

Wylie Planning and Zoning Commission Regular Meeting

April 07, 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 approval of the meeting minutes from the March 17, 2026, Planning and Zoning Commission Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Integrity First addition, establishing one commercial lot on 0.97 acres. Property located at 990 N State Highway 78.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat for Lot 1, Block A, Jericho Village, establishing one lot on 2.472 acres, located at 511 West Brown Street.
- D. Consider, and act upon a recommendation to City Council regarding a Final Plat creating Lots 1 and 2, Block A of Galacino Lane Addition on 5.465 acres in the City of Wylie Extra Territorial Jurisdiction, property located at 950 Galacino Lane.
- E. Consider, and act upon a recommendation to City Council regarding a Final Plat for Lewis Ranch Phase 2, being 123 residential lots on 23.030 acres. Property located at the southeast corner of North State Highway 78 and Wylie East Drive.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for a temporary batch plant use located on the southeast corner of Skyview Dr and Forrest Ross Road.
- 2. Consider, and act upon, a Site Plan for Vista Wylie Retail, being Lot 1R, Block A of Woodbridge Crossing, for a commercial use on 2.59 acres, located west of 3440 W FM 544.
- 3. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Light Industrial to Planned Development - Light Industrial (PD-LI) on 59.769 acres generally located at 611 Sanden Blvd and 2101 & 2111 W FM 544. ZC 2026-03

4. Consider and act upon adoption of amended Rules and Procedures for the Planning and Zoning Commission to reflect changes to State Law, City Ordinances, and other matters.

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 March 31, 2026, at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

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

Texas Government Code Section:
§ 551.071 – Private consultation with an attorney for the City.



Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item:** A
Prepared By: Gabby Fernandez

Subject

Consider and act upon the approval of the meeting minutes from the March 17, 2026, Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes from the March 17, 2026, Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

March 17, 2026 – 6:00 PM

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



CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:01 PM. In attendance were Chair Joshua Butler, Vice-Chair Rod Gouge, Commissioner Zewge Kagnev, Commissioner Keith Scruggs and Commissioner Zeb Black. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent was Commissioner Franklin McMurrian and Commissioner Joe Chandler.

INVOCATION & PLEDGE OF ALLEGIANCE

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

COMMENTS ON NON-AGENDA ITEMS

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

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, approval of the meeting minutes from the February 17, 2026, Planning and Zoning Commission Meeting.**
- B. **Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for College Park, creating 67 single family detached lots, three open space lots and one commercial lot on 25.037 acres, generally located near 605 Country Club Road.**

BOARD ACTION

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

REGULAR AGENDA

- 1. 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 2003-01 (PD 2003-01) to Planned Development (PD) on approximately 34.6 acres. Property generally located on the southwest corner of FM 544 and Woodbridge Pkwy. (ZC 2026-02).**

Chair Butler opened the public hearing at 6:06 PM. None approached the Commission. Chair Butler closed the public hearing at 6:06 PM.

BOARD ACTION

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

WORK SESSION

WS1. Hold a work session to discuss Section 5.1, Land Use Charts, of the City of Wylie Zoning Ordinance.

Director Haskins opened discussion with the Commission regarding the Land Use Chart.

ADJOURNMENT

A motion was made by Vice-Chair Gouge and seconded by Commissioner Black to adjourn the meeting at 6:36 PM. A vote was taken and carried 5 – 0.

Joshua Butler, 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 City Council regarding a Preliminary Plat of Lot 1, Block A of Integrity First addition, establishing one commercial lot on 0.97 acres. Property located at 990 N State Highway 78.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Oasis WYTX Development

APPLICANT: By-Line Surveying, LLC

The applicant has submitted a Preliminary Plat to create Lot 1, Block A of Integrity First addition on 0.97 acres. The property is located at 990 N State Highway 78. The purpose of the Preliminary Plat is to create one lot for the development of an auto repair shop. The property was rezoned from Commercial Corridor to Commercial Corridor - Special Use Permit for the proposed use in December 2025 (Ordinance 2025-44).

The preliminary plat document contains a fire lane and access easement that loops around the proposed building with access from State Highway 78. The fire lane and utility easement placements are consistent with the approved site design of the Special Use Permit.

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.



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 for Lot 1, Block A, Jericho Village, establishing one lot on 2.472 acres, located at 511 West Brown Street.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Jericho Village, LLC

APPLICANT: Surdukan Surveying

The applicant has submitted a Final Plat to create Lot 1, Block A of Jericho Village Addition on 2.472 acres. The purpose of the plat is to create one lot for the Jericho Village multi-family Planned Development (PD 2022-27). The preliminary plat and site plan for the development were approved in September 2022.

The plat dedicates a 26' Fire lane & Access Utility Easement with access from West Brown and Winding Oaks drive.

The development has been completed and this Final Plat is one of the last steps in the approval process for the Certificate of Occupancy to be granted.

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 Gov't Code.



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: D

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat creating Lots 1 and 2, Block A of Galacino Lane Addition on 5.465 acres in the City of Wylie Extra Territorial Jurisdiction, property located at 950 Galacino Lane.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Richard & Melissa Bush

APPLICANT: Surdukan Surveying, Inc.

The applicant is proposing to create two lots measuring a total of 5.465 acres located outside of the city limits within the City of Wylie Extra Territorial Jurisdiction at 950 Galacino Lane in the county of Collin.

The purpose of the plat is to create two lots from an unplatted parcel of land to allow for the sale of the individual lots.

The lot contains access from Galacino Lane, an unimproved county private road. A 25' access easement is being provided by this plat for additional roadway access.

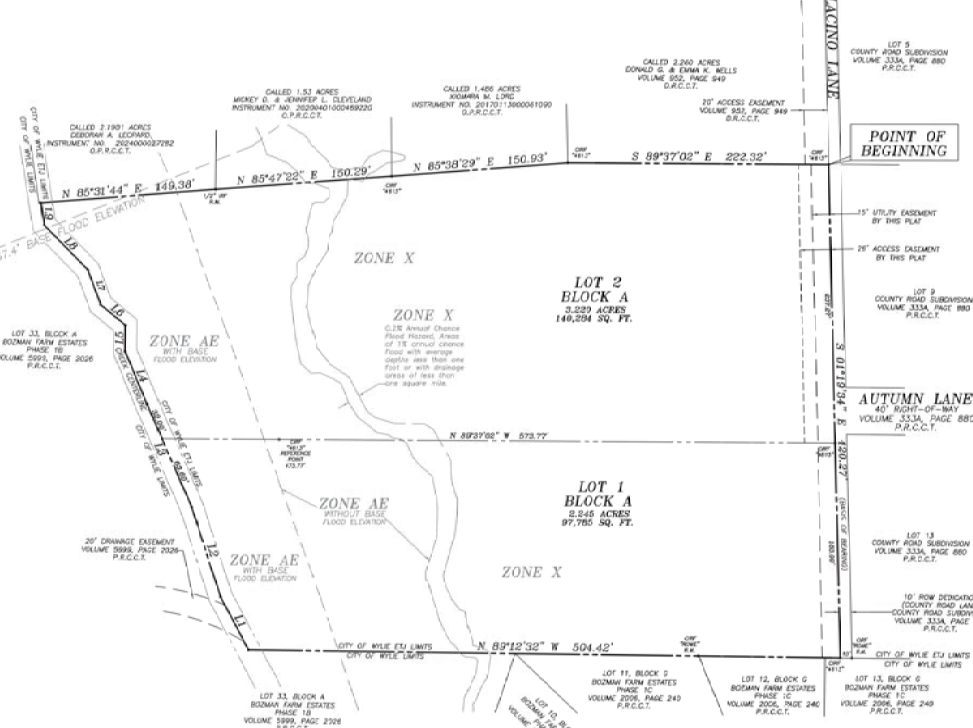
The plat document also contains the required On-Site Sewage Facility (OSSF) review notes as required by Collin County.

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 and Collin County.

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 Gov't Code.

LINE	BEARING	DISTANCE
11	N 27°42'19" W	59.80
12	N 27°42'19" W	63.30
13	N 27°42'19" W	65.80
14	N 27°42'19" W	68.30
15	N 27°42'19" W	70.80
16	N 27°42'19" W	73.30
17	N 27°42'19" W	75.80
18	N 27°42'19" W	78.30
19	N 27°42'19" W	80.80
20	N 27°42'19" W	83.30
21	N 27°42'19" W	85.80
22	N 27°42'19" W	88.30
23	N 27°42'19" W	90.80
24	N 27°42'19" W	93.30
25	N 27°42'19" W	95.80
26	N 27°42'19" W	98.30
27	N 27°42'19" W	100.80
28	N 27°42'19" W	103.30
29	N 27°42'19" W	105.80
30	N 27°42'19" W	108.30

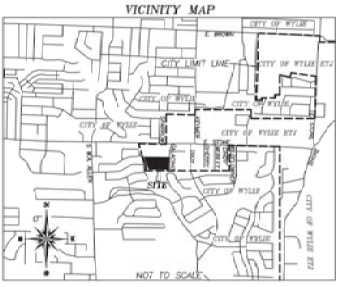
FLOORPLAN NOTE:
 Portions of this tract of land are designated to fall within Zone 2 (Unimproved), Zone 3C (Minimum Base Flood Elevation), and Zone AE (Wind Borne Flood Elevation) according to the Flood Insurance Rate Map (FIRM), Map No. 48050CA02A, dated June 2, 2009, prepared by Federal Emergency Management Agency (FEMA) for Collin County, Texas.



- NOTES:**
1. Setting a portion of the addition by metes and bounds is a violation of City Ordinance and State law and is null and void and voiding of all claims and building permits.
 2. The original copy will have original signatures, stamp and seal and an impression copy.
 3. Copyright © 2026, Surdukan Surveying, Inc.
 4. This survey is being provided solely for the use of the current parties.
 5. This survey is subject to all easements of record and proposed without the benefit of any abstract of title.
 6. The points of beginning is the east line of the survey with a bearing call of S 0°19'24" E which is defined on ALTIMA COGNATE GIC Network, Texas State Plane Coordinate System, NAD83, North Central Zone, NAD 83 (NAD83) Epoch 2022.0; NO SCALE, NO PROJECTION.
 7. The vertical position are derived from Texas ALTIMA COGNATE RTE Network, Texas State Plane Coordinate System, NAD83, North Central Zone, NAD 83 (NAD83) Epoch 2022.0. Vertical position are referenced to NAVD83 using (GEOID05); NO SCALE, NO PROJECTION.

