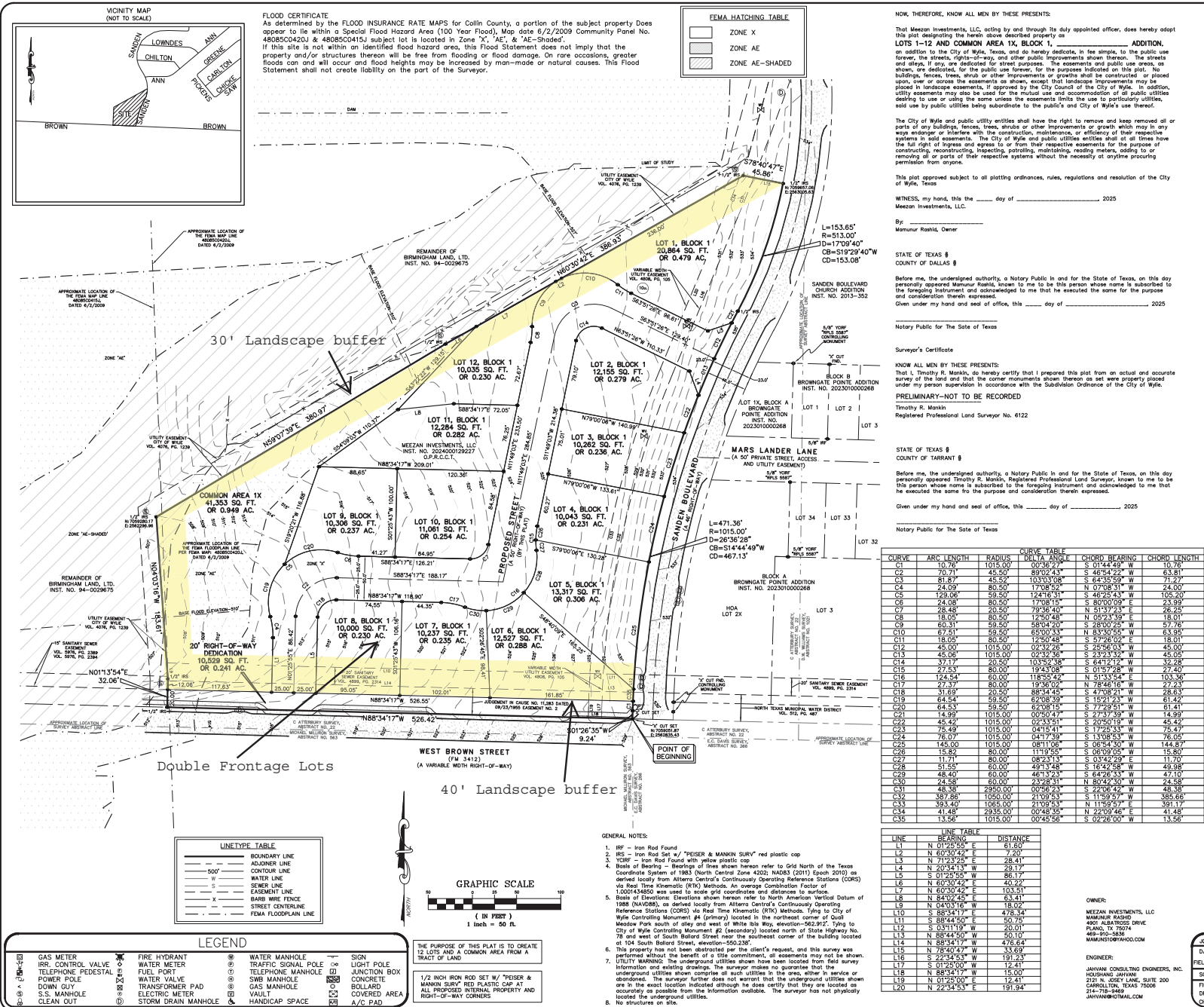
 SUBJECT property

0 200 400 600 800 1,000 Feet



Date: 5/5/2025





NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Mezean Investments, LLC, acting by and through its duly appointed officer, does hereby adopt this plat designating the herein above described property as **LOTS 1-12 AND COMMON AREA 1X, BLOCK 1, ADDITION, to the City of Wylie, Texas, and do 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 public 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 deeding to use or using the same unless the easements limits the City to particular utilities, and 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 growth which may in any way obstruct or interfere with, the construction, maintenance, or affording 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 and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, adding to or removing all or parts of their respective systems without the necessity of anytime procuring permission from anyone.

