Wylie Planning and Zoning Commission Regular Meeting

November 17, 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 minutes from the November 3, 2026, Planning and Zoning Commission Meeting.

B. Consider, and act upon, a recommendation to the City Council regarding a Final Plat being a Replat of Lots 1 and 2 of Woodbridge Centre Phase II to create Lot 1R and Lot 2R, Block A of Woodbridge Centre Phase II on 7.0468 acres, property located at 711 and 701 Woodbridge Parkway.

C. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lots 1-8, Block A of Wylie Hooper addition, establishing seven commercial lots and one open space lot on 15.485 acres generally located at 2710 W FM 544.

D. Consider, and act upon, a recommendation to the City Council regarding a Final Plat being a Replat of part of Lot 1 and part of Lot 2, Block 2 of Russell Addition and an abandoned alley to create Lot 1R and Lot 2R, Block 2 of Russell Addition on 0.906 acres. Property located at 405, 407 & 409 N Ballard Avenue

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 Planned Development - Commercial Corridor District (PD-CC) to Planned Development - Commercial Corridor (PD-CC) to allow for reduced parking stall dimensions for an existing medical office multi-tenant structure located on 2 acres at 600 Cooper Dr. (ZC 2026-14).

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 November 10, 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.

CITY OF WYLIE

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 November 3, 2026, Planning and Zoning Commission meeting.

Recommendation

Motion to approve the item as presented.

Discussion

The minutes from the November 3, 2026, Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

November 3, 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 Joshua Butler, and Commissioner Daniel Marengo. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent were Commissioner Michael Schwerin, Commissioner Zeb Black, and Commissioner Zewge Kagnew.

INVOCATION & PLEDGE OF ALLEGIANCE

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

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address the 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, the Commission is not permitted to discuss, deliberate on, or take action on any matter raised 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 October 20, 2026, Planning and Zoning Commission Meeting.

BOARD ACTION

A motion was made by Vice-Chair Chandler, seconded by Commissioner Marengo, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 4 – 0.

REGULAR AGENDA

1. **Consider and act upon an amended Site Plan for Fire Station # 2 classroom portable, being on Lot 1, Block A of Wylie Fire Station No. 2, for a commercial use on 7.505 acres, located at 555 Country Club Road.**

BOARD ACTION

A motion was made by Commissioner Butler and seconded by Vice-Chair Chandler to approve Regular Agenda item 1 as presented. A vote was taken and carried 6-0.

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 Downtown Historic District (DTH) to Downtown Historic District - Special Use Permit (DTH-SUP) on 0.10 acres to allow for a permanent food truck, property located at 121 N Ballard Avenue (ZC 2026-15).**

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

BOARD ACTION

A motion was made by Vice-Chair Chandler and seconded by Commissioner Marengo to recommend approval of Regular Agenda item 2 as presented. A vote was taken and carried 4-0.

3. **Hold a Public Hearing to consider, and act upon, a recommendation to City Council amendments to Sections 5.1 (Land Use Charts), 5.2 (Listed Uses) and 7.12 (Drive-Through Service Provisions) of the City of Wylie's zoning ordinance as it relates to definitions and parking requirements for religious facilities and commercial uses with drive-thrus (ZC 2026-16).**

Chair Gouge opened the public hearing at 6:20 PM. None approached the Commission. Chair Gouge closed the public hearing at 6:21 PM.

BOARD ACTION

A motion was made by Commissioner Butler and seconded by Vice-Chair Chandler to recommend approval of Regular Agenda item 3 with amendments. A vote was taken and carried 4-0.

ADJOURNMENT

A motion was made by Commissioner Butler and seconded by Commissioner Marengo to adjourn the meeting at 6:22 PM. A vote was taken and carried 4–0.

_____
Harold Gouge, Chair

ATTEST

_____
Gabby Fernandez, Secretary

Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item Number:** B

Prepared By: Kevin Molina

Subject

Consider, and act upon, a recommendation to the City Council regarding a Final Plat being a Replat of Lots 1 and 2 of Woodbridge Centre Phase II to create Lot 1R and Lot 2R, Block A of Woodbridge Centre Phase II on 7.0468 acres, property located at 711 and 701 Woodbridge Parkway.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wylie Cinema Company, LLC **APPLICANT: Kimley Horn**

The applicant has submitted a Replat to create Lot 1R and Lot 2R, Block A of Woodbridge Centre Phase II on 7.0468 acres located at 711 and 701 Woodbridge Parkway. This property is located within the Woodbridge Centre Planned Development 2026-16 (PD2026-16) originally approved in 2003.

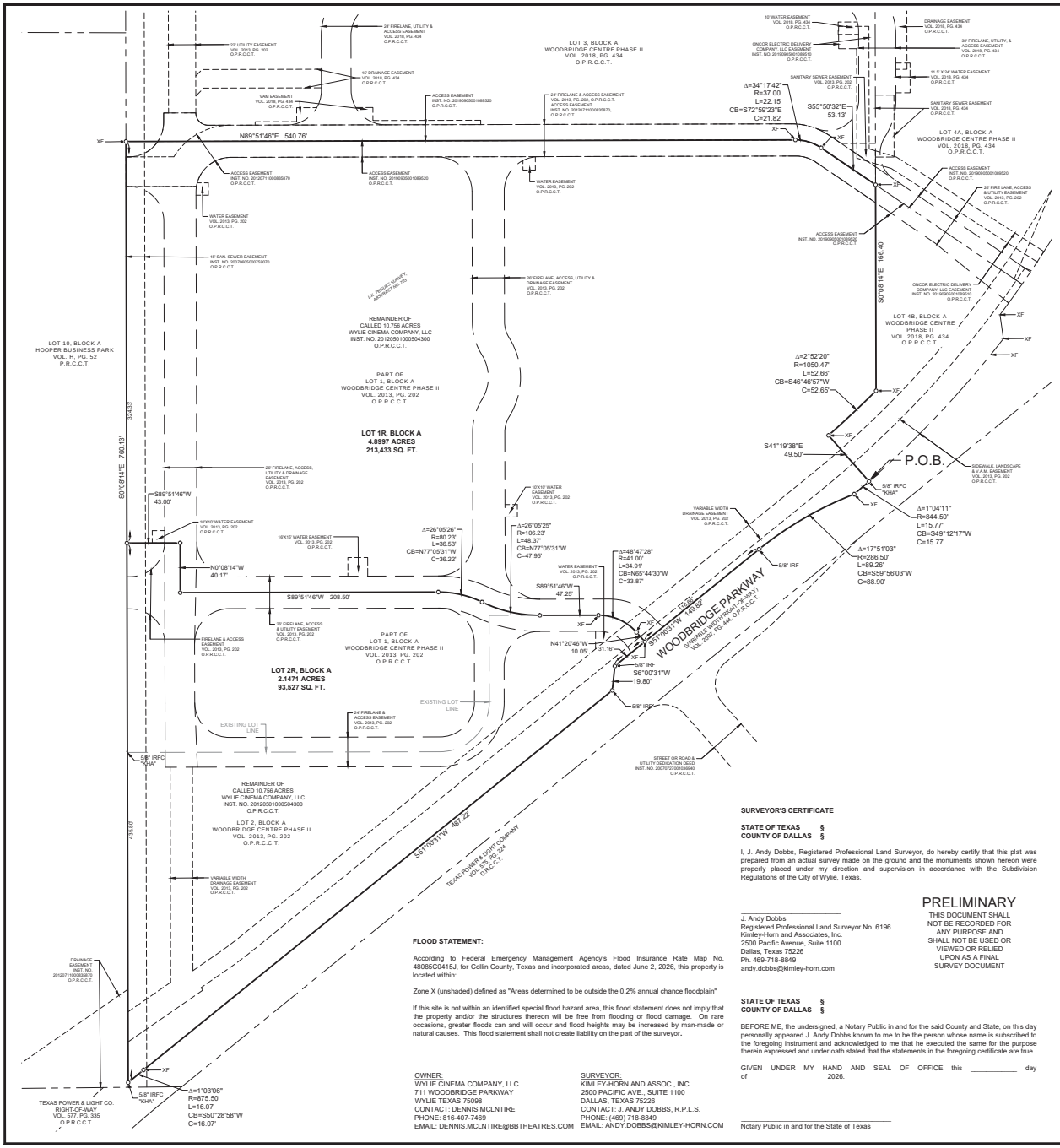
The purpose of this replat is to increase the size of Lot 2, Block A, of Woodbridge Centre Phase II from 1.25 acres to 2.1471 acres, creating a larger buildable lot for marketing purposes.

Lot 1, Block A of Woodbridge Centre Phase II which currently contains B&B Theatres Wylie 12 shall be reduced from 5.8 acres to 4.8997 acres. Parking shall also be reduced by 88 parking spaces for a total parking count of 289 spaces. The parking provided is still in compliance with the minimum parking requirement of 285 parking spaces, at a required parking ratio of one space for every 200 sf of building area.

The replat maintains the same fire lane, access and utility easements from the previous plat. Access to the site is provided from Woodbridge Parkway with the use of access easements.

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.



OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Wylie Cinema Company, LLC is the owner of a tract of land situated in the L.K Pegues Survey, Abstract No. 703, City of Wylie, Collin County, Texas and being all of Lot 1 and Lot 2, Block A, Woodbridge Centre Phase II, an addition to the City of Wylie according to the plat recorded in Volume 2013, Page 202, Official Public Records, Collin County, Texas, and being the remainder of a called 10.756 acre tract of land described in Special Warranty Deed to Wylie Cinema Company, LLC, recorded in Instrument No. 20120501000504300 of said Official Public Records, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with plastic cap stamped "KHA" found for an east corner of said Lot 1 and the south corner of Lot 4B, Block A, Woodbridge Centre Phase II, an addition to the City of Wylie according to the plat recorded in Volume 2018, Page 434 of said Official Public Records, in the northwest right-of-way line of Woodbridge Parkway (a variable width right-of-way), recorded in Volume 2007, Page 444 of said Official Public Records, said point being the beginning of a non-tangent curve to the right with a radius of 844.50 feet, a central angle of 01°04'11", and a chord bearing and distance of South 49°12'17" West, 15.77 feet;

THENCE with said northwest right-of-way line of Woodbridge Parkway, the following courses and distances:

In a southwesterly direction, with said non-tangent curve to the right, an arc distance of 15.77 feet to an "X" cut in concrete found for the beginning of a non-tangent curve to the left with a radius of 286.50 feet, a central angle of 17°51'03", and a chord bearing and distance of South 59°56'03" West, 88.90 feet;
In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 89.26 feet to a 5/8" iron rod found for corner;
South 51°00'31" West, a distance of 149.82 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 06°00'31" West, a distance of 19.80 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner;
South 51°00'31" West, a distance of 487.22 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the beginning of a tangent curve to the left with a radius of 875.50 feet, a central angle of 01°03'06", and a chord bearing and distance of South 50°28'58" West, 16.07 feet;
In a southwesterly direction, with said tangent curve to the left, an arc distance of 16.07 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the south corner of said Lot 2;

THENCE North 00°08'14" West, with the west line of said Lot 2, passing at a distance of 266.63 feet, the northwest corner of Lot 2, continuing with the west line of said Lot 1 for a total distance of 760.13 feet to an "X" cut in concrete found for the northwest corner of said Lot 1;

THENCE with the north lines of said Lot 1, the following courses and distances:

North 89°51'46" East, a distance of 540.76 feet to an "X" cut in concrete found for the beginning of a tangent curve to the right with a radius of 37.00 feet, a central angle of 34°17'42", and a chord bearing and distance of South 72°59'23" East, 21.82 feet;
In a southeasterly direction, with said tangent curve to the right, an arc distance of 22.15 feet to an "X" cut in concrete found for corner;
South 55°50'32" East, a distance of 53.13 feet to an "X" cut in concrete found for the northeast corner of said Lot 1 and the northwest corner of said Lot 4B;

THENCE with the east lines of said Lot 1 and the west lines of said Lot 4B, the following courses and distances:

South 00°08'14" East, a distance of 166.40 feet to an "X" cut in concrete found for the beginning of a non-tangent curve to the right with a radius of 1,050.47 feet, a central angle of 02°52'20", and a chord bearing and distance of South 46°46'57" West, 52.65 feet;
n a southwesterly direction, with said non-tangent curve to the right, an arc distance of 52.66 feet to a an "X" cut in concrete found for corner;
South 41°19'38" East, a distance of 49.50 feet to the **POINT OF BEGINNING** and containing 306,960 square feet or 7.0468 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Wylie Cinema Company, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **Lot 1R and Lot 2R, Woodbridge Centre Phase II,** 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 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 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 times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspeting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS OUR HAND THIS THE _____ DAY OF _____, 2026.

Wylie Cinema Company, LLC

By:

_____

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, 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 purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2026.

_____
Notary Public in and for the State of Texas

NOTES

1. Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).
2. Selling a portion of this addition by metes and bounds is a violation of Town Ordinances and State Law, and is subject to fines and withholding of utilities and building permits.
3. All corners are 5/8" iron rod with red plastic cap stamped "KHA" set unless otherwise noted.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

I, J. Andy Dobbs, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and the monuments shown hereon were properly placed under my direction and supervision in accordance with the Subdivision Regulations of the City of Wylie, Texas.

_____
J. Andy Dobbs
Registered Professional Land Surveyor No. 6196
Kimley-Horn and Associates, Inc.
2500 Pacific Avenue, Suite 1100
Dallas, Texas 75226
Ph. 469-718-8849
andy.dobbs@kimley-horn.com

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. Andy Dobbs known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____ 2026.

_____
Notary Public in and for the State of Texas

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0415J, for Collin County, Texas and incorporated areas, dated June 2, 2026, this property is located within:

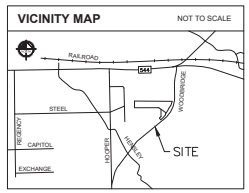
Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

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 flood statement shall not create liability on the part of the surveyor.

OWNER:
WYLIE CINEMA COMPANY, LLC
711 WOODBRIDGE PARKWAY
WYLIE TEXAS 75098
CONTACT: DENNIS MCLNTIRE
PHONE: 816-407-7469
EMAIL: DENNIS.MCLNTIRE@BBTHEATRES.COM

SURVEYOR:
KIMLEY-HORN AND ASSOC., INC.
2500 PACIFIC AVE., SUITE 1100
DALLAS, TEXAS 75226
CONTACT: J. ANDY DOBBS, R.P.L.S.
PHONE: (469) 718-8849
EMAIL: ANDY.DOBBS@KIMLEY-HORN.COM





LINE TYPE LEGEND

	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
W	WATER LINE
SS	SANITARY SEWER LINE
SD	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND
INST. NO. = INSTRUMENT NUMBER
VOL. PG. = VOLUME, PAGE
SQ. FT. = SQUARE FEET
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

"RECOMMENDED FOR APPROVAL"

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

"APPROVED FOR CONSTRUCTION"

_____ _____
Mayor, City of Wylie, Texas Date

"ACCEPTED"

_____ _____
Mayor, City of Wylie, Texas Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the _____ subdivision or addition to the City of Wylie was submitted to the City Council on the _____ day of _____, 20 ___ and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 20 ___.

_____
City Secretary
City of Wylie, Texas

REPLAT
LOT 1R AND LOT 2R, BLOCK A
WOODBRIDGE CENTRE PHASE II
7.0468 ACRES
REPLAT OF LOTS 1 AND 2, BLOCK A
WOODBRIDGE CENTRE PHASE II
L. K. PEGUES SURVEY, ABSTRACT NO. 703
CITY OF WYLIE, COLLIN COUNTY, TEXAS

Kimley»Horn
2500 Pacific Avenue, Suite 1100 Tel. No. (469) 718-8849
Dallas, Texas 75226 FIRM # 10115500 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 40'	LDV	JAD	NOV. 2026	064449101	1 OF 1

DWG FILE: C:\TX\DFW\DOCUMENTS\064449101\DESIGN\064449101 WOODBRIDGE CENTRE PH II.DWG, PP SAVE: 11/17/2026 8:39 AM, LAST SAVED 11/17/2026 8:39 AM

Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item Number:** C

Prepared By: Kevin Molina

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Lots 1-8, Block A of Wylie Hooper addition, establishing seven commercial lots and one open space lot on 15.485 acres generally located at 2710 W FM 544.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Texstone Partners **APPLICANT: Golden Land Surveying**

The applicant has submitted a final plat to establish Lots 1-8, Block A of Wylie Hooper addition. The property is generally located on the southeast corner of FM 544 and Hooper Road at 2710 W FM 544. The preliminary plat was approved by City Council in November 2026. This plat contains land located within the Shadow Creek Village Planned Development 2025-10 (PD 2025-10).

This plat is dedicating access, fire and utility easements for the entire Planned Development. Access points are provided from FM 544 and Hooper Road.

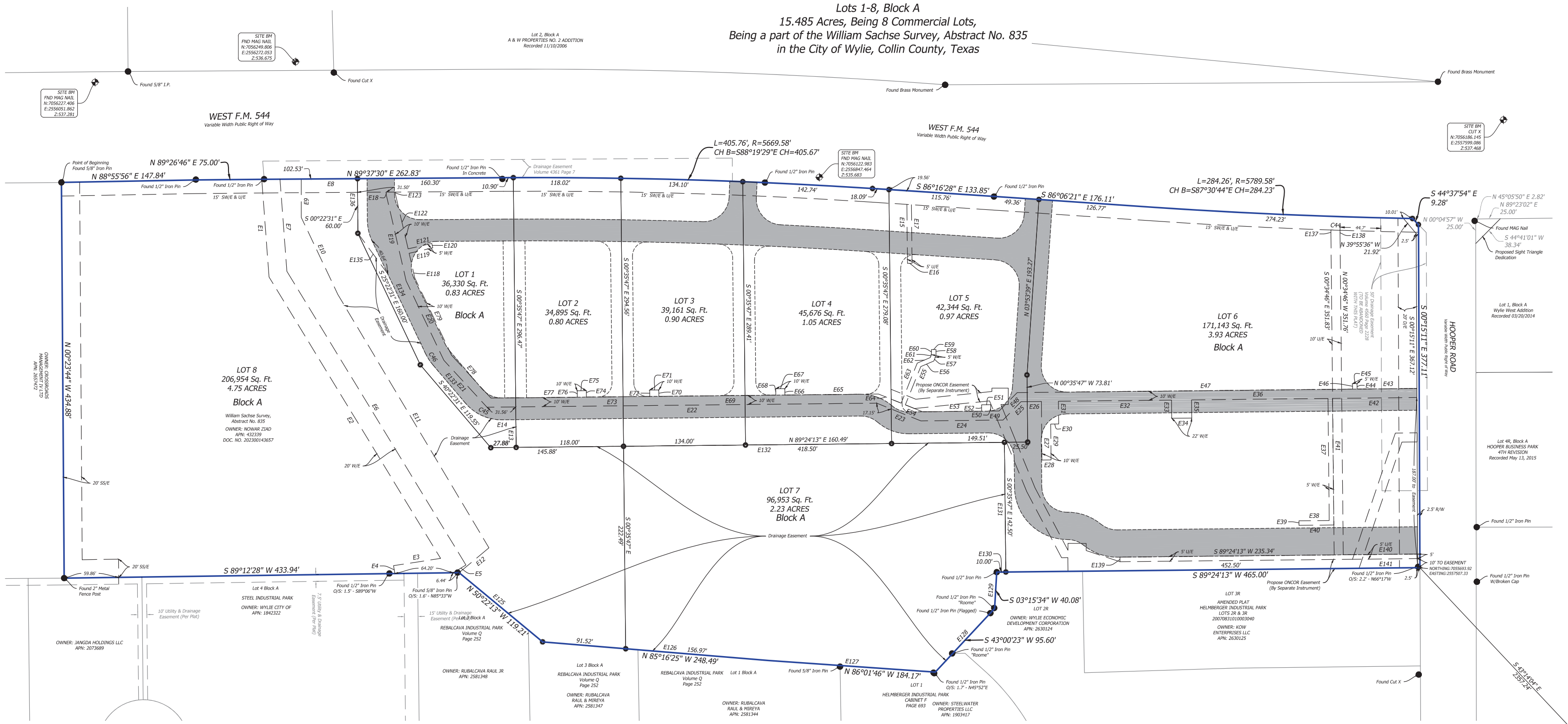
Additional amended plats and site plan reviews shall be required for any additional fire lane or utility easement that the commercial padsites will require.