ON-SITE SEWAGE FACILITY (OSSF) REVIEW

- 1. Due to the site evaluator's determination that all lots are predominantly class 'A' lots. All lots must utilize alternative type On-Site Sewage Facilities.
- 2. Must maintain state-mandated setback of On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, shops, breaks and/or creeks/ditches/draws, etc. (Per State regulations). No variances will be granted for setbacks or for OSSF reduction.
- 3. There is a creek and associated flood plain and flooding along the western property line of both lots 1/16 A and 2/16 A which OSSF setbacks apply.
 - For OSSF that is situated within the flood plain, a subject to special flooding materials and additional requirements. No OSSF component or disposal allowed within the floodway.
 - For OSSF that is situated above the flood plain, a subject to special flooding materials and additional requirements. No OSSF component or disposal allowed within the floodway.
- 4. Due to multiple lot conditions on lot 2/16 A, lot development, OSSF type and/or dwelling arrangement of lot improvements may be limited. Consider pre-approval with RCUWA is recommended.
- 5. There is a 20' access easement along the eastern property line of lots 1/16 A and 2/16 A to which OSSF setbacks apply.
 - There are no easements other than those noted above.
 - There was an existing structure/dwelling and/or existing, associated OSSF on lot 1/16 A at the time of approval.
- 6. In the existing OSSF for lot 1/16 A is an alternative system that is suitable for the site and existing structures. Any changes to the existing structure or to the existing OSSF must be reviewed by RCUWA prior to construction for compliance with OSSF regulations.
 - The RCUWA site-specific OSSF components for lot 1/16 A to be completely within the boundaries of lot 1/16 A, if any of the OSSF components are outside the top of the lot lines and continue with another parcel, the entire system must be repaired or replaced with an approved alternative system (after review and permitting through RCUWA).
 - There was no permitted/approved existing structures with associated OSSF(s) on lot 2/16 A at the time of approval. Any existing OSSF(s) on lots must be reviewed and permitted by Collin County Development Services prior to any use of legally abandoned immediately if no longer in use.
 - The removal and/or grading for OSSF may be required on individual lots.
 - There are no water wells noted at this subdivision and no water wells are allowed without prior approval from Collin County Development Services.
 - Each lot is limited to a maximum of 5,000 gallons of treated/designed sewage each day.
 - Individual site evaluations and OSSF design plans (Great Lot) of State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSF system.



HEALTH DEPARTMENT CERTIFICATION:
 I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that all regulations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Designated Representative for Collin County Development Services

ROLLING LANE
 40' RIGHT-OF-WAY
 VOLUME 333A, PAGE 880
 P.R.C.C.T.

OWNER CERTIFICATION
 STATE OF TEXAS &
 COUNTY OF COLLIN &

WHEREAS, RICHARD BUSH and wife, MELISSA BUSH are the owners of a tract of land situated in the Aaron West Survey, Abstract No. 979, Collin County, Texas, being all of a certain 5.84 acre tract of land conveyed to Richard and wife, Melissa Bush as recorded in Instrument No. 2000042000000350, Official Public Records of Collin County, Texas (O.P.R.C.C.T.); and being more particularly described as metes and bounds as follows:

BEGINSING at a 1/2" iron rod with yellow plastic cap stamped "4613" found on the northeast corner of the called 2.58 acre tract of land, said iron rod being on the west line of a 10' Right-of-Way (ROW) dedication for Galacino Lane as shown on the Final Plat of the County Road Subdivision and recorded in Volume 333A, Page 880 of the Public Records of Collin County, Texas, and said iron rod found on the southeast corner of a called 2.50 acre tract of land conveyed to David and wife, Cynthia Bush as recorded in Volume 502, Page 849 of the Public Records of Collin County, Texas;

THENCE S 87°24'1" E with the west line of said County Road Subdivision and the west line of Galacino Lane a distance of 430.27' to a 1/2" iron rod with yellow plastic cap stamped "4613" found on the southeast corner of said County Road Subdivision and said iron rod set being in the south line of Estar Homes, Phase 7C, an addition to the City of Wylie as shown on the map or plat thereof recorded in Volume 2006, Page 340 of the P.R.C.C.T.;

THENCE N 89°12'32" W a distance of 504.42' to a point for corner in the centerline of a creek;

THENCE with the centerline of the creek the following (9) 9' coils:
 THENCE N 27°42'19" W a distance of 59.80' to a point for corner;
 THENCE N 27°42'19" W a distance of 63.30' to a point for corner;
 THENCE N 27°42'19" W a distance of 65.80' to a point for corner;
 THENCE N 27°42'19" W a distance of 68.30' to a point for corner;
 THENCE N 27°42'19" W a distance of 70.80' to a point for corner;
 THENCE N 27°42'19" W a distance of 73.30' to a point for corner;
 THENCE N 27°42'19" W a distance of 75.80' to a point for corner;
 THENCE N 27°42'19" W a distance of 78.30' to a point for corner;
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 THENCE N 27°42'19" W a distance of 270.80' to a point for corner;
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 THENCE N 27°42'19" W a distance of 308.30' to a point for corner;
 THENCE N 27°42'19" W a distance of 310.80' to a point for corner;
 THENCE N 27°42'19" W a distance of 313.30' to a point for corner;
 THENCE N 27°42'19" W a distance of 315.80' to a point for corner;
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 THENCE N 27°42'19" W a distance of 353.30' to a point for corner;
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Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: E

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Lewis Ranch Phase 2, being 123 residential lots on 23.030 acres. Property located at the southeast corner of North State Highway 78 and Wylie East Drive.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Bloomfield Homes, L.P.

APPLICANT: Westwood Professional Services

The applicant has submitted a Final Plat for Lewis Ranch Phase 2, generally located on the southeast corner of North State Highway 78 and Wylie East Drive. The plat consists of 123 residential lots on 23.030 acres zoned within the Lewis Ranch Planned Development (PD 2013-03) approved in January of 2013. The preliminary plat for the development was approved at the time the Planned Development was approved and allows for the development of up to 230 residential lots at a minimum square footage of 5,500 sq ft.

Lewis Ranch Phase 1 was approved in August of 2017 and created 97 residential lots with one open space lot. Lewis Ranch Phase 2 is the last phase of the planned development bringing the total lot count to 220 residential lots with one open space lot. The residential lot count is in compliance with the Planned Development as it allowed up to 230 residential lots.

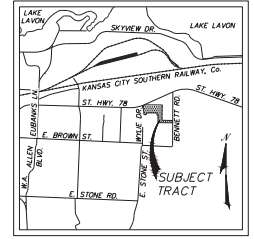
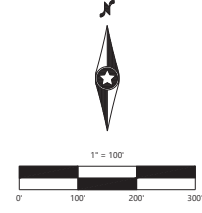
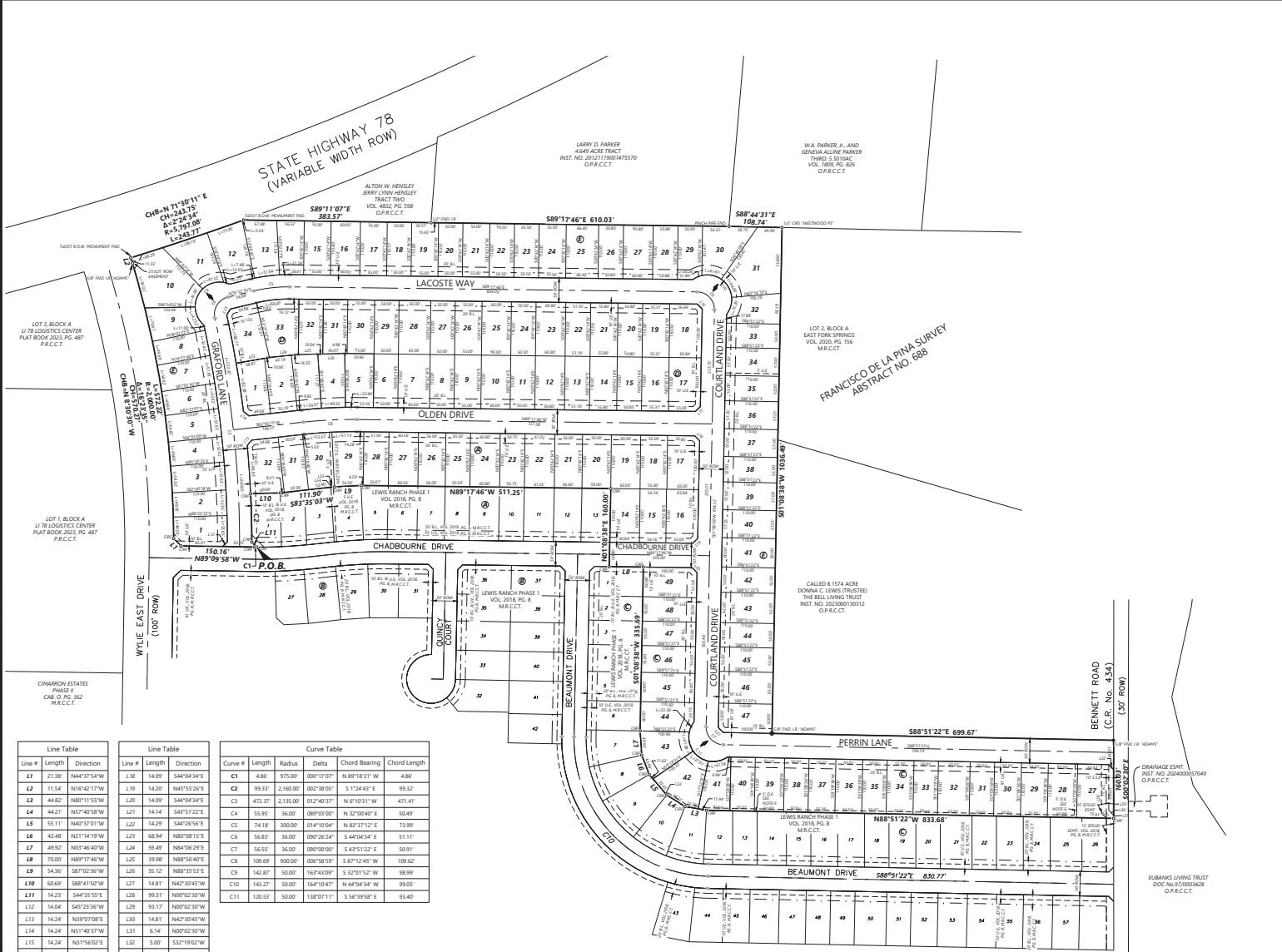
The plat dedicates the necessary rights-of-way and utility easements. The Final Plat provides newly created streets which connect to the existing Lewis Ranch Phase 1 development with access to Wylie East Drive and to Bennett Road.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations and of Planned Development 2013-03. 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.