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

Witness, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2025

By: \_\_\_\_\_  
Munir Rashid, Owner

STATE OF TEXAS  
COUNTY OF DALLAS

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

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Notary Public for the State of Texas

Surveyor's Certificate

KNOW ALL MEN BY THESE PRESENTS:

That I, Timothy R. Mankin, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

**PRELIMINARY - NOT TO BE RECORDED**

Timothy R. Mankin  
Registered Professional Land Surveyor No. 6122

STATE OF TEXAS  
COUNTY OF TARRANT

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

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2025

Notary Public for the State of Texas

CURVE TABLE				CURVE TABLE			
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CURVE	ARC LENGTH	RADIUS	DELTA ANGLE
C1	70.71	45.50	89.0743°	C17	18.08	80.50	7.96048°
C2	81.81	45.50	103.0030°	C18	18.08	80.50	7.96048°
C3	48.99	45.50	103.0030°	C19	18.08	80.50	7.96048°
C4	129.06	59.50	124.7411°	C20	64.53	59.50	8.92081°
C5	129.06	59.50	124.7411°	C21	14.99	1015.00	0.056273°
C6	28.48	59.50	79.3840°	C22	14.99	1015.00	0.056273°
C7	28.48	59.50	79.3840°	C23	75.49	1015.00	0.141411°
C8	18.08	80.50	7.96048°	C24	75.49	1015.00	0.141411°
C9	18.08	80.50	7.96048°	C25	15.80	1015.00	0.081109°
C10	67.51	59.50	65.0043°	C26	15.80	1015.00	0.081109°
C11	18.08	80.50	7.96048°	C27	15.80	1015.00	0.081109°
C12	45.00	1015.00	0.232332°	C28	51.55	80.00	49.1348°
C13	45.00	1015.00	0.232332°	C29	48.40	80.00	46.1253°
C14	33.17	1015.00	0.333509°	C30	50.75	80.00	47.9241°
C15	27.53	80.00	19.4308°	C31	48.38	2350.00	0.056273°
C16	124.54	80.00	118.5942°	C32	48.38	2350.00	0.056273°
C17	67.57	80.00	19.4308°	C33	393.40	1265.00	0.110943°
C18	31.69	20.50	88.3445°	C34	41.48	2335.00	0.048358°
C19	64.53	20.50	88.3445°	C35	13.56	1015.00	0.045056°
C20	64.53	20.50	88.3445°				
C21	14.99	1015.00	0.056273°				
C22	14.99	1015.00	0.056273°				
C23	75.49	1015.00	0.141411°				
C24	75.49	1015.00	0.141411°				
C25	15.80	1015.00	0.081109°				
C26	15.80	1015.00	0.081109°				
C27	15.80	1015.00	0.081109°				
C28	51.55	80.00	49.1348°				
C29	48.40	80.00	46.1253°				
C30	50.75	80.00	47.9241°				
C31	48.38	2350.00	0.056273°				
C32	48.38	2350.00	0.056273°				
C33	393.40	1265.00	0.110943°				
C34	41.48	2335.00	0.048358°				
C35	13.56	1015.00	0.045056°				

LINE TABLE		
LINE	BEARING	DISTANCE
1	N 01°25'00" E	61.80
2	N 01°25'00" E	33.41
3	N 71°32'25" E	28.41
4	N 01°25'00" E	33.41
5	S 01°25'00" W	86.17
6	N 60°32'25" E	40.22
7	N 01°25'00" E	33.41
8	N 84°24'25" E	63.41
9	N 01°25'00" E	33.41
10	N 88°34'17" W	47.04
11	N 88°34'17" W	50.75
12	N 01°25'00" E	33.41
13	N 88°34'17" W	50.75
14	N 88°34'17" W	47.04
15	N 88°34'17" W	47.04
16	S 22°34'53" W	191.23
17	N 12°42'41" W	33.41
18	N 88°34'17" W	15.00
19	N 01°25'00" E	12.41
20	N 22°34'53" E	191.94

OWNER:  
MEZEAN INVESTMENTS, LLC  
4901 ALABAMOSSE DRIVE  
PLANO, TX 75074  
469-910-5830  
mezean@mezean.com

ENGINEER:  
JAHANNI CONSULTING ENGINEERS, INC.  
HOUSTON, TEXAS  
2121 N. JOSEY LANE, SUITE 200  
DALLAS, TEXAS 75208  
214-718-9489  
jahanni@jce-engineers.com

WHEREAS, MEZEAN INVESTMENTS, LLC, is the sole owner of all that certain 5.522 acre tract of land situated in the C Attlebury Survey, Abstract No. 22, City of Wylie, Collin County, Texas, being all that certain tract of land conveyed to Mezean Investments, LLC, by Special Warranty Deed recorded in Instrument Number 2024000129227, Official Public Records, Collin County, Texas, and being a portion of that certain tract of land conveyed to Birmingham Land, Ltd., by Special Warranty Deed recorded in Instrument Number 34-0029675, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at an "X" cut set for the southeast corner of said Mezean tract, same being in the south line of said Birmingham Land tract, same being the southwest corner of Sanden Boulevard (a 46 foot right-of-way per Cabinet N, Page 887, Map Records, Collin County, Texas), same being in the north right-of-way line of West Brown Street (a variable width right-of-way);