Lots 7, Block A of Wylie Hooper is proposed to stay undeveloped and function as the general location of drainage for the entire development.

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.

FINAL PLAT
of
WYLIE HOOPER
Lots 1-8, Block A
15.485 Acres, Being 8 Commercial Lots,
Being a part of the William Sachse Survey, Abstract No. 835
in the City of Wylie, Collin County, Texas

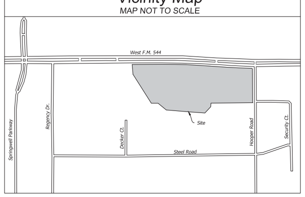


Easement Line Table		
Line #	Direction	Length
E1	S 04°16'59" E	107.73'
E2	S 31°21'41" E	362.06'
E3	S 81°08'19" W	52.27'
E4	S 08°51'41" E	8.76'
E5	N 58°38'19" E	16.37'
E6	N 31°21'41" W	377.98'
E7	S 04°16'59" E	101.55'
E8	S 89°38'26" W	61.80'
E9	S 00°00'00" E	42.17'
E10	S 25°23'44" E	93.77'
E11	S 30°47'42" E	324.11'
E12	S 50°11'40" W	42.68'
E13	N 00°35'47" W	30.50'
E14	S 89°24'13" W	15.24'
E15	S 00°35'47" E	64.80'
E16	N 89°24'13" E	5.00'
E17	N 00°35'47" W	64.43'
E18	S 00°18'19" E	3.05'
E19	S 12°59'55" E	96.94'
E20	S 25°22'31" E	96.61'
E21	S 42°35'47" E	70.08'
E22	N 89°24'13" E	428.21'
E23	S 68°05'57" E	52.27'
E24	N 89°24'13" E	90.21'
E25	N 44°24'13" E	28.28'
E26	N 89°24'13" E	22.35'
E27	S 00°35'08" E	64.36'
E28	N 89°24'52" E	10.00'
E29	N 00°35'08" W	39.36'
E30	N 89°24'13" E	8.74'
E31	N 00°35'47" W	25.00'
E32	N 89°24'13" E	124.33'
E33	S 00°35'47" E	20.00'
E34	N 89°24'13" E	22.00'
E35	N 00°35'47" W	20.00'
E36	N 89°24'13" E	149.83'
E37	S 00°35'19" E	134.10'
E38	S 89°24'25" W	33.28'
E39	S 00°35'35" E	5.00'
E40	N 89°24'25" E	38.28'
E41	N 00°35'19" W	139.10'
E42	N 89°24'13" E	92.73'
E43	S 89°24'13" W	65.68'
E44	N 00°35'47" W	6.00'
E45	S 89°24'13" W	5.00'
E46	S 00°35'47" E	6.00'
E47	S 89°24'13" W	368.49'
E48	S 44°24'13" W	28.28'
E49	S 89°24'13" W	9.25'
E50	N 00°35'47" W	7.00'
E51	S 89°24'13" W	10.00'

Easement Line Table		
Line #	Direction	Length
E52	S 00°35'47" E	7.00'
E53	S 89°27'22" W	64.97'
E54	N 68°05'57" W	20.27'
E55	N 21°53'59" E	45.37'
E56	N 66°53'59" E	15.59'
E57	N 21°53'59" E	6.53'
E58	N 00°36'01" W	6.47'
E59	N 90°00'00" W	5.00'
E60	S 00°36'01" E	5.53'
E61	S 21°53'59" W	3.47'
E62	S 66°53'59" W	15.59'
E63	S 21°53'59" W	47.44'
E64	N 68°06'01" W	26.84'
E65	S 89°24'13" W	102.82'
E66	N 00°35'47" W	7.00'
E67	S 89°24'13" W	10.00'
E68	S 00°35'47" E	7.00'
E69	S 89°24'13" W	128.45'
E70	N 00°35'47" W	7.00'
E71	S 89°24'13" W	10.00'
E72	S 00°35'47" E	7.00'
E73	S 89°24'13" W	69.65'
E74	N 00°35'47" W	7.00'
E75	S 89°24'13" W	10.00'
E76	S 00°35'47" E	7.00'
E77	S 89°24'13" W	94.83'
E78	N 42°35'47" W	64.11'
E79	N 25°22'31" W	94.01'
E118	N 12°59'55" W	27.69'
E119	N 77°02'22" E	26.70'
E120	N 12°57'38" W	5.00'
E121	S 77°02'22" W	26.70'
E122	N 12°59'55" W	62.06'
E123	N 00°18'19" W	1.95'
E125	S 50°22'13" E	119.21'
E126	S 85°16'25" E	248.49'
E127	S 86°01'46" E	184.17'
E128	N 43°00'23" E	95.60'
E129	N 03°15'34" E	40.08'
E130	N 89°24'13" E	10.00'
E131	N 00°35'47" W	142.50'
E132	S 89°24'13" W	536.50'
E133	N 40°22'31" W	54.82'
E134	N 25°22'31" W	96.09'
E135	N 36°16'50" W	55.50'
E136	N 00°22'31" W	59.98'
E137	S 00°08'13" W	5.26'
E138	N 00°08'13" E	4.88'
E139	S 00°35'47" E	5.00'
E140	S 89°24'13" W	81.68'
E141	N 89°24'13" E	71.54'

Easement Curve Table					
Curve #	Length	Radius	Delta	ChB	ChL
C44	10.00'	5804.58'	000.0988	S 88°05'10" E	10.00'
C45	45.58'	52.00'	050.2211	N 65°29'09" W	44.13'
C46	15.97'	61.00'	015.0000	N 32°52'31" W	15.92'

Vicinity Map
MAP NOT TO SCALE



LEGEND
SET MONUMENT
FOUND MONUMENT
BENCHMARK
PROPERTY LINE
EXISTING LOT LINE
LOT LINE
EASEMENT LINE
EXISTING EASEMENT LINE
BUILDING SETBACK LINE
R/W - RIGHT OF WAY
O/S - OFFSET
FL/E-FIRE LANE EASEMENT
MA/E- MUTUAL ACCESS EASEMENT
CGMP-CORRUGATED METAL PIPE
RCP-REINFORCED CONCRETE PIPE
B/L-BUILDING LIMIT LINE
U/E-UTILITY EASEMENT
O/S - OFFSET
W/E-WATERLINE EASEMENT
SS/E-SANITARY SEWER EASEMENT
MA/E, FL/E & U/E
NOTE: ALL MONUMENTS SET ARE CAPPED 1/2" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "DEE RPLS 6904" UNLESS NOTED OTHERWISE

0 30' 60' 120'
1" = 60'
U.S. Survey Feet

LEGAL DESCRIPTION

Being a 15.485 acre tract of land situated in the William Sachse Survey, Abstract No. 835 and being all of a called 3.06 acres conveyed to Ziad Nowar et. al. in Document No. 202300143657all of a called 4.702 acre tract conveyed to Michael G. Byboth and wife, Brenda Byboth in Volume 5984, Page 3833 Official Public Records Collin County Texas (O.P.R.C.C.TX.), all of a called 2.428 acre tract of land, a called 0.553 acre, and a called 0.749 acre tract of land conveyed to Mary F. Davis in Document No. 20160229000231350 O.P.R.C.C.TX., and being all of a called 5.42 acre tract of land conveyed to JMJJMD,LLC in Document No.20201020001822050 O.P.R.C.C.TX., all in the City of Wylie, Collin County, Texas. Said 15.485 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron pin for the Northwest corner of this tract, being in the South line of F.M 544 (variable width public right of way) and being the Northeast corner of Lot 1R of Central Storage Addition, a subdivision of record in Document No. 20090619010001570 O.P.R.C.C.TX.

Thence North 88 degrees 55 minutes 56 seconds East with the common line of this tract and F.M. 544, a distance of 147.84 feet to a found 1/2-inch iron pin.

Thence North 89 degrees 26 minutes 46 seconds East with the South line of F.M. 544, a distance of 75.00 feet to a found 1/2-inch iron pin.