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1:000000 DWG: CADWINGSURVEY C:\DWG\047\047\LEWIS RANCH PH 2.DWG



VICINITY MAP
NOT TO SCALE

LEGEND

- CRS 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD PS" SET
- CRP 1/2" IRON ROD WITH YELLOW CAP STAMPED "WESTWOOD PS" FOUND
- IRF IRON ROD FOUND
- RR SPIRE FIND RAILROAD SPIRE FOUND
- (C.M.) POINT OF CURVATURE AND TANGENCY
- (C.M.) CONTROLLING MONUMENT
- D/E DRAINAGE EASEMENT
- P/E PRIVATE DRAINAGE EASEMENT
- VOL. PG VOLUME PAGE
- C.C. NO. COUNTY CLERK'S NUMBER
- M.R.C.C.T. MAP RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.G.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- B/L BUILDING LINE
- D.U.E. DRAINAGE & UTILITY EASEMENT
- E.F.S.U.D. EAST-FORM SPECIAL UTILITY DISTRICT
- U/E UTILITY EASEMENT
- IRF IRON PIPE FOUND
- STREET NAME CHANGE SYMBOL

Line Table			Line Table			Curve Table					
Line #	Length	Direction	Line #	Length	Direction	Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
L1	21.38	N44°37'54"W	L18	14.09	S46°04'34"E	C1	4.86	975.00	200°17'07"	N 89°18'31" W	4.86
L2	11.32	N16°42'17"W	L19	14.02	N45°15'26"E	C2	39.33	2,160.00	300°08'00"	S 72°44'11" E	39.32
L3	44.82	N80°11'55"W	L20	14.09	S46°04'34"E	C3	423.37	2,135.00	302°49'00"	N 49°10'31" W	421.41
L4	44.21	N07°40'58"W	L21	14.14	S45°13'22"E	C4	34.95	36.00	289°03'00"	N 32°04'07" E	34.99
L5	55.11	N40°37'01"W	L22	14.29	S44°23'56"E	C5	34.18	300.00	314°10'04"	N 89°17'12" E	34.99
L6	42.48	N21°14'19"W	L23	68.84	N80°08'15"E	C6	56.83	36.00	290°28'24"	S 44°04'34" E	51.11
L7	49.52	N03°14'40"W	L24	39.49	N84°00'29"E	C7	56.55	36.00	290°00'00"	S 43°15'22" E	50.91
L8	70.07	N89°17'46"W	L25	39.98	N88°56'42"E	C8	109.69	900.00	096°58'19"	S 87°12'45" W	109.62
L9	54.36	S87°02'36"W	L26	55.12	N88°33'53"E	C9	142.87	50.00	167°43'10"	S 32°10'52" W	98.99
L10	68.69	S88°15'05"W	L27	14.81	N42°00'45"W	C10	143.27	50.00	164°10'47"	N 44°04'34" W	99.05
L11	14.23	S49°35'35"E	L28	39.91	N49°02'39"W	C11	120.53	50.00	139°03'11"	S 59°39'58" E	93.40
L12	14.06	S45°32'30"W	L29	59.17	N02°02'30"W						
L13	14.24	N39°07'08"E	L30	14.81	N42°00'45"W						
L14	14.24	N51°40'37"W	L31	6.14	N09°02'30"W						
L15	14.24	N31°56'02"E	L32	5.00	S31°19'02"W						
L16	14.09	N44°04'34"W	L33	2.42	N83°33'03"E						
L17	14.20	N45°55'28"E	L34	5.01	N01°23'02"W						

- NOTES:**
- NO POND IS BEING PROPOSED WITH THIS LEWIS RANCH, PHASE 2.
 - APURTENANCE BETWEEN THE HEIGHT OF 2 FEET AND 9 FEET MAY BE PLACED IN THE VISIBILITY TRIANGLES.
 - THE BEARINGS SHOWN HEREON ARE CREATED FROM ACTUAL FIELD SURVEYS, NAD83 TEXAS NORTH CENTRAL ZONE (4202), GRID BEARINGS & TIES TO SHOWN CONTROL MONUMENTS.
 - ALL PERIMETER BOUNDARY CORNERS SET ARE MONUMENTED WITH A 1/2" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED. ALL INTERIOR CORNERS SET ARE MONUMENTED WITH A 1/2" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" UNLESS OTHERWISE NOTED.
 - 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.
 - DRAINAGE EASEMENT ALONG THE SOUTH LINE OF BLOCK C TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

FINAL PLAT
OF
LEWIS RANCH, PHASE 2
123 RESIDENTIAL LOTS/23.030 ACRES
OUT OF THE
FRANCISCO DE LA PINA SURVEY, ABSTRACT No. 688
IN THE
CITY OF WYLIE, COLLIN COUNTY, TEXAS

ENGINEER / SURVEYOR
Westwood
Professional Services, Inc.
Phone: (214) 413-4640 2801 Dallas Parkway, Suite 400
Toll Free: (888) 937-9150 Plano, TX 75093
www.westwood.com
Texas Professional Surveyor License No. 11874401

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

23.030 ACRES MAR. 16, 2026 JOB NO. 0000741.04 LEWIS RANCH 2

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LEWIS RANCH PHASE 2

STATE OF TEXAS)
COUNTY OF COLLIN

OWNERS CERTIFICATE

WHEREAS Bloomfield Homes, LP, is the sole owner of a 23.030 acre tract of land situated in the City of Wylie, Collin County, Texas, being a part of the Francisco De La Pina Survey, Abstract No. 648, and being part of the 32.030 acre tract of land conveyed to Bloomfield Homes, LP, by deed of record in Document No. 20161228001782560 of the Official Public Records, Collin County, Texas; said 23.030 acre tract of land being more particularly described as follows:

BEGINNING at a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found for corner in the north right-of-way line of Chadbourne Drive, a 50-foot right-of-way, at a southwest corner of Lot 1, Block A, Lewis Ranch, Phase 1, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2018, Page 8, Map Records, Collin County, Texas; said point being in a curve to the right;

THENCE in an westerly direction, along said north line of Chadbourne Drive and along said curve to the right having a radius of 975.00 feet, a delta angle of 00 degrees 17 minutes 07 seconds, and an arc length of 4.86 feet (chord bears North 89 degrees 18 minutes 31 seconds West, 4.86 feet) to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the end of said curve;

THENCE North 89 degrees 09 minutes 58 seconds West, continuing along the said north line of Chadbourne Drive, a distance of 150.16 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the east end of a right-of-way corner clip at the intersection of the said north line of Chadbourne Drive with the east right-of-way line of Wylie East Drive, a 100-foot right-of-way;

THENCE North 44 degrees 37 minutes 54 seconds West, departing the said north line of Chadbourne Drive, along said right-of-way corner clip, a distance of 21.38 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found for corner in the said east line of Wylie East Drive, at the north end of said right-of-way corner clip, and being in a non-tangent curve to the left;

THENCE departing said right-of-way corner clip, along said east line of Wylie East Drive, and along said non-tangent curve to the left having a central angle of 16 degrees 23 minutes 35 seconds, a radius of 2,000.00 feet, and an arc length of 572.22 feet (chord bears North 08 degrees 30 minutes 30 seconds West, 572.22 feet) to a 5/8" iron rod with a plastic cap stamped "ADAMS" found at the end of said curve;

THENCE North 16 degrees 42 minutes 17 seconds West, continuing along the said east line of Wylie East Drive, a distance of 11.54 feet to a TX-DOT right-of-way monument found for corner at the intersection of the said east line of Wylie East Drive with the said southerly line of State Highway 78, a variable width right-of-way, and being in a non-tangent curve to the right;

THENCE along said southerly line of State Highway 78 and along said non-tangent curve to the left having a central angle of 02 degrees 24 minutes 34 seconds, a radius of 5,707.00 feet, and an arc length of 443.77 feet (chord bears North 71 degrees 30 minutes 11 seconds East, 243.75 feet) to a TX-DOT right-of-way monument found at the west corner of a 0.772 acre tract of land described in Tract Two, conveyed to Alton W. Hensley and Jerry Lynn Hensley, by deed of record in Volume 4832, Page 598, of said Official Public Records;

THENCE South 89 degrees 11 minutes 07 seconds East, departing the said southerly line of State Highway 78, along the common line between said 0.772 acre tract and said 0.290 acre tract, a distance of 38.57 feet to a 1/2" iron rod found at the southeast corner of said 0.772 acre tract and being at the southwest corner of a 4.649 acre tract of land conveyed to Larry D. Parker, by deed of record in Instrument NO. 20121198001475570, of said Official Public Records;

THENCE South 89 degrees 17 minutes 46 seconds East, along the common line between said 52.769 acre tract and said 4.649 acre tract, a distance of 0.1030 feet to a pinhead cap found at the southeast corner of said 4.649 acre tract and being at the southwest corner of a called 5.5010 acre tract of land described in Third conveyed to W. A. Parker, Jr and wife, Geneva Alline Parker, by deed of record in Volume 1809, Page 826, of said Official Public Records;

THENCE South 88 degrees 44 minutes 31 seconds East, along the common line between the said 52.769 acre tract and said 5.5010 acre tract, a distance of 108.74 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" set at a northeast corner of said 52.769 acre tract and being at the northwest corner Lot 2, Block A, East Fork Springs, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2020, Page 156, of said Map Records;