THENCE North 88 deg. 34 min. 17 sec. West, along the common line of said Mezean tract, said Birmingham Land tract, and said West Brown Street, a distance of 526.42 feet to a 1/2 inch iron rod set with red plastic cap stamped "Peiser & Mankin SURVY" red plastic cap set (hereinafter referred to as 1/2 inch iron rod set) for the southwest corner of said Mezean tract;

THENCE northerly along said Mezean tract and through the interior of said Birmingham Land tract as follows:

North 01 deg. 13 min. 54 sec. East, a distance of 32.06 feet to a 1/2 inch iron rod set for angle point;

North 04 deg. 03 min. 16 sec. East, a distance of 183.61 feet to a 1/2 inch iron rod set for the most westerly northwest corner of said Mezean tract;

North 59 deg. 07 min. 39 sec. East, a distance of 380.97 feet to a 1/2 inch iron rod set for angle point;

North 60 deg. 30 min. 42 sec. East, a distance of 386.93 feet to a 1/2 inch iron rod set for the most northerly northwest corner of said Mezean tract;

South 78 deg. 40 min. 47 sec. East, a distance of 45.86 feet to a 1/2 inch iron rod set for the northeast corner of said Mezean tract, same being in the west right-of-way line of aforesaid Sanden Boulevard, same being the beginning of a non-tangent curve to the right, having a radius of 513.00 feet, a delta angle of 17 deg. 09 min. 40 sec, and a chord bearing and distance of South 19 deg. 29 min. 40 sec. West, 153.00 feet;

THENCE along the common line of said Mezean tract and said Sanden Boulevard, and continuing through the interior of said Birmingham Land tract and as follows:

Along said non-tangent curve to the right, an arc distance of 153.65 feet to a 1/2 inch iron rod set for the beginning of a reverse curve to the left, having a radius of 1015.00 feet, a delta angle of 26 deg. 36 min. 28 sec, and a chord bearing and distance of South 14 deg. 44 min. 49 sec. West, 467.13 feet;

Along said reverse curve to the left, an arc distance of 471.36 feet to an "X" cut set for angle point;

South 01 deg. 26 min. 35 sec. West, a distance of 9.24 feet to the POINT OF BEGINNING and containing 240,548 square feet or 5.522 acres of computed land, more or less.

Recommended for Approval

Chairman, Planning & Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

Approved for Construction

Mayer, City of Wylie, Texas \_\_\_\_\_ Date \_\_\_\_\_

Accepted

Mayer, City of Wylie, Texas \_\_\_\_\_ Date \_\_\_\_\_

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of Inverness Pharmacy Addition, a subdivision or addition to the City of Wylie was submitted to the City Council on this \_\_\_\_\_ day of \_\_\_\_\_, 2025 and the Council, by formal action, then and there accepted the dedication of streets, alleys, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this day \_\_\_\_\_ of \_\_\_\_\_, A.D., 2025

City Secretary  
City of Wylie, Texas

**PRELIMINARY PLAT ADDITION**  
**LOTS 1-12 AND COMMON AREA 1X, BLOCK 1**  
BEING AN PLAT OF 5.522 ACRE TRACT OF LAND SITUATED IN THE C ATTLEBURY SURVEY, ABSTRACT NO. 22, CITY OF WYLIE, COLLIN COUNTY, TEXAS, AND BEING ALL THAT CERTAIN TRACT OF LAND CONVEYED TO MEZEAN INVESTMENTS, LLC, BY DEED RECORDED IN INSTRUMENT NUMBER 2024000129227, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.

COR NO: 24-2002  
DATE: 03/21/2025  
FIELD DATE: 9/16/2024  
SCALE: 1" = 50'  
FIELD: A.R.M.  
DRAWN: J.B.M.  
CHECKED: T.R.M.

**PEISER & MANKIN SURVEYING, LLC**  
www.peisersurveying.com

1612 HART STREET  
SUITE 201  
SOUTH LAKE, TEXAS 76082  
817-461-1806 (O)  
214-718-9489 (M)  
tmankin@peisersurveying.com  
FIRM NO. 100999-00  
Member Since 1977

1 SHEET  
OF

**Notification Map**

05/19/2025 Item 3.

ANN DR

SANDEN BLVD

MARS LANDER LANE

STARSHIP DR

W BROWN ST

W BROWN ST

1112 1110 1108 1106 1109 1107 1105 1103 1101

400

1434 1430 1426 1420 1416 1418 1422 1424 1428 1432 306

1423 1419 1415 1417 1413 1421 1415 1419 1421 1417 1325

1429 1425 1431 1427

300

1425

1440 1430 1420 1406 1350

0 50 100 200 300 400 500 600 Feet