Thence North 89 degrees 37 minutes 30 seconds East with the South line of F.M. 544, a distance of 262.83 feet to a point at the start of a curve to the right from whence a found 1/2-inch iron pin in concrete bears South 39 degrees 47 minutes 09 seconds West, a distance of 1.75 feet.

Thence 405.76 feet with said curve to the right on the South line of F.M. 544, whose radius is 5669.58 feet, delta angle is 04 degrees 06 minutes 02 seconds and whose chord bears South 88 degrees 19 minutes 29 seconds East, a distance of 405.67 feet to a found 1/2-inch iron pin.

Thence South 86 degrees 16 minutes 28 seconds East continuing with F.M. 544, a distance of 133.85 feet to a found 1/2-inch iron pin.

Thence South 86 degrees 06 minutes 21 seconds East staying with the South line of F.M. 544, a distance of 176.11 feet to a point at the beginning of a curve to the left.

Thence 284.26 feet with the South line of F.M. 544 and said curve to the left whose radius is 5789.58 feet, delta angle is 02 degrees 48 minutes 47 seconds and whose chord bears South 87 degrees 30 minutes 44 seconds East, a distance of 284.23 feet to a point on a chamfer between the South line of F.M. 544 and the East West line of Hooper Road (variable width public right of way).

Thence South 44 degrees 37 minutes 54 seconds East with said chamfer, a distance of 9.28 feet to a point on the West line of Hooper Road.

Thence South 00 degrees 15 minutes 11 seconds East, a distance of 377.11 feet to a found 1/2-inch iron pin at the Southeast corner of this tract, being the Northeast corner Helmberger Industrial Park Lots 2R & 3R, a subdivision of record in Document No. 20070831010003040 O.P.R.C.C.TX.

Thence with Helmberger Industrial Park Lots 2R & 3R, and Helmberger Industrial Park, a subdivision of record in Cabinet F, Page 716 Plat Records Collin County Texas the following three (3) courses and distances:
1) South 89 degrees 24 minutes 13 seconds West, a distance of 465.00 feet to a found 1/2-inch iron pin.
2) South 03 degrees 15 minutes 34 seconds West, a distance of 40.08 feet to a found 1/2-inch iron pin.
3) South 43 degrees 00 minutes 23 seconds West, a distance of 95.60 feet to a point, from whence a found 1/2-inch iron pin bears North 45 degrees 52 minutes East, a distance of 1.7 feet.

Thence North 86 degrees 01 minutes 46 seconds West continuing with the North line of Helmberger Industrial Complex and the North line of Rubalcava Industrial Park, a subdivision of record in Volume Q, Page 252 Plat Records Collin County Texas, a distance of 184.17 feet to a point.

Thence North 85 degrees 16 minutes 25 seconds West continuing with Rubalcava Industrial Park, a distance of 248.49 feet to a point.

Thence North 50 degrees 22 minutes 13 seconds West continuing with Rubalcava Industrial Park, a distance of 119.21 feet to a point, from whence a found 5/8-inch iron pin found bears North 85 degrees 33 minutes West, a distance of 1.6 feet.

Thence South 89 degrees 12 minutes 28 seconds West continuing with Rubalcava Industrial Park, a distance of 433.94 feet to a found 2-inch metal fence post for the Southwest corner of this tract, being the Southeast corner of Lot 1R of Central Storage Addition, a subdivision of record in Document No. 20090619010001570 Official Public Records Collin County Texas.

Thence North 00 degrees 23 minutes 44 seconds West with the West line of this tract and the East line of said Lot 1R, a distance of 434.88 feet to the POINT OF BEGINNING and containing 15.485 acres of land, more or less.

FEMA NOTE
Said described property in, by graphical plotting only, located within an area having a Zone Designation "X" (Unshaded) by FEMA, on Flood Insurance Rate Map No. 48085C0415J, dated 06/02/2009.

OWNER
NAME: TEXSTONE PARTNERS
PHONE: 214.534.5551
EMAIL: CBENET@TEXSTONE.COM
ADDRESS: 12900 PRESTON Rd, SUITE 1105
DALLAS, TX 75230

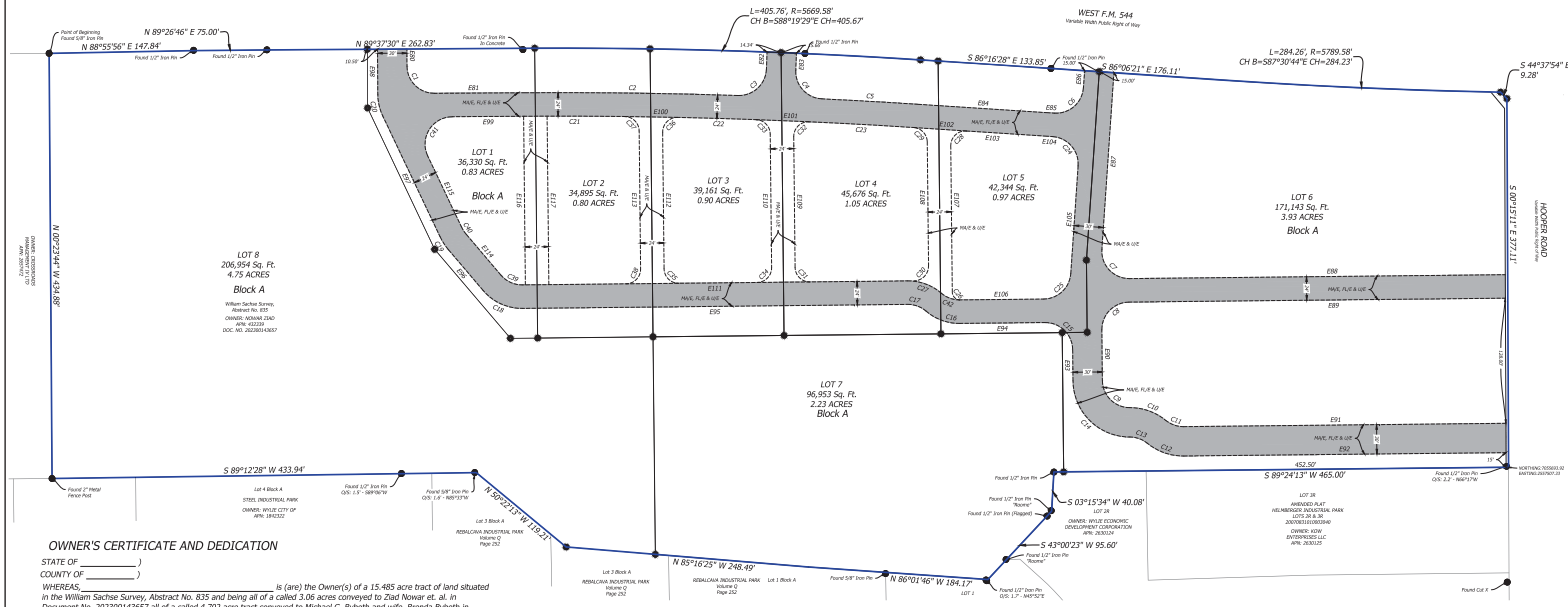
CITY OF WYLIE, TEXAS
CONTROL MONUMENT 3 (CM 3)
MONUMENT NAME: CM 3
DATE ESTABLISHED: 5/3/04
STATE:TEXAS
COUNTY: COLLIN

NAD-83 TX STATE PLAIN, NORTH CENTRAL ZONE (US SURVEY FEET)
NORTHING:7053976.538
EASTING:2559122.001
ELEVATION (NAVD):520.307
GROUND TO GRID COMBINED SCALE FACTOR:0.9998530
GRID TO GROUND INVERSE SCALE FACTOR:1.0001470

FINAL PLAT
of
WYLIE HOOPER
Lots 1-8, Block A
15.485 Acres, Being 8 Commercial Lots,
Being a part of the William Sachse Survey, Abstract No. 835
in the City of Wylie, Collin County, Texas

Prepared By
GOLDEN
LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
TBPELS #10194751 / Exp. Date =12/31/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com

Date of Preparation 10/26/2026 Job No. 252056 Sheet 1 Of 2



Fireline Easement Line Table		
Line #	Direction	Length
E80	S 00°18'59" E	17.50'
E81	N 89°37'39" E	91.68'
E82	N 02°17'31" E	17.64'
E83	S 02°17'31" W	17.64'
E84	S 89°18'28" E	132.78'
E85	S 86°06'21" E	6.30'
E86	N 02°53'39" E	17.50'
E87	S 02°53'39" W	181.18'
E88	N 89°24'13" E	284.37'
E89	S 89°24'13" W	285.04'
E90	S 89°35'47" E	52.05'
E91	N 89°24'13" E	220.72'
E92	S 89°24'13" W	229.59'
E93	N 00°35'47" W	32.68'
E94	S 89°24'13" W	87.35'
E95	S 89°24'13" W	284.16'
E96	N 45°22'31" W	14.85'
E97	N 25°22'31" W	156.73'
E98	N 09°22'31" W	46.14'
E99	N 89°37'30" E	73.85'

Fireline Easement Line Table		
Line #	Direction	Length
E100	S 89°07'25" E	54.17'
E101	S 87°49'24" E	54.32'
E102	S 86°39'28" E	54.16'
E103	S 86°06'28" E	82.19'
E104	S 86°06'21" E	6.26'
E105	S 03°53'39" W	116.50'
E106	S 86°24'13" W	86.14'
E107	N 30°35'47" W	149.80'
E108	S 00°35'47" E	126.88'
E109	N 30°35'47" W	123.80'
E110	S 00°35'47" E	136.61'
E111	S 89°24'13" W	304.16'
E112	N 30°35'47" W	139.73'
E113	S 00°35'47" E	141.19'
E114	N 40°22'31" W	54.82'
E115	N 25°22'31" W	80.67'
E116	S 16°37'47" E	172.52'
E117	S 00°35'47" E	172.39'