THENCE South 01 degrees 08 minutes 38 seconds West, departing said common line between the 52.769 acre tract and the 5.5010 acre tract, along the common line between said 52.769 acre tract and said Lot 2, Block A, at a distance of 435.07 feet passing the southwest corner of said Lot 2, Block A and the northeast corner of a tract of land conveyed to Donna C. Lewis (Trustee) The Bell Living Trust, by deed of record in Instrument No. 20230013912, of said Official Public Records, continuing along the common line between said 52.769 acre tract and in all a total distance of 1,036.49 feet to a 5/8" capped iron rod "ADAMS" found at the southwest corner of said 8.1574 acre tract and being at a re-entrant corner of said 52.769 acre tract;

THENCE South 88 degrees 51 minutes 22 seconds East, continuing along said common line between the 52.769 acre tract and the 8.1574 acre tract, a distance of 693.67 feet to a 5/8" capped iron rod "ADAMS" found for corner in the west right-of-way line of Bennett Road (County Road 434), a 30-foot right-of-way, at a northeast corner of said 52.769 acre tract;

THENCE South 00 degrees 02 minutes 30 seconds East, departing the said common line between the 52.769 acre tract and the 8.1574 acre tract, along the said west line of Bennett Road and the east line of said 52.769 acre tract, a distance of 160.03 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of Lot 26, Block C, of said Lewis Ranch, Phase 1;

THENCE departing the said west line of Bennett Road and the said east line of the 52.769 acre tract, along the northerly and the easterly lines of said Lewis Ranch, Phase 1, the following courses and distances:

North 88 degrees 51 minutes 22 seconds West, a distance of 833.68 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of Lot 11 and being the northwest corner of Lot 12, of said Block C;

North 80 degrees 11 minutes 55 seconds West, a distance of 44.82 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of Lot 10 and being the northwest corner of Lot 11, of said Block C;

North 57 degrees 40 minutes 58 seconds West, a distance of 44.21 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of Lot 8 and being the northwest corner of Lot 10, of said Block C;

North 40 degrees 37 minutes 01 seconds West, a distance of 55.11 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of Lot 8 and being the northwest corner of Lot 9, of said Block C;

North 21 degrees 14 minutes 19 seconds West, a distance of 42.48 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of Lot 7 and being the northwest corner of Lot 8, of said Block C;

North 03 degrees 46 minutes 40 seconds West, a distance of 49.92 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of Lot 6 and being the northwest corner of Lot 7, of said Block C;

North 01 degrees 08 minutes 38 seconds East, a distance of 335.69 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of Lot 1, of said Block C;

North 89 degrees 17 minutes 46 seconds West, a distance of 70.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the south end of the east terminus of said Chadbourne Drive;

North 01 degrees 08 minutes 38 seconds East, at a distance of 50.00 feet, passing the north end of the said east terminus of Chadbourne Drive and being at the southeast corner of Lot 13, Block A, continuing along the east line of said Lot 13, Block A, in all a total distance of 160.00 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of said Lot 13, Block A;

North 89 degrees 17 minutes 46 seconds West, a distance of 511.25 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of Lot 4 and being the northwest corner of Lot 5, of said Block A;

South 87 degrees 02 minutes 36 seconds West, a distance of 54.36 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at an angle point;

South 83 degrees 35 minutes 03 seconds West, a distance of 111.90 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of said Lot 1 and being the northwest corner of Lot 2, of said Block A;

South 88 degrees 41 minutes 50 seconds West, a distance of 60.69 feet to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at the northeast corner of Lot 1, of said Block A, said point being in a non-tangent curve to the left;

Along the west line of said Lot 1, Block A, and said non-tangent curve to the right having a central angle of 02 degrees 38 minutes 05 seconds, a radius of 2,160.00 feet, and an arc length of 99.33 feet (chord bears South 01 degrees 24 minutes 43 seconds East, 99.32 feet) to a 1/2" iron rod with a yellow plastic cap stamped "WESTWOOD PS" found at a southwest corner of said Lot 1, Block A;

South 44 degrees 35 minutes 55 seconds East, a distance of 14.23 feet to the **POINT-OF-BEGINNING**, containing **1,001,185 square feet or 23.030 acres of land**;

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, BLOOMFIELD HOMES, LP., acting herein by and through its duly authorized officer, does hereby adopt this plat designated therein above described property as LEWIS RANCH, PHASE 2 an addition to the City of Wylie, Texas and does hereby dedicate to the public use forever the easements and rights-of-way as shown thereon. The easements shown hereon are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements and right-of-ways as shown. Said utility easements being hereby reserved for the mutual use and accommodation of all public utilities desiring to use or using same unless otherwise specified. All and any public utility shall have the full 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 endanger or interfere with the construction, maintenance or efficiency of its respective system on the utility easement and all public utilities shall at all times have the full right of ingress and egress to or from, and upon the said utility easement for the purposes of removing all or part of its respective systems without the necessity at any time procuring the permission of anyone.

WITNESS MY HAND this ___ day of _____, 2026.

BLOOMFIELD HOMES, LP.
a Texas Limited Partnership

By: BLOOMFIELD PROPERTIES, INC.
a Texas Corporation, General Partner

By: DONALD J. DYKSTRA, President

THE STATE OF TEXAS)
COUNTY OF TARRANT)

BEFORE ME, the undersigned authority, on this day personally appeared Donald J. Dykstra whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of said BLOOMFIELD HOMES LP, and that he executed the same as the act of such partnership for the purposes and consideration therein expressed and in the capacity therein stated.

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

Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

I, Jason B. Armstrong, Registered Professional Land Surveyor for Westwood, PS, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made in February, 2025, under my direction and supervision, and further certify that all corners are as shown thereon, and that said plat has been prepared in accordance with the platting rules and regulations of the City of Wylie, Texas.

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

Jason B. Armstrong
Registered Professional
Land Surveyor No. 5557

THE STATE OF TEXAS)
COUNTY OF COLLIN)

BEFORE ME, the undersigned authority, on this day personally appeared Jason B. Armstrong, whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said WESTWOOD, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

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

Notary Public in and for the State of 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 Lewis Ranch, Phase 2 to the City of Wylie was submitted to the City Council on the ___ day of _____, 2026, and the Council, by formal action, then and there accepted the dedication of 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., 2026.

City Secretary
City of Wylie, Texas

FINAL PLAT
OF
LEWIS RANCH, PHASE 2
123 RESIDENTIAL LOTS/23.030 ACRES
OUT OF THE
FRANCISCO DE LA PINA SURVEY, ABSTRACT No. 688
IN THE
CITY OF WYLIE, COLLIN COUNTY, TEXAS

ENGINEER / SURVEYOR
Westwood

Phone: (214) 415-4660 2801 Dallas Parkway, Suite 400
Toll-Free: (888) 937-5150 Plano, TX 75093
westwood.com

Westwood Professional Services, Inc.
19100 West 10th Street, Suite 100
Tulsa, Oklahoma 74116
TULSA REGISTRATION NO. 11807401

OWNER
BLOOMFIELD HOMES, L.P.
1050 E. HIGHWAY 114, SUITE 210
SOUTHLAKE, TEXAS 76092
(817) 416-1572

23.030 ACRES MAR. 16, 2026 JOB NO. 0000741.04 LEWIS RANCH 2





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning Item Number: 1
 Prepared By: Kevin Molina

Subject

Consider, and act upon, a Site Plan for a temporary batch plant use located on the southeast corner of Skyview Dr and Forrest Ross Road.

Recommendation

Motion to **conditionally approve** as presented.

Discussion

OWNER: City of Wylie

APPLICANT: RPM xConstruction LLC

The City of Wylie and RPM xConstruction are entering into a License Agreement to allow for the temporary development and use of a concrete batch plant located on the southeast corner of Skyview Dr and Forrest Ross Road. The agreement sets a term of 365 days commencing on March 1st 2026 to expire on September 1st 2026 or when the licensee's work is completed. Staff is recommending a conditional approval of the site plan to expire on the aforementioned date.

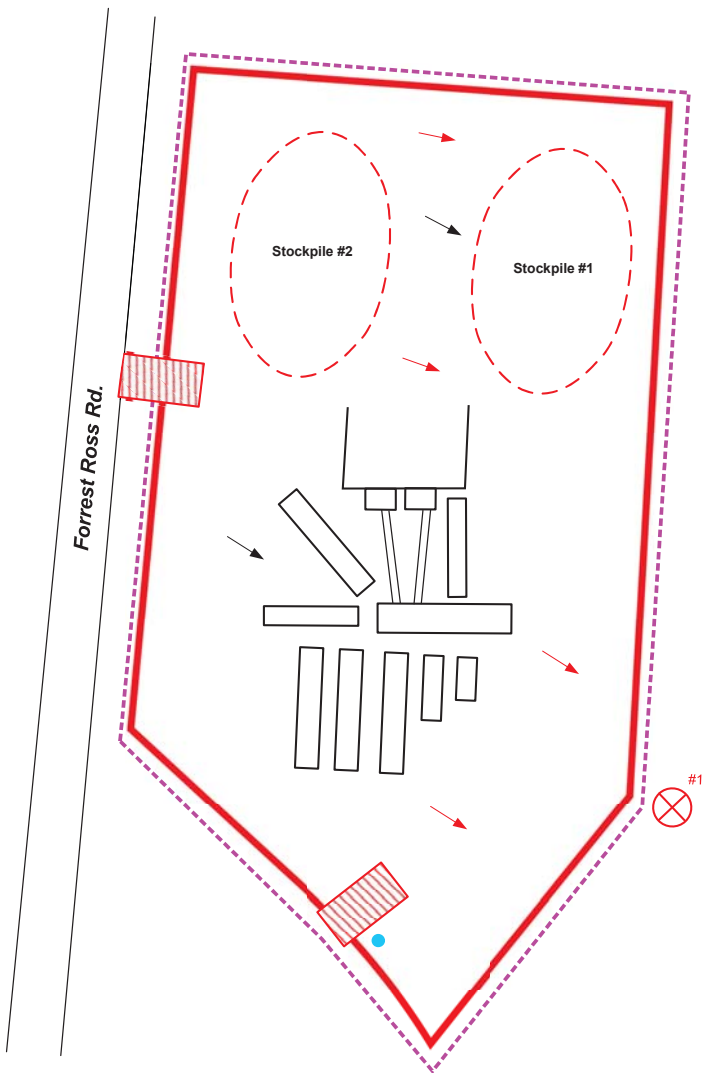
Section 5 of the Zoning Ordinance requires for Temporary Batch Plants to be approved by the Planning and Zoning Commission. The development shall be in compliance with the seven listed provisions below:

1. Concrete and asphalt mixed on site shall only be furnished to the specific project for which the temporary use permit was issued.
2. The Commission shall review requests for renewal of the permit if the specific project requires an extension of time.
3. The temporary batch plant shall be located and operated in such a manner to eliminate unnecessary dust, noise and odor.
4. On-site fencing, screening, or buffering shall be provided so that adjacent properties are protected from hazards and negative impacts.
5. Any public improvement that is damaged during the operation of the temporary batch plant shall be repaired or replaced.
6. All equipment, materials, and debris shall be cleared off the site and the site shall be completely cleaned upon completion of the project.
7. Parking for this use may be satisfied by providing temporary off-street parking spaces that do not strictly comply with the City's off-street parking construction requirements. The operator of this use shall demonstrate to the satisfaction of the Building Official that temporary off-street parking space:
 - a. Adequately accommodate the parking needs of the use; and
 - b. Will not adversely affect surrounding uses.

The provided site plan provides a general layout which demonstrates the placement of equipment, material, screening and parking and vehicular access areas.

The developer shall actively work with the city on any future permitting that may be required to ensure that the entrances to the site do not affect the Forrest Ross roadway.

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



NOTES:

Map not to scale.

All BMPs shall conform to the City of Wylie otherwise indicated on the Civil plans by the engineer for the development.

Pre-Construction slopes are approximately between 0-3%.

Post-Construction slopes are approximately between 0-3%.

Receiving Stream: The Project drains to the City of Wylie storm sewer system thence to Lake Lavon (0821).

BMP Map

Prepared (2/28/2026) AM

Legend

Grass Mesh/ Natural Vegetation	Storm Drain Pipe	Fuel Cell
Silt Fence	Post Construction Flow Direction	Disturbed Area Boundary and Property Line
Concrete Washout	Pre Construction Flow Direction	Roll-Off Trash Containment
Construction Trailer	Outfall Location and #	Construction Entrance
Staging/Storage Area	Posting Notice	Portable Toilet
Storm Inlet Protection	Rock Rip Rap	Storage Container
Storm Inlet	Rock Check Dam	Vehicle Wash Station
Drainage Channel		

RPM xConstruction, LLC

Concrete Batch Plant Supporting Collin County Road

Wylie, TX



126 W. Church Street
 Lewisville, TX 75057
 (214)550.8800 / (888)800.SWP3

4970P BATCH PLANT

CC PARK ROAD, WYLIE, TX

04/07/2026 Item 1.

Legend

- ADMIX TRAILER
- BELT
- CONTROL HOUSE
- GENERATOR
- HOPPER/DUST COLLECTOR
- PIG
- PLANT AREA
- STOCKPILES
- WATER TANK



Google Earth

Image © 2025 Airbus

Forrest Ross Rd

Forrest Ross Rd

100 ft



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning Item Number: 2
 Prepared By: Kevin Molina

Subject

Consider, and act upon, a Site Plan for Vista Wylie Retail, being Lot 1R, Block A of Woodbridge Crossing, for a commercial use on 2.59 acres, located west of 3440 W FM 544.

Recommendation

Motion to **approve** as presented

Discussion

OWNER: Vista Property Company

APPLICANT: Claymoore Engineering

The applicant is proposing to develop 17,143 sq.ft of commercial space on 2.59 acres located west of 3440 W FM 544. The property is zoned within the Woodbridge Crossing Planned Development (PD 2020-15) and allows for commercial development.

The property is located on Lot 1R of Woodbridge Crossing Addition. The Final Plat for the property was recorded in September 2009. The development is being proposed on an existing vacant pad adjacent to the existing Target shopping store. Two buildings are proposed, one measuring 10,739 sf and one measuring 6,404 sq.ft.

Parking for the development is provided with 93 existing parking spaces and seven newly proposed parking spaces. In total there are 100 parking spaces provided with 4 being ADA accessible.

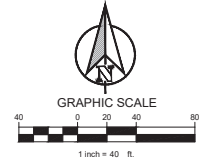
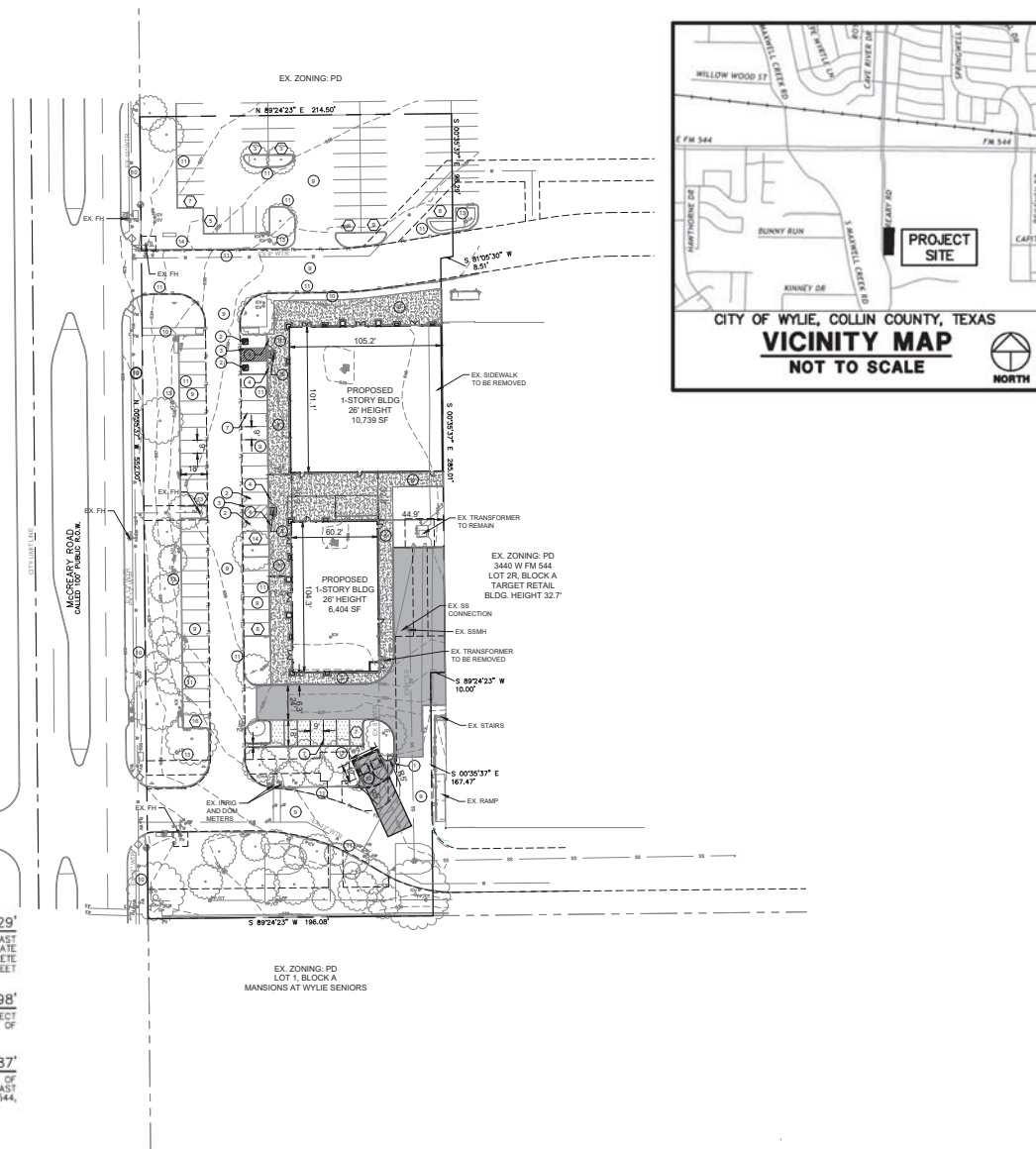
Access to the site is proposed from an existing 24' access driveway that connects to McCreary Rd and to the adjacent commercial lots located within the Woodbridge Crossing Planned Development. A loading space is provided on the east side of the development.

The existing fire lane configuration and landscaping along McCreary Road is unchanged with this development. The site is in compliance with the landscaping requirements by providing 24% of landscaped area.

The exterior material consists of brick, stucco and a wood panel veneer that matches the wood panel palette of the Woodbridge Crossing Planned Development. The front entrances are architecturally emphasized with recessed architectural elements.

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

LOCATION: Z:\PROJECTS\PROJECTS\2026-019 VISTA WOODBRIDGE CROSSING WYLIE\CAD\DRG\SP-1 SITE PLANDING



LEGEND	
[Symbol]	LIGHT DUTY CONCRETE PAVEMENT
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	PROPOSED CONCRETE SIDEWALK
[Symbol]	PROPOSED DUMPSTER CONCRETE PAVING
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PROPERTY LINE
[Symbol]	FULL-DEPTH SAWCUT
[Symbol]	FIRE LANE
[Symbol]	EASEMENT LINE
[Symbol]	PARKING COUNT

CONSTRUCTION SCHEDULE	
①	SAW CUT FULL DEPTH EXISTING PAVEMENT
②	HANDICAP SYMBOL
③	PAVEMENT STRIPING
④	HANDICAP SIGN
⑤	CURB STOP
⑥	SIDEWALK
⑦	4" PARKING STALL STRIPING COLOR: WHITE (TYP)
⑧	RAMP: 12:1 MAX. SLOPE
⑨	EXISTING PAVEMENT
⑩	EXISTING SIDEWALK
⑪	EXISTING CURB & GUTTER
⑫	DUMPSTER
⑬	SITE LIGHT POLE
⑭	MONUMENT SIGN

DIRECTOR OF DEVELOPMENT SERVICES	
DATE _____	
VISTA WOODBRIDGE CROSSING	
3400 W FM 544, TX 75088	
OWNER	
VISTA PROPERTY COMPANY 2227 VANTAGE ST. DALLAS, TX 75207 PH: 214.234.2555 CONTACT: COLTON WRIGHT	
ENGINEER	
CLAYMOORE ENGINEERING, INC. 3331 HARWOOD ROAD BEDFORD, TX 76092 PH: 817.281.0572 CONTACT: CLAY CRISTY, P.E.	
LEGAL DESCRIPTION:	ZONING:
LOT 1R, BLOCK A WOODBRIDGE CROSSING ADDITION	PD