Fireline Curve Table				
Curve #	Length	Radius	Delta	Chd
C1	43.98'	28.00'	090.0000°	S 45°23'21" E
C2	218.55'	5634.08'	002.2286°	S 89°13'30" E
C3	43.59'	28.00'	089.1899°	N 44°57'13" E
C4	43.98'	28.00'	090.0000°	S 44°36'47" E
C5	97.67'	5634.08'	001.0070°	S 86°46'23" E
C6	43.98'	28.00'	090.0000°	N 45°23'39" E
C7	46.18'	28.00'	094.4966°	S 43°21'04" E
C8	43.98'	28.00'	090.0000°	S 44°24'13" W
C9	43.78'	28.00'	089.5761°	S 45°23'04" E
C10	39.94'	28.00'	081.6514°	S 79°19'39" E
C11	39.49'	28.00'	080.8763°	S 75°39'32" E
C12	40.37'	28.00'	082.6763°	N 79°39'32" W
C13	35.28'	28.00'	072.2514°	N 70°26'49" W
C14	99.66'	58.00'	098.4376°	N 45°23'56" W
C15	43.98'	28.00'	090.0000°	N 45°35'47" W
C16	37.58'	52.00'	041.4096°	N 69°53'09" W
C17	20.24'	28.00'	041.4096°	N 69°53'31" W
C18	45.58'	52.00'	050.2211°	N 65°39'08" W
C19	15.87'	61.00'	015.0000°	N 32°52'31" W
C20	22.69'	52.00'	025.0000°	N 12°52'31" W
C21	102.51'	5600.08'	001.0488°	S 89°01'02" E

Fireline Curve Table				
Curve #	Length	Radius	Delta	Chd
C22	80.28'	5600.08'	000.8213°	S 88°21'45" E
C23	107.01'	5695.08'	001.0945°	S 86°59'55" E
C24	43.98'	28.00'	090.0000°	S 41°06'21" E
C25	41.79'	28.00'	085.5069°	S 40°38'57" W
C26	11.92'	8.50'	084.8027°	N 45°01'59" W
C27	37.58'	52.00'	041.4096°	N 69°53'09" W
C28	24.69'	15.00'	094.3219°	N 46°33'52" E
C29	23.44'	15.00'	085.7047°	S 43°26'56" E
C30	23.55'	15.00'	090.0000°	S 44°24'13" W
C31	23.55'	15.00'	090.0000°	N 45°35'47" W
C32	24.40'	15.00'	093.2004°	N 46°58'14" E
C33	22.87'	15.00'	087.3543°	S 44°16'25" E
C34	23.59'	15.00'	090.0000°	S 44°24'13" W
C35	23.59'	15.00'	090.0000°	N 45°35'47" W
C36	24.04'	15.00'	091.8269°	N 45°19'08" E
C37	23.23'	15.00'	088.7298°	S 44°57'41" E
C38	23.59'	15.00'	090.0000°	S 44°24'13" W
C39	24.54'	28.00'	050.2211°	N 65°39'08" W
C40	9.69'	27.00'	015.0000°	N 32°52'31" W
C41	36.20'	28.00'	115.9093°	N 20°58'28" E
C42	29.24'	28.00'	041.4068°	S 69°53'25" E

OWNER'S CERTIFICATE AND DEDICATION

STATE OF _____)
COUNTY OF _____)

WHEREAS, _____ is (are) the Owner(s) of a 15.485 acre tract of land situated in the William Sachse Survey, Abstract No. 835 and being all of a called 3.06 acres conveyed to Ziad Nowar et. al. in Document No. 20230014365 7 all of a called 4.702 acre tract conveyed to Michael G. Byboth and wife, Brenda Byboth in Volume 5984, Page 3833 Official Public Records Collin County Texas (O.P.R.C.C.TX.), all of a called 2.428 acre tract of land, a called 0.553 acre, and a called 0.749 acre tract of land conveyed to Mary F. Davis in Document No. 20160229000231350 O.P.R.C.C.TX., and being all of a called 5.42 acre tract of land conveyed to JMJJMD,LLC in Document No.20201020001822050 O.P.R.C.C.TX., all in the City of Wylie, Collin County, Texas. Said 15.485 acres being more particularly described by metes and bounds as follows:

BEGINNING at a found 5/8-inch iron pin for the Northwest corner of this tract, being in the South line of F.M 544 (variable width public right of way) and being the Northeast corner of Lot 1R of Central Storage Addition, a subdivision of record in Document No. 20090619010001570 O.P.R.C.C.TX.

Thence North 88 degrees 55 minutes 56 seconds East with the common line of this tract and F.M. 544, a distance of 147.84 feet to a found 1/2-inch iron pin.

Thence North 89 degrees 26 minutes 46 seconds East with the South line of F.M. 544, a distance of 75.00 feet to a found 1/2-inch iron pin.

Thence North 89 degrees 37 minutes 30 seconds East with the South line of F.M. 544, a distance of 262.83 feet to a point at the start of a curve to the right from whence a found 1/2-inch iron pin in concrete bears South 39 degrees 47 minutes 09 seconds West, a distance of 1.75 feet.

Thence 405.76 feet with said curve to the right on the South line of F.M. 544, whose radius is 5669.58 feet, delta angle is 04 degrees 06 minutes 02 seconds and whose chord bears South 88 degrees 19 minutes 29 seconds East, a distance of 405.67 feet to a found 1/2-inch iron pin.

Thence South 86 degrees 16 minutes 28 seconds East continuing with F.M. 544, a distance of 133.85 feet to a found 1/2-inch iron pin.

Thence South 86 degrees 06 minutes 21 seconds East staying with the South line of F.M. 544, a distance of 176.11 feet to a point at the beginning of a curve to the left.

Thence 284.26 feet with the South line of F.M. 544 and said curve to the left whose radius is 5789.58 feet, delta angle is 02 degrees 48 minutes 47 seconds and whose chord bears South 87 degrees 30 minutes 44 seconds East, a distance of 284.23 feet to a point on a chamfer between the South line of F.M. 544 and the East West line of Hooper Road (variable width public right of way).

Thence South 44 degrees 37 minutes 54 seconds East with said chamfer, a distance of 9.28 feet to a point on the West line of Hooper Road.

Thence South 00 degrees 15 minutes 11 seconds East, a distance of 377.11 feet to a found 1/2-inch iron pin at the Southeast corner of this tract, being the Northeast corner Helmberger Industrial Park Lots 2R & 3R, a subdivision of record in Document No. 20070831010003040 O.P.R.C.C.TX.

Thence with Helmberger Industrial Park Lots 2R & 3R, and Helmberger Industrial Park, a subdivision of record in Cabinet F, Page 716 Plat Records Collin County Texas the following three (3) courses and distances:
1) South 89 degrees 24 minutes 13 seconds West, a distance of 465.00 feet to a found 1/2-inch iron pin.
2) South 03 degrees 15 minutes 34 seconds West, a distance of 40.08 feet to a found 1/2-inch iron pin.
3) South 43 degrees 00 minutes 23 seconds West, a distance of 95.60 feet to a point, from whence a found 1/2-inch iron pin bears North 45 degrees 52 minutes East, a distance of 1.7 feet.

Thence North 86 degrees 01 minutes 46 seconds West continuing with the North line of Helmberger Industrial Complex and the North line of Rubalcava Industrial Park, a subdivision of record in Volume Q, Page 252 Plat Records Collin County Texas, a distance of 184.17 feet to a point.

Thence North 85 degrees 16 minutes 25 seconds West continuing with Rubalcava Industrial Park, a distance of 248.49 feet to a point.

Thence North 50 degrees 22 minutes 13 seconds West continuing with Rubalcava Industrial Park, a distance of 119.21 feet to a point, from whence a found 5/8-inch iron pin found bears North 85 degrees 33 minutes West, a distance of 1.6 feet.

Thence South 89 degrees 12 minutes 28 seconds West continuing with Rubalcava Industrial Park, a distance of 433.94 feet to a found 2-inch metal fence post for the Southwest corner of this tract, being the Southeast corner of Lot 1R of Central Storage Addition, a subdivision of record in Document No. 20090619010001570 Official Public Records Collin County Texas.

Thence North 00 degrees 23 minutes 44 seconds West with the West line of this tract and the East line of said Lot 1R, a distance of 434.88 feet to the POINT OF BEGINNING and containing 15.485 acres of land, more or less.

KNOW ALL MEN BY THESE PRESENTS: That _____ do hereby adopt this plat designating the herein described property as WYLIE HOOPER Lots 1-8, Block A, 15.485 Acres, Being 8 Commercial Lots, Being a part of the William Sachse Survey, Abstract No. 835 in the City of Wylie, Collin County, 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 street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.
The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

Subscribed this ___ day of _____ 20____. *By:_____ Name*

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, on this ___ day of _____, 20___, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written,

My Commission Number is, ___.

My Commission Expires the ___ day of _____, 20___. *Notary Public*

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Troy Dee, do hereby certify that I prepared this plat from an actual and accurate survey of the land the land and that the corner monuments shown thereon as set were properly place under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie, Texas.

Surveyor Seal

_____ Date
Troy Dee
Registered Professional Land Surveyor, Texas No. 6904
4131 N.W. 122nd Street Suite #100 Oklahoma City, OK 73120
(405) 849-6010

STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this _____ day of October, 2026, personally appeared Troy Dee, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written,

_____ *Notary Public*

My Commission Number is, 20013172.