LOT	EX. ZONING	PROPOSED USED	GROSS LOT AREA		LOT COVERAGE	TOTAL BUILDING FLOOR AREA	FLOOR TO AREA RATIO	PARKING PROVIDED	PERVIOUS AREA	IMPERVIOUS AREA	PERCENT IMPERVIOUS
			ACRE	SF							
LOT 1R	PD	RETAIL	2.59	112,914	15.18%	17,143	0.15	100	28,373	84,541	74.87

ARCHITECT:
MORGAN ARCHITECTURE, INC.
2717 WIND RIVER LANE, STE 230
DENTON, TX 76210
PH: 540.586.0266
CONTACT: KELLY D MORGAN

SURVEYOR:
WINDROSE
1700 S. STEMMONS FRWY, STE 180
LEWISVILLE, TX 75067
PH: 214.217.2544
CONTACT: JIM W JACKSON



**VISTA WYLIE
LOT 1R BLOCK A
WYLIE, TEXAS**

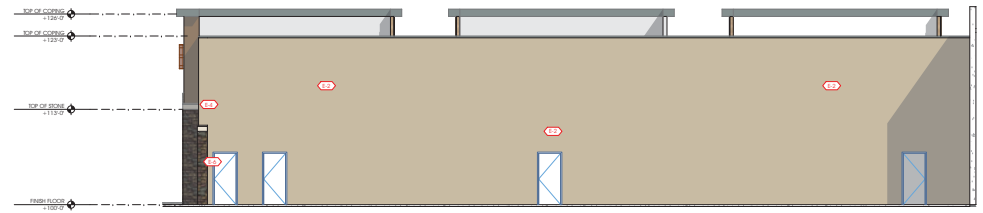
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SITE PLAN

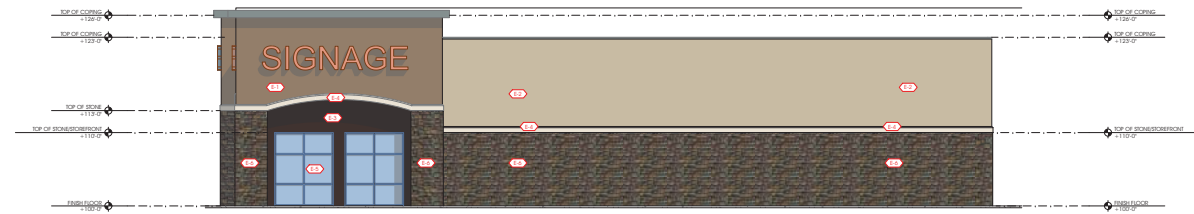
DESIGN: CLC
DRAWN: CLC
CHECKED: CLC
DATE: 04/20/20

SHEET
SP-1
P/N No. 2026-019

(C1)	PAINTED STUCCO SHERWIN WILLIAMS SW6151 "GLAZIER TAY"
(C2)	PAINTED STUCCO SHERWIN WILLIAMS SW6147 "RELAXED SPARK"
(C3)	PAINTED STUCCO SHERWIN WILLIAMS SW605 "BLACK BEAK"
(C4)	PAINTED STUCCO SHERWIN WILLIAMS SW6147 "INDIAN WHITE"
(C5)	ALUMINUM STOREFRONT PRE-FINISHED "LARK" BRONZE
(C6)	STONE VENEER CONCRETE/STONE COUNTRY RUBBLE "ASPEN"
(C7)	PRE-FINISHED CORING & CARPETS
(C8)	HORIZONTAL COMPOSITE WOODEN "SPARSH BRACKET"



3 SOUTH ELEVATION BUILDING A
SCALE 1/8" = 1'-0"



2 WEST ELEVATION BUILDING A
SCALE 1/8" = 1'-0"



1 NORTH ELEVATION BUILDING A
SCALE 1/8" = 1'-0"

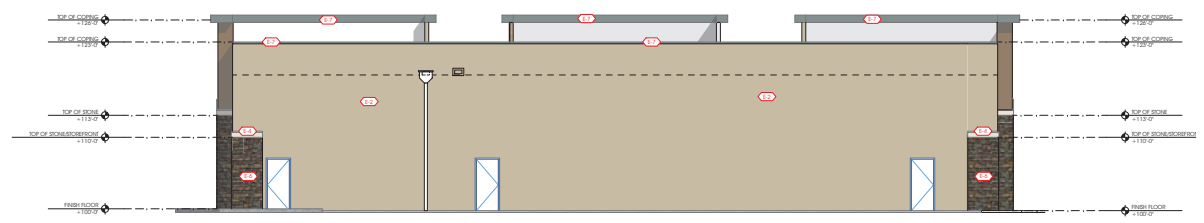
Drawing Name: 25020 Wyle Retail 2: 19-26.plt 2/26/26 2:15 PM

Issued Date:	Date:
Revision:	
Issued for:	Date:
Pricing -	
Permitting -	
Bidding -	
Construction -	

EXTERIOR ELEVATIONS
BLDG B

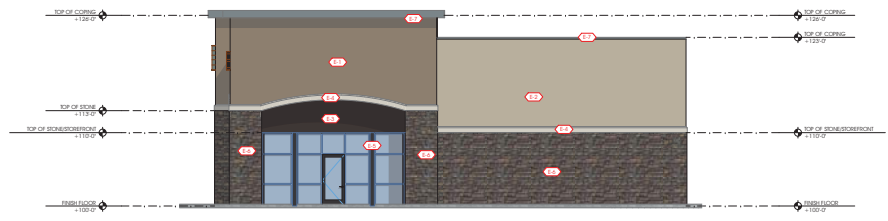
SHEET

A3.2

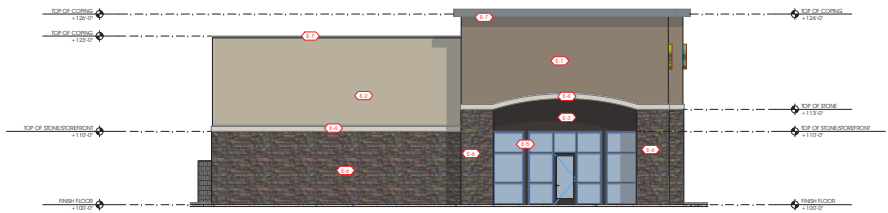


4 NORTH ELEVATION BUILDING A
SCALE 1/8" = 1'-0"

C1	PAINTED STUCCO SHERWIN WILLIAMS SW617 "SUNSET TAN"
C2	PAINTED STUCCO SHERWIN WILLIAMS SW617 "RELAXED KHAKI"
C3	PAINTED STUCCO SHERWIN WILLIAMS SW606 "BLACK BEAN"
C4	PAINTED STUCCO SHERWIN WILLIAMS SW674 "TANGA WHITE"
C5	ALUMINUM STOREFRONT PRE-FINISHED "DUNE BRONZE"
C6	STONE VENEER COURTNEY STONE COUNTRY RUBBLE "ASPER"
C7	PRE-FINISHED CORING & CANOPIES
C8	HORIZONTAL COMPOSITE WOOD VENEER "SPANISH MANHATTAN"



3 SOUTH ELEVATION BUILDING B
SCALE 1/8" = 1'-0"



2 NORTH ELEVATION BUILDING B
SCALE 1/8" = 1'-0"



1 WEST ELEVATION BUILDING B
SCALE 1/8" = 1'-0"



VISTA WYLIE
LOT 1R BLOCK A
WYLIE, TEXAS

LANDSCAPE PLANTING PLAN

DESIGN: JN
DRAWING: JN
CHECKED: MCS
DATE: 2025-03-07
SHEET
LP-1

FIG. No. 2021-029

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER	REMARKS
UNDERSTORY TREE						
	CC	17	CERCIS CANADENSIS VAR. TEXENSIS / TEXAS REDBUD	1.5" CAL.	CONT. OR BAB	MIN. 8" HT
SHRUBS						
	AE	5	ABELIA X 'EDWARD GOUCHER' / EDWARD GOUCHER ABELIA	3 GAL.		
	IB	103	ILEX CORNUTA 'BURFORDII' NANA / DWARF BURFORD HOLLY	5 GAL.	CONT.	MIN.36" FT.
	NH	13	NANDINA DOMESTICA 'HARBOUR DWARF' / HARBOUR DWARF HEAVENLY BAMBOO	1 GAL.		

LANDSCAPE CALCULATIONS

ZONING:	PD - CC ZONING COMPLIANCE	LANDSCAPING OF PARKING LOTS	
ADJACENT ZONING:	PD	QUANTITY OF PARKING SPACES:	100 PARKING SPACES
TOTAL SITE AREA:	112,914 SF	LANDSCAPE AREA REQUIRED:	5,000 SF (50 SF PER PARKING SPACE)
LANDSCAPE AREA REQUIRED:	22,583 SF (20% OF SITE AREA)	LANDSCAPE AREA PROVIDED:	6,539 SF
LANDSCAPE AREA PROVIDED:	27,051 SF (24 % OF SITE AREA)	ALL PARKING SPACES 60' FROM LANDSCAPE AREA PROVIDED:	LANDSCAPE ISLANDS AT END OF 12 SPACES
LANDSCAPING IN REQUIRED YARDS:	PROVIDED	LANDSCAPE ISLANDS AT END OF 12 SPACES:	NOT PROVIDED - DUE TO EXISTING SITE CONSTRAINTS
LANDSCAPING OF STREET FRONTAGE		VISUAL SCREENING	
INCREASE STREET FRONTAGE:	487.62 LF (NOT INCLUDING WIDTH OF DRIVEWAY)	LENGTH OF SCREENING PROVIDED:	335 LF
10' BUFFER WIDTH REQUIRED:	25' BUFFER PROVIDED	FLOWERING TREES REQUIRED:	17 TREES (1 PER 20' F)
50% OF FRONT YARD LANDSCAPED:	38% PROVIDED - DUE TO EXISTING SITE CONSTRAINTS	SHRUBS REQUIRED, 3' HT MIN. AT PLANTING:	PROVIDED
TREES REQUIRED:	13 TREES (1 PER 40' F)	4 DESIRABLE REQUIREMENTS FROM FIGURE 4-8	
TREES PROVIDED:	13 TREES (13 EXISTING TREES)	LANDSCAPED PEDESTRIAN CONNECTION TO MAIN ENTRANCE:	PROVIDED
		INCREASE MIN. LANDSCAPE BUFFER BY 20%:	PROVIDED
		PARKING LANDSCAPING INCREASED BY 10%:	PROVIDED