My Commission Expires the 23rd day of OCTOBER, 2028.

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.

Recommended for Approval

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

Approved for Construction

_____ _____
Mayor, City of Wylie, Texas *Date*

Accepted

_____ _____
Mayor, City of Wylie, Texas *Date*

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat WYLIE HOOPER Lots 1-8, Block A, 15.485 Acres, Being 8 Commercial Lots,Being a part of the William Sachse Survey, Abstract No. 835 of the subdivision or addition to the City of Wylie was submitted to the City Council on the ____ day of _____ 20____, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ____ day of _____, A.D., 20___.

_____
City Secretary
City of Wylie, Texas

LEGEND
SET MONUMENT
FOUND MONUMENT
PROPERTY LINE
EXISTING LOT LINE
LOT LINE
EASEMENT LINE
O/S - OFFSET
PLE-FIRE LANE EASEMENT
MAVE- MUTUAL ACCESS EASEMENT
UJE-UTILITY EASEMENT
MAVE, PLE & UJE
NOTE: ALL MONUMENTS SET ARE CAPPED "LD" IRON PINS OR MAG NAILS WITH WASHERS BOTH BEING STAMPED "DEE WILS 6904" UNLESS NOTED OTHERWISE

FINAL PLAT
of

WYLIE HOOPER

Lots 1-8, Block A
15.485 Acres, Being 8 Commercial Lots,
Being a part of the William Sachse Survey, Abstract No. 835
in the City of Wylie, Collin County, Texas

Prepared By

GOLDEN LAND SURVEYING
4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
TBPELS #10194751 / Exp. Date =12/31/2026
Telephone: (405) 849-6010 Email: troy@goldenls.com

Date of Preparation 10/26/2026 *Job No. 252056* *Sheet 2 Of 2*

Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item Number:** D

Prepared By: Kevin Molina

Subject

Consider, and act upon, a recommendation to the City Council regarding a Final Plat being a Replat of part of Lot 1 and part of Lot 2, Block 2 of Russell Addition and an abandoned alley to create Lot 1R and Lot 2R, Block 2 of Russell Addition on 0.906 acres. Property located at 405, 407 & 409 N Ballard Avenue

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Robert &Tracy Lawson, Isom Revocable Trust, Ottsome Enterprises APPLICANT: Roome Surveying

The applicant has submitted a Replat to create Lot 1R and Lot 2R. Block 2 of Russel Addition on 0.906 acres generally located at 405, 407 & 409 N Ballard Avenue.

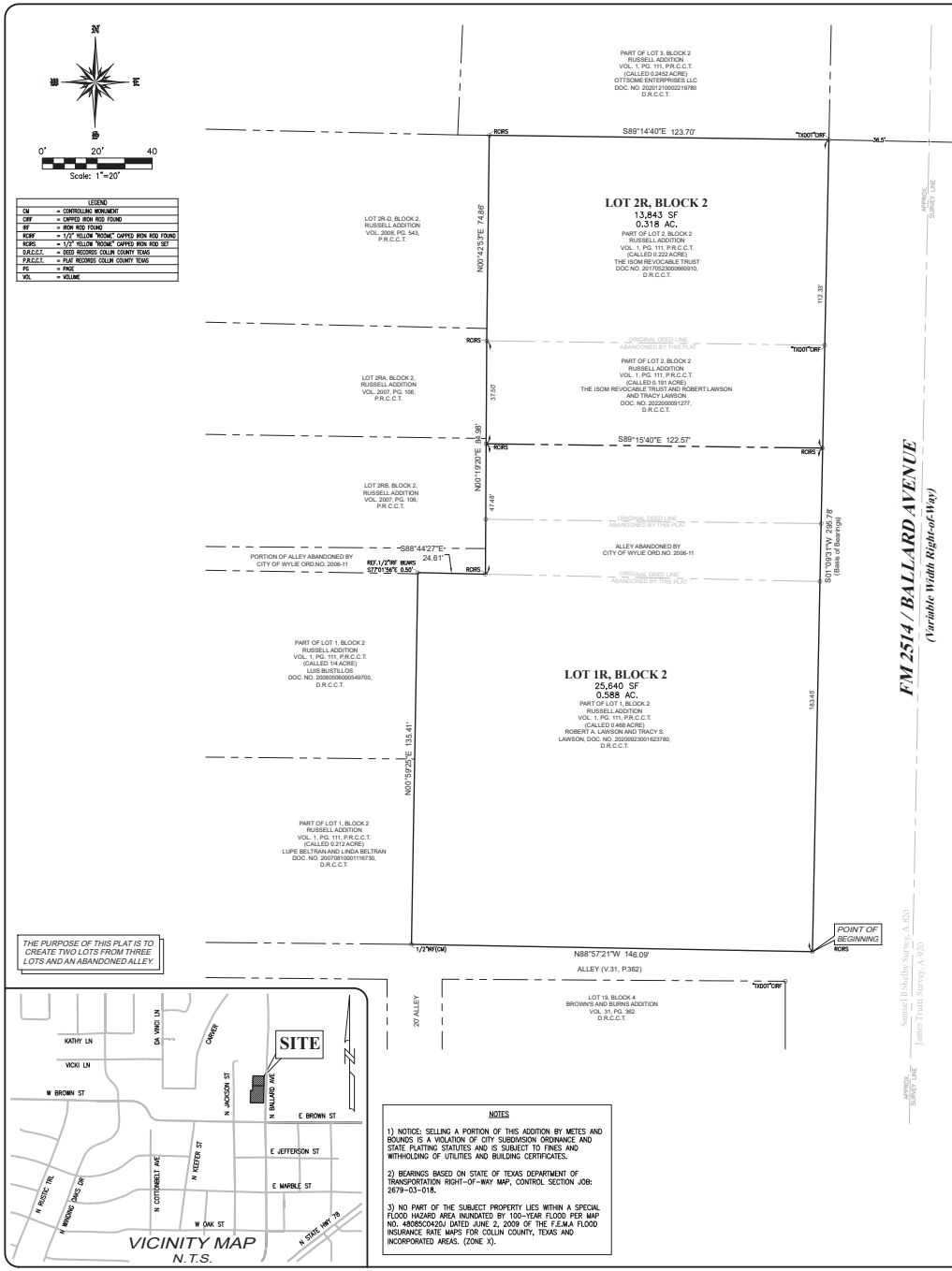
The purpose of this request is to reconfigure three existing lots by splitting 407 N Ballard Avenue in equal portions to be shared as additional acreage for 405 & 409 N Ballard Avenue. The two property owners have owned 407 since 2022.

In addition to this change the replat shall also plat an alley abandonment which was approved in 2006 by Ordinance 2006-11.

With this change Lot 1R, Block measures 0.588 acres and Lot 2R, Block 2 measures 0.318 acres. Both lots remain in Downtown Historic District and shall adhere to the design requirements of Section 6.3 of the Zoning Ordinance.

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.



NOTES

1) NOTICE: 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 WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

2) BEARINGS BASED ON STATE OF TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, CONTROL SECTION JOB: 2679-03-018.

3) NO PART OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD PER MAP NO. 48085C0420J DATED JUNE 2, 2009 OF THE F.E.M.A FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS. (ZONE X).

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Isom Revocable Trust, Robert A. Lawson and Tracy S. Lawson, are the owners of three tracts of land situated in the State of Texas, County of Collin and City of Wylie, being a part of the Samuel B. Shelby Survey, Abstract No. 820, being a part of Lot 1, Block 2, of Russell Addition as recorded in Volume 1, Page 111 of the Plat Records of Collin County, Texas, same being described as a called 0.468 acre tract of land as recorded under Document No. 20200923001623780 of the Deed Records of Collin County, Texas, being a part of an alley abandoned by the City of Wylie under Ordinance No. 2006-11, being a part of Lot 2, Block 2, of Russell Addition as recorded in Volume 1, Page 111 of the Plat Records of Collin County, Texas, same being described as a called 0.222 acre tract of land as recorded under Document No. 20170523000660910 of the Deed Records of Collin County, Texas, and being described as a called 0.191 acre tract of land as recorded under Document No. 20220000911277 of the Deed Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a "Roome" capped iron rod set in the west right-of-way line of Ballard Avenue, same being in the north line of an alley, marking the southeast corner of said 0.468 acre tract and the herein described premises;

THENCE with the north line of said alley and the south line of said 0.468 acre tract, North 88°57'21" West, 146.09 feet to a 1/2" iron rod found, marking the southeast corner of a called 0.212 acre tract of land as recorded under Document No. 20070810001116730 of the Deed Records of Collin County, Texas, the southwest corner of said 0.468 acre tract and said premises;

THENCE with the east line of said 0.212 acre tract, the east line of a called 1/4 acre tract of land as recorded under Document No. 20080509000549700 of the Deed Records of Collin County, Texas, and the west line of said 0.468 acre tract, North 00°59'25" East, 135.41 feet to a point in a south line of said abandoned alley, marking the northwest corner of said 0.468 acre tract and the westerly most northwest corner of said premises, from which a 1/2" iron rod found for reference bears South 77°01'56" East, 0.50 feet;

THENCE with the south line of said abandoned alley and the north line of said 0.468 acre tract, South 88°44'27" East, 24.61 feet to a "Roome" capped iron rod set, marking an interior ell corner of said premises;

THENCE partway crossing through said abandoned alley, with the east line of Lot 2RB, Block 2 and Lot 2RA, Block 2 of Russell Addition as recorded in Volume 2007, Page 106 of the Plat Records of Collin County, Texas, with the east line of Lot 2R-D, Block 2 of Russell Addition as recorded in Volume 2008, Page 543 of the Plat Records of Collin County, Texas, with the west line of said 0.191 acre tract and the west line of said 0.222 acre tract as follows: North 00°19'20" East, 84.98 feet to a "Roome" capped iron rod set for angle break; North 00°42'53" East, 74.86 feet to a "Roome" capped iron rod set in the south line of a called 0.2452 acre tract of land as recorded under Document No. 20201210002219780 of the Deed Records of Collin County, Texas, marking the northeast corner of Lot 2R-D, the northwest corner of said 0.222 acre tract and the northerly most northwest corner of said premises;

THENCE with the south line of said 0.2452 acre tract and the north line of said 0.222 acre tract, South 89°14'40" East, 123.70 feet to a "TXDOT" capped iron rod found in the west right-of-way line of Ballard Avenue, marking the southeast corner of said 0.2452 acre tract, the northeast corner of said 0.222 acre tract and said premises;

THENCE with the west right-of-way line of N. Ballard Avenue, the east line of said 0.222 acre tract, the east line of said 0.191 acre tract, the east line of said abandoned alley, and the east line of said 0.468 acre tract, South 01°09'31" West, 295.78 feet to the place of beginning and containing 39,483 square feet or 0.906 acres of land.