NOTES

- LANDSCAPE PLAN AND CALCULATIONS BASED ON PREVIOUSLY APPROVED LANDSCAPE PLAN
- RESTORE ALL MISSING PLANT MATERIAL AND SOD AS NECESSARY

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHenever POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

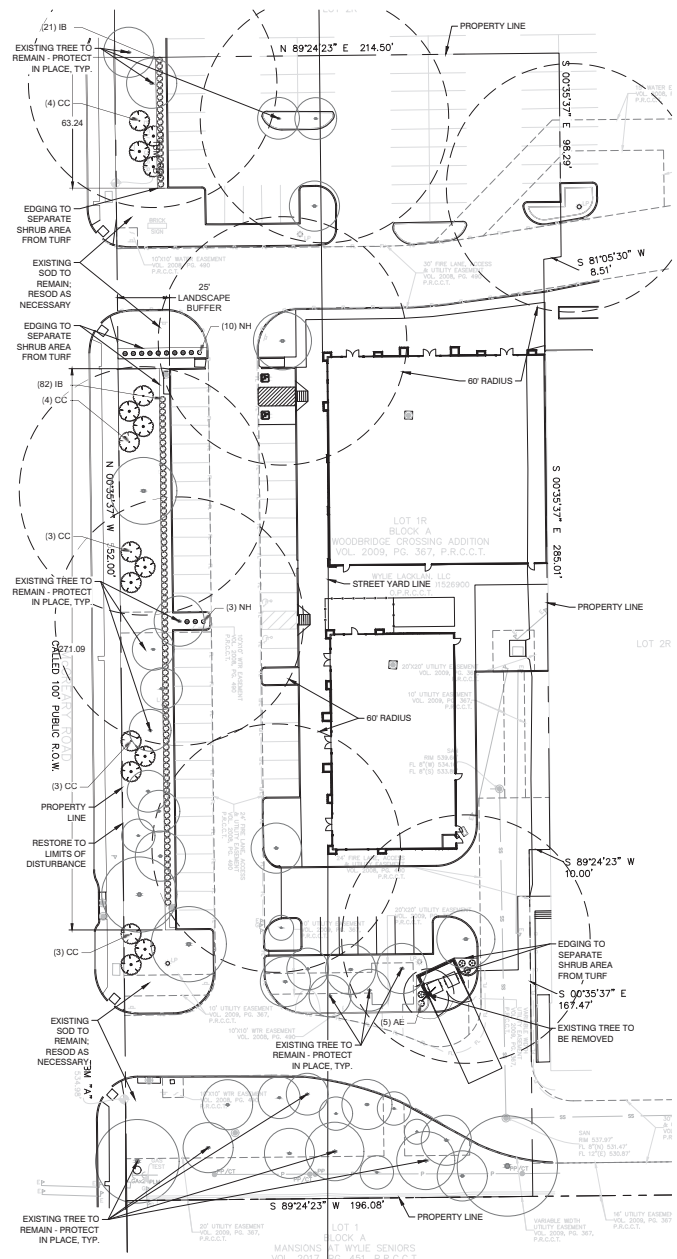
AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org
Texas811 or 1-800-545-6005



GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (IE: MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VA PROPER CHANNELS).
- THE CONTRACTOR SHALL AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- CONTRACTOR SHALL PROVIDE AND INSTALL SOD SOIL IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- AFTER FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, CONTRACTOR IS TO PROVIDE SUGGESTED MAINTENANCE, WATERING SCHEDULE, WEEDING SCHEDULE, AND FERTILIZATION SCHEDULE.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LOCATION: P:\SHARED PROJECTS\2026\VISTA WYLIE - WYLIE TX - FM 544\VISTA WYLIE - WYLIE - FM 544 - U.P.DWG

PLANTING SPECIFICATIONS

GENERAL

- 1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE CONTRACTING.
2. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE CONTRACTING.
3. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE CONTRACTING.

PRODUCTS

- 1. ALL MANUFACTURED PRODUCTS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE CONTRACTING.
2. CONTAINER AND BALLED-AND-SURLAPPED PLANTS.
3. FURNISH NURSERY-GROWN PLANTS CONFORMING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISCOLORATION.

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-1/2" OF FINISH GRADE.
2. SOIL TESTING
a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY.

SUBMITTALS

- 1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A LABEL AND MEASUREMENTS STOCK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING AND ANALYSIS COMPANY, AND FERTILIZER RATES AND TYPES, AND OTHER COMMENTS.
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE GUARDS, TRUNK PROTECTORS, AND OTHER ACCESSORIES.

GENERAL PLANTING

- 1. TREE PLANTING SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES

DRILL SEEDING

- 1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
50# CELLULOSE FIBER MULCH
15# 15-15-15 WATER SOLUBLE FERTILIZER
4# ORGANIC BRACKER
2. HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
50# CELLULOSE FIBER MULCH
15# 15-15-15 WATER SOLUBLE FERTILIZER
4# ORGANIC BRACKER

MULCH

- 1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES EXCEPT AS NOTED ON THESE PLANS.

CLEAN UP

- 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. REMOVE ALL EXCESS MATERIALS FROM ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

INSPECTION AND ACCEPTANCE

- 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND STABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

LANDSCAPE MAINTENANCE

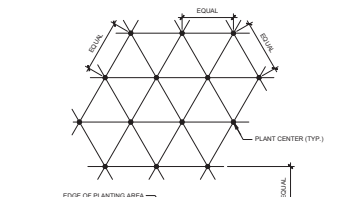
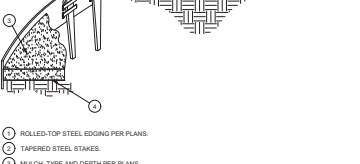
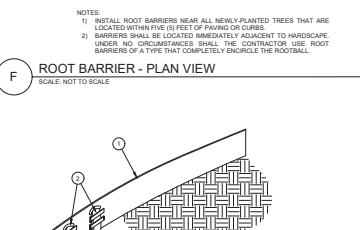
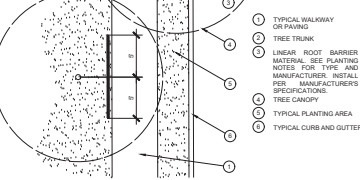
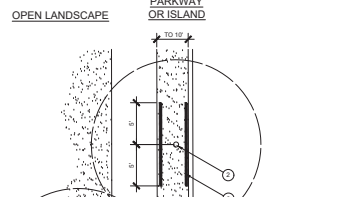
- 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER.

WARRANTY

- 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOIL, MULCH, AND OTHER MATERIALS FOR A PERIOD OF 90 DAYS FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE OF ALL WORK SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER.

NOTES

- 1. PROVIDE A MINIMUM OF 10 COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL, TRIANGULAR SPACING EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS. REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

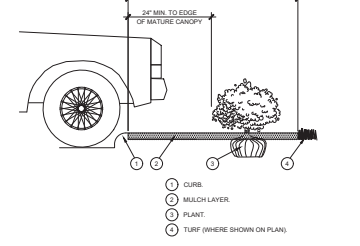
Table with 4 columns: PLANT SPACING, AREA DIVIDER, PLANT SPACING, AREA DIVIDER. It lists values for 6", 10", 12", and 18" spacings.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA: TOTAL AREA (AREA DIVIDER) = TOTAL PLANTS

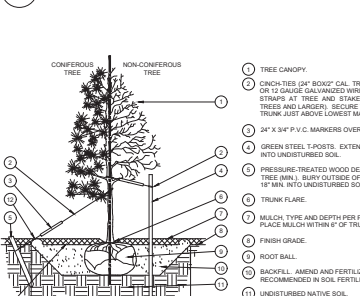
2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: 100 SF / 16" = 6.25 PLANTS PER ROW. 40' PERIMETER / 16" = 2.5 PLANTS PER ROW. 6.25 - 2.5 = 3.75 PLANTS TOTAL

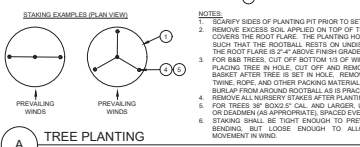
C PLANTING AREA SCALE: NTS



B PLANTING AT PARKING AREA SCALE: NOT TO SCALE



A TREE PLANTING SCALE: NOT TO SCALE



EVERGREEN DESIGN GROUP logo and contact information. Includes 'National Presence. Local Expertise.', 'DESIGN: JN', 'PLANNING: JN', 'CHECKED: JN', 'DATE: 02/08/2025', 'SHEET: LP-2', and 'File No. 2021-039'.

EVERGREEN ENGINEERING logo and contact information. Includes 'EVERGREEN ENGINEERING', '1000 W. WYLLIE, SUITE 100', 'DALLAS, TEXAS 75241', and 'STATE OF TEXAS' seal.

STATE OF TEXAS seal and date '03/09/2025'.

VISTA WYLLIE LOT 1R BLOCK A WYLLIE, TEXAS

PLANTING DETAILS AND SPECIFICATIONS

PLANTING DETAILS AND SPECIFICATIONS

PLANTING DETAILS AND SPECIFICATIONS

LANDSCAPE TABULATIONS: LOT 1

SITE LANDSCAPE: 15% of total site to be landscape area (12,800 s.f.)

Required	Provided
94,823 s.f. (10%)	25,869 s.f.
STREET FRONTAGE: (1) tree, 3" cal., per 40 L.F. and (1) ornamental per 20 L.F. of street frontage (252 L.F.)	
Required	Provided
(12) trees, 3" cal.	(12) trees, 3" cal.
(2) ornamentals	(2) ornamentals
PARKING LOT SCREENING: 3" H.L. screen	
Required	Provided
3" H.L. screen	3" H.L. screen

LANDSCAPE TABULATIONS: LOT 6

SITE LANDSCAPE: 10% of total site to be landscape area (84,328 s.f.)

Required	Provided
9,452 s.f. (10%)	18,770 s.f.
STREET FRONTAGE: (1) tree, 3" cal., per 40 L.F. and (1) ornamental per 20 L.F. of street frontage (325 L.F.)	
Required	Provided
(8) trees, 3" cal.	(11) trees, 3" cal.
(10) ornamentals	(10) ornamentals
PARKING LOT SCREENING: 3" H.L. screen	
Required	Provided
3" H.L. screen	3" H.L. evergreen screen

LANDSCAPE TABULATIONS: LOT 8

SITE LANDSCAPE: 10% of total site to be landscape area (807,238 s.f.)