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

THAT I, F.E. Bemenderfer, Jr., do hereby certify that I prepared this final plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the applicable codes and ordinances of the City of Wylie.

NOT FOR RECORDING

F.E. Bemenderfer, Jr.
R.P.L.S. No. 4051

STATE OF TEXAS
F.E. BEMENDERFER JR.
4051
REGISTERED PROFESSIONAL LAND SURVEYOR

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared F. E. Bemenderfer, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

_____
Notary Public in and for
The State of Texas

RECOMMENDED FOR APPROVAL

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

APPROVAL FOR CONSTRUCTION

_____ _____
Mayor, City of Wylie, Texas — Date

ACCEPTED

_____ _____
Mayor, City of Wylie, Texas — Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing Final Plat of the Russell Addition Lots 1R & 2R, Block 2, subdivision or addition to the City of Wylie was submitted to the City Council on the _____ day of _____ 202_, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing hi name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 202_.

_____
City Secretary
City of Wylie, Texas

OWNER'S DEDICATION AND ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, Isom Revocable Trust, Robert A. Lawson and Tracy S. Lawson, does hereby adopt this plat designated therein above described property as Russell Addition Lots 1R & 2R, Block 2, an addition to the City of Wylie, Texas, an 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, 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 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 utilities entities shall have the right to remove and keep removed all or parts of any building, 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 constucting, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

_____ _____
Robert A. Lawson (Owner) — Tracy S. Lawson (Owner)

_____ _____
Isom Revocable Trust (Owner) — Isom Revocable Trust (Owner)
Mark Isom (Trustee) — Kari Isom (Trustee)

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Robert A. Lawson, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

_____
Notary Public in and for
The State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Tracy S. Lawson, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

_____
Notary Public in and for
The State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Mark Isom, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

_____
Notary Public in and for
The State of Texas

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Kari Isom, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

_____
Notary Public in and for
The State of Texas

Final Plat

Russell Addition Lots 1R & 2R, Block 2

0.906 Acres
Being a replat of a Part of Block 2 of Russell Addition as recorded in Volume 1, Page 111, PRCCT
2 Residential Lots
Zoned Downtown Historical District
Samuel B. Shelby Survey, Abstract No. 820
City of Wylie, Collin County, Texas
October 2026

X:\AC\2026\3\AC964860.DWG

Submittal: October 12, 2026
Revised: October 30, 2026

Owner: Robert A. Lawson & Tracy S. Lawson
405 N. Ballard Ave
Wylie, Tx 75098
(614) 668-2138
Attn: Robert Lawson
email: rlawson@smu.edu

Owner: Isom Revocable Trust (Mark Isom, Trustee)
409 N. Ballard Ave
Wylie, Tx 75098
(972) 890-3918
Attn: Mark Isom
email: mkisom@outlook.com

Surveyor:
Roome Land Surveying
1255 W.15th St., Suite 100
Plano, Tx 75075
(972) 423-4372
Attn: Fred Bemenderfer
email: fredb@roomeinc.com

Roome
Land Surveying
1255 W. 15th St., Suite 100
Plano, Texas 75075
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100

Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item Number:** 1

Prepared By: Kevin Molina

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 - Commercial Corridor District (PD-CC) to Planned Development - Commercial Corridor (PD-CC) to allow for reduced parking stall dimensions for an existing medical office multi-tenant structure located on 2 acres at 600 Cooper Dr. (**ZC 2026-14)**.

Recommendation

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

Discussion

OWNER: HCO CRS2 KELLER - Wylie TX LLC & City of Wylie **APPLICANT: Westwood**

The applicant is requesting to amend the Cooper Retail Planned Development 2005-07 to allow for reduced parking stall dimensions on Lot 2, Block A of Cooper Retail Addition in order to add parking stalls to the property.

The Cooper Retail Planned Development 2005-07 was approved by the City Council in April 2005 and allowed for off-premises monument signage for Lots 1-4, Block A of Cooper Retail Addition.

The purpose of this request is to include provisions within the Planned Development to allow for reduced parking stalls which are only applicable on Lot 2, Block A of Cooper Retail Addition. The existing Planned Development provisions regarding off-premises signage shall remain unchanged.

The applicant is making this request to allow for additional parking to serve the tenants of the existing multi-tenant medical building at 600 Cooper Drive. The proposed special conditions request for the allowance of a minimum standard parking stall width of 9’ in lieu of the typically required 10’ and the allowance of one compact space which measures a minimum width of 8.5’. The request is not making changes to the existing length of 20’ for the parking stalls.

In addition to this the conditions also propose to allow for a parking row to have a maximum of 13 parking stalls per row in lieu of the typically allowed 12 parking stalls as allowed as generally shown on the Zoning Exhibit (Exhibit B).

With this proposed change the property provides 106 parking stalls with five being ADA accessible. The change allows for the stripping of six additional spaces. The landscaping remains in compliance with the 20% minimum landscaping requirement by providing 23.5% being 20,489 sf of landscaped area.

The Zoning Exhibit (Exhibit B) shall serve as the Site Plan for the Development if the request be approved. This request shall not alter the existing developments on Lot 1, Lot 3 or Lot 5, Block A of Cooper Retail Addition.

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

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 twenty-one 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.



ZONING CASE:
ZC 2026-14 600 Cooper Drive

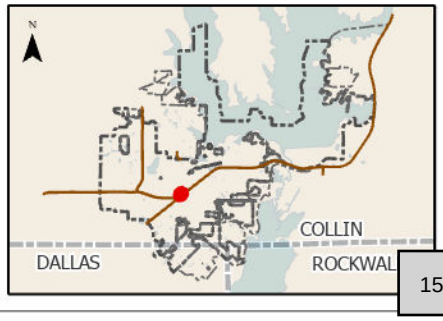
SUBJECT property

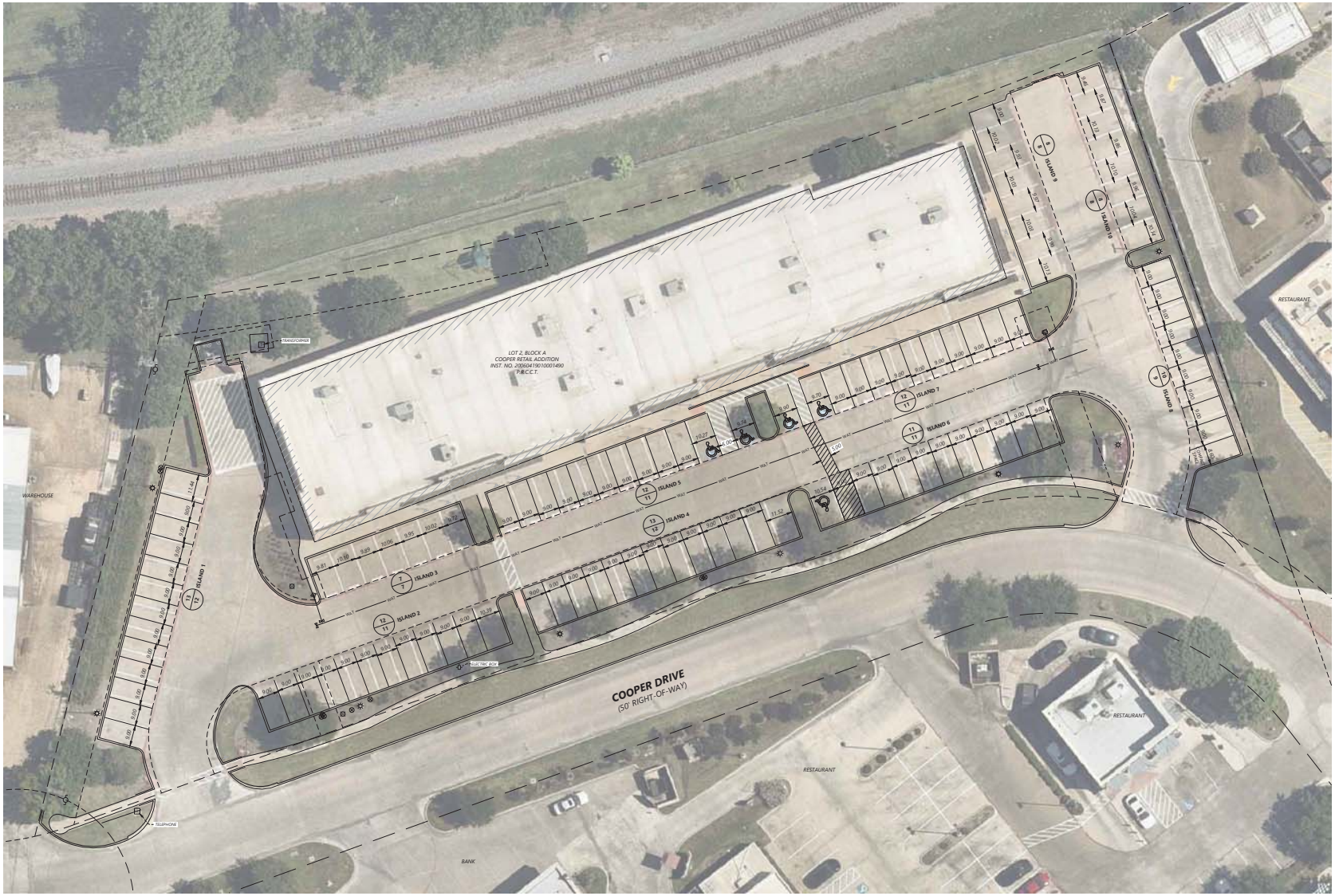
0 200 400 600 800 1,000 Feet

CITY OF WYLIE

Date: 10/26/2026

COMPILED BY: G STAFFORD





Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



VICINITY MAP
NOT TO SCALE

LEGEND

Proposed
Existing

PROPOSED

EXISTING

NO.	EXISTING	PROPOSED
1	12	13
2	11	12
3	7	7
4	12	13
5	11	12
6	11	12
7	11	11
8	9	10
9	8	8
10	8	8
TOTAL	100	106

LANDSCAPING TABLE	
LOT AREA (SF & ACRES)	87,183 SF (2.001 ACRES)
LANDSCAPE AREA (SF & PERCENT)	20,489 SF (23.5%)

1" = 20'
0' 20' 40' 60'

LOT 2, BLOCK A - TOPOGRAPHIC EXHIBIT

K:\DO\43719.00\06 CAD\DWG\SITE DESIGN CSX\DO43719.00_BASE EXHIBIT.DWG

DESIGNED:
CHECKED:
DRAWN:
HORIZONTAL SCALE: 20'

INITIAL ISSUE: XX/XX/XX
REVISIONS:

PREPARED FOR:

LINCOLN HARRIS CSG
4401 COIT ROAD, SUITE 307
FRISCO, TEXAS 75035

LOT 2, BLOCK A
COOPER RETAIL ADDITION
AN ADDITION TO THE CITY OF WYLIE,
TEXAS, COLLIN COUNTY, TEXAS

Westwood
Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
www.westwoodps.com
Westwood Professional Services, Inc.
TBPELS ENGINEERING FIRM REGISTRATION NO. 17756
TBPELS SURVEYING FIRM REGISTRATION NO. 10074301

ZONING EXHIBIT

PROJECT NUMBER: 0043719.00

SHEET NUMBER: 1 OF 1
DATE: 06/19/2023

EXHIBIT "C"

Zoning Case No. 2026-14

Conditions to Planned Development Zoning District

PD 2026-XX

I. PURPOSE

1. The purpose of this Planned Development (PD) District is to allow for off-premise signage and reduced parking stall widths.

II. GENERAL CONDITIONS

1. This PD District request shall not affect any regulation found within the Code of Ordinances, unless specifically provided herein.
2. All regulations of the existing Commercial Corridor (CC) District set forth in Section 4.1.C of the Zoning Ordinance (as adopted May 22, 2025) and as amended are included by reference and shall apply except as specifically provided herein.

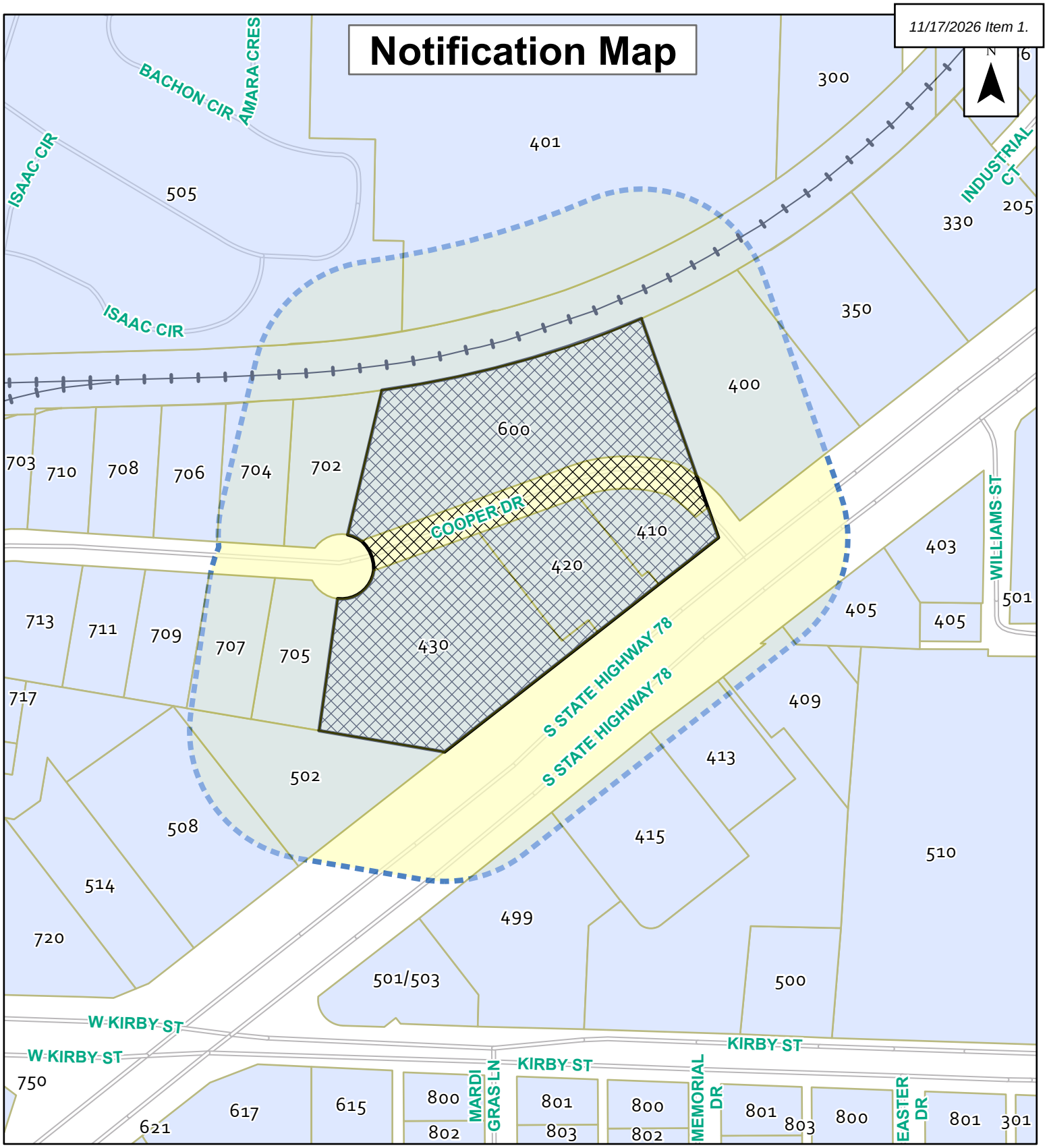
III. SPECIAL CONDITIONS

1. The following uses shall be permitted as a function of the PD.
    a. All uses allowed within the existing Commercial Corridor District.
2. Off-premise signage shall be allowed under the following conditions:
    a. A single entity (i.e. Baylor Healthcare System) located on Lot 4, as reference on Exhibit “B”, will be allowed to have signage on all or part of a monument sign located on Lot 1.
    b. Any business enterprise occupying all or part of Lot 1 will be allowed to have signage on all or part of a monument sign located on Lot 1, Lot 2, or Lot 3 with the condition that said enterprise can only have signage on one (1) monument sign located on either of Lot 1, Lot 2 or Lot 3
    c. Any business enterprise occupying all or part of Lot 2 will be allowed to have signage on all or part of a monument sign located on Lot 1, Lot 2, or Lot 3 with the condition that said enterprise can only have one signage on one (1) monument sign located on either of Lot 1, Lot 2,or Lot 3.

d. Any business enterprise occupying all or part of Lot 3 will be allowed to have signage on all or part of a monument sign located on Lot 1, Lot 2, or Lot 3 with the conditions that said enterprise can only have signage on one (1) monument sign located on either of Lot 1, Lot 2, or Lot 3.

3. Parking for Lot 2, Block A of Cooper Retail Addition:
    a. This Planned Development shall allow for standard parking stalls with a minimum parking stall width of 9 feet in lieu of the typically required 10’ and the allowance of one compact space which measures a minimum width of 8.5’. The total amount of provided parking shall be 106 parking spaces with five being ADA accessible.
    b. This Planned Development shall allow for a parking row to have a maximum of 13 parking stalls per row in lieu of the typically allowed 12 parking stalls as allowed as generally shown on the Zoning Exhibit (Exhibit B).
    c. The Zoning Exhibit (Exhibit B) shall serve as the Site Plan for the development on Lot 2, Block A of Cooper Retail Addition. Approval of the PD shall act as site plan approval.

Notification Map



ZONING CASE:
ZC 2026-14 600 Cooper Drive

SUBJECT property
200 foot Notification Buffer

0 50 100 200 300 400 500 600 Feet

CITY OF WYLIE

Date: 10/26/2026

COMPILED BY: G STAFFORD