Required	Provided
80,722 s.f. (10%)	37,898 s.f.
STREET FRONTAGE: (1) tree, 3" cal., per 40 L.F. and (1) ornamental per 20 L.F. of street frontage (94 L.F.)	
Required	Provided
NA trees, 3" cal.	NA trees, 3" cal.
NA ornamentals	NA ornamentals
PARKING LOT SCREENING: 3" H.L. screen	
Required	Provided
3" H.L. screen	3" H.L. evergreen screen

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or debris not part of the plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

LANDSCAPE TABULATIONS: LOT 2

SITE LANDSCAPE: 10% of total site to be landscape area (594,156 s.f.)

Required	Provided
59,415 s.f. (10%)	38,029 s.f.
STREET FRONTAGE: (1) tree, 3" cal., per 40 L.F. and (1) ornamental per 20 L.F. of street frontage (256 L.F.)	
Required	Provided
(8) trees, 3" cal.	(8) trees, 3" cal.
(12) ornamentals	(12) ornamentals
PARKING LOT SCREENING: 3" H.L. screen	
Required	Provided
3" H.L. screen	3" H.L. screen

LANDSCAPE TABULATIONS: LOT 7

SITE LANDSCAPE: 10% of total site to be landscape area (197,762 s.f.)

Required	Provided
19,776 s.f. (10%)	13,079 s.f.
STREET FRONTAGE: (1) tree, 3" cal., per 40 L.F. and (1) ornamental per 20 L.F. of street frontage (94 L.F.)	
Required	Provided
NA trees, 3" cal.	NA trees, 3" cal.
NA ornamentals	NA ornamentals
PARKING LOT SCREENING: 3" H.L. screen	
Required	Provided
3" H.L. screen	3" H.L. evergreen screen

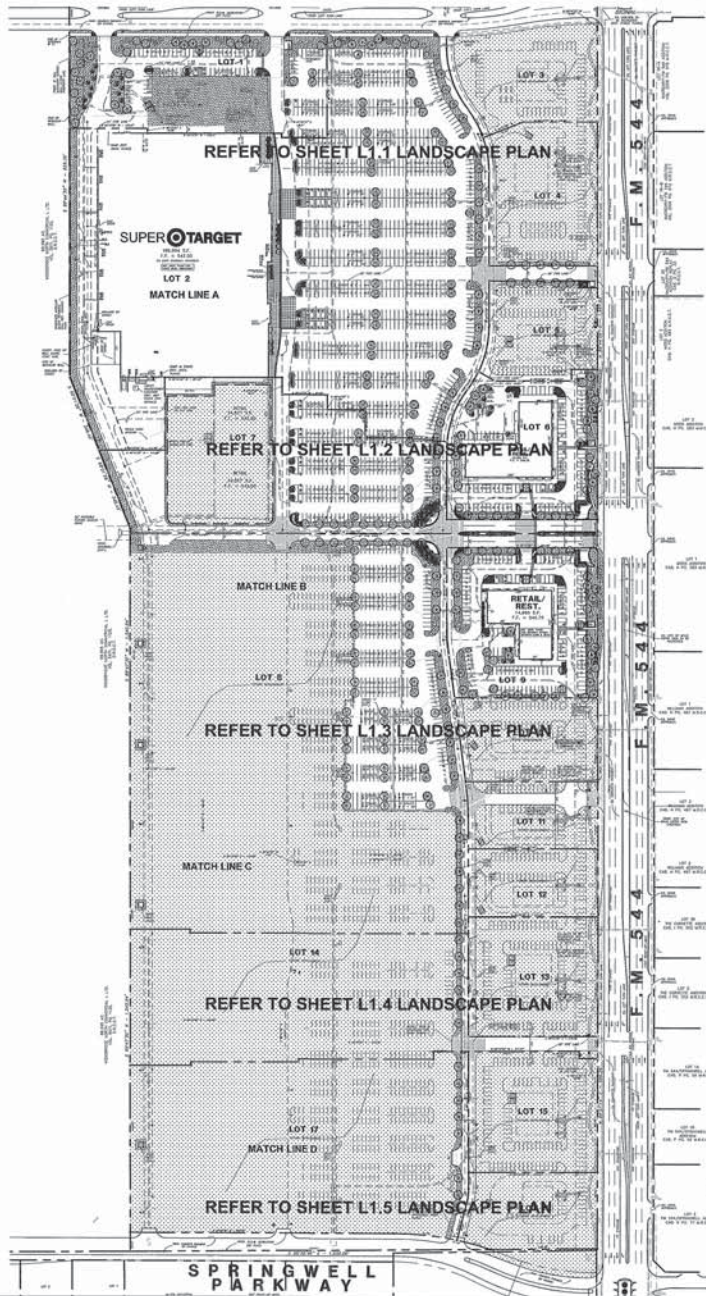
LANDSCAPE TABULATIONS: LOT 9

SITE LANDSCAPE: 10% of total site to be landscape area (101,930 s.f.)

Required	Provided
10,193 s.f. (10%)	21,306 s.f.
STREET FRONTAGE: (1) tree, 3" cal., per 40 L.F. and (1) ornamental per 20 L.F. of street frontage (218 L.F.)	
Required	Provided
(8) trees, 3" cal.	(11) trees, 3" cal.
(14) ornamentals	(14) ornamentals
PARKING LOT SCREENING: 3" H.L. screen	
Required	Provided
3" H.L. screen	3" H.L. evergreen screen

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for establishing all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.



PLANT LEGEND

QUANTITY PLANT TYPE

SYMBOL PLANT TYPE

SYMBOL	PLANT TYPE
AJ	Asien Jasmine
BC	Bali Cypress
BO	Bur Oak
BRJ	Blue Rug Juniper
CE	Cedar Elm
CLM	Crape Myrtle Lavender
OMP	Crape Myrtle 'Pink'
OMR	Crape Myrtle 'Red'
CMST	Crape Myrtle 'Single Trunk'
CMW	Crape Myrtle 'White'
CP	Chinese Pistache
DSH	Desert Tansy Sage 'Compact'
DW	Desert Willow
ENC	Eastern Red Cedar
FH	Foster Holly
HTR	Horseshoe Hedge
KD	Knockout Rose
LIR	Lilac
LO	Live Oak
LSD	Live Oak Specimen
MAG	Magnolia 'Bracken Brown Beauty'
NRS	Nelder R. Serrano Holly
P.L.P.	Parthenocarpus 'Little Bunny'
PRCS	Prostrate Rosemary
RO	Red Oak 'Shumard'
SAL	Salix 'Oregan' 'Furnace Red'
SALP	Salix 'Oregan' 'Piper'
SC	Seasonal Color
TBU	Tomlinson Juniper
VLR	Variegated Lilacs
WHP	White Pine
WSP	East Palmetto Holly

SITE TABULATIONS

LOT	ACRES	IRRIGATED S.F.	PARKING REQUIRED	PARKING PROVIDED	PARKING RATIO
1	3.30	--	--	100	--
2	12.64	188,564	745	756	4.28
3	1.41	--	--	--	--
4	1.62	--	--	--	--
5	1.21	--	--	--	--
6	2.17	19,265	78	112	3.80
7	4.54	34,827	139	201	3.82
8	16.45	--	--	310	--
9	2.24	14,880	80	132	8.81
10	1.21	--	--	--	--
11	6.82	--	--	--	--
12	6.82	--	--	--	--
13	1.62	--	--	--	--
14	3.12	--	--	--	--
15	1.82	--	--	--	--
16	1.82	--	--	--	--
17	3.81	--	--	--	--
18	1.82	--	--	--	--
19	1.82	--	--	--	--
20	1.82	--	--	--	--
21	1.82	--	--	--	--
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100	1.82	--	--	--	--

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
See top 'Foster's'	Foster's Holly	9	12" H.L.	container green, single trunk, tree form, matching
Jurinea sp. 'Tomlinson'	Tomlinson Juniper	27	7" H.L.	container green, full to base
Pistachia chinensis	Chinese Pistache	17	4" cal.	container green, 1/4" H.L., 6' spread, 5' branching H.L., matching
Taxodium distichum	Bald Cypress	52	3" cal.	BBB, 10" H.L., 4' spread, 5' branching H.L., matching
Quercus macrocarpa	Bur Oak	5	4" cal.	BBB, 10" H.L., 5' spread, 5' branching H.L., matching
Ulmus crassifolia	Cedar Elm	60	4" cal.	BBB, 10" H.L., 5' spread min.
Leguminosella indica 'Lavender'	Crape Myrtle 'Lavender'	15	6" H.L.	container green, 3-5 cans, no cross caning, 4' spread, matching
Leguminosella indica 'Pink'	Crape Myrtle 'Pink'	17	6" H.L.	container green, 3-5 cans, no cross caning, 4' spread, matching
Leguminosella indica 'Red'	Crape Myrtle 'Red'	44	6" H.L.	container green, 3-5 cans, no cross caning, 4' spread, matching
Leguminosella indica 'White'	Crape Myrtle 'White'	28	6" H.L.	container green, 3-5 cans, no cross caning, 4' spread, matching
Leguminosella indica	Crape Myrtle	4	10" H.L.	container green, single trunk, 4' spread, matching
Chilopsis linearis	Desert Willow	20	6" H.L.	container green, 3 cans, trees from specimen
Jurinea virginiana	Eastern Red Cedar	18	6" H.L.	BBB, full to base, 4' spread
See top 'East Palmetto'	East Palmetto Holly	10	10-12" H.L.	100-gal container green, tree form, matching
Quercus virginiana	Live Oak	83	4" cal.	BBB, 10" H.L., 6' spread min., 5' branching H.L.
Quercus shumardii	Red Oak 'Shumard'	77	4" cal.	BBB, 10" H.L., 6' spread min., 5' branching H.L.
Magnolia sp. 'Bracken Brown Beauty'	Common Bracken Beauty	20	10" H.L.	65 gallon container green, full to ground
Quercus virginiana	Live Oak	6	6" cal.	BBB specimen, 18-20" H.L., 10' spread min.

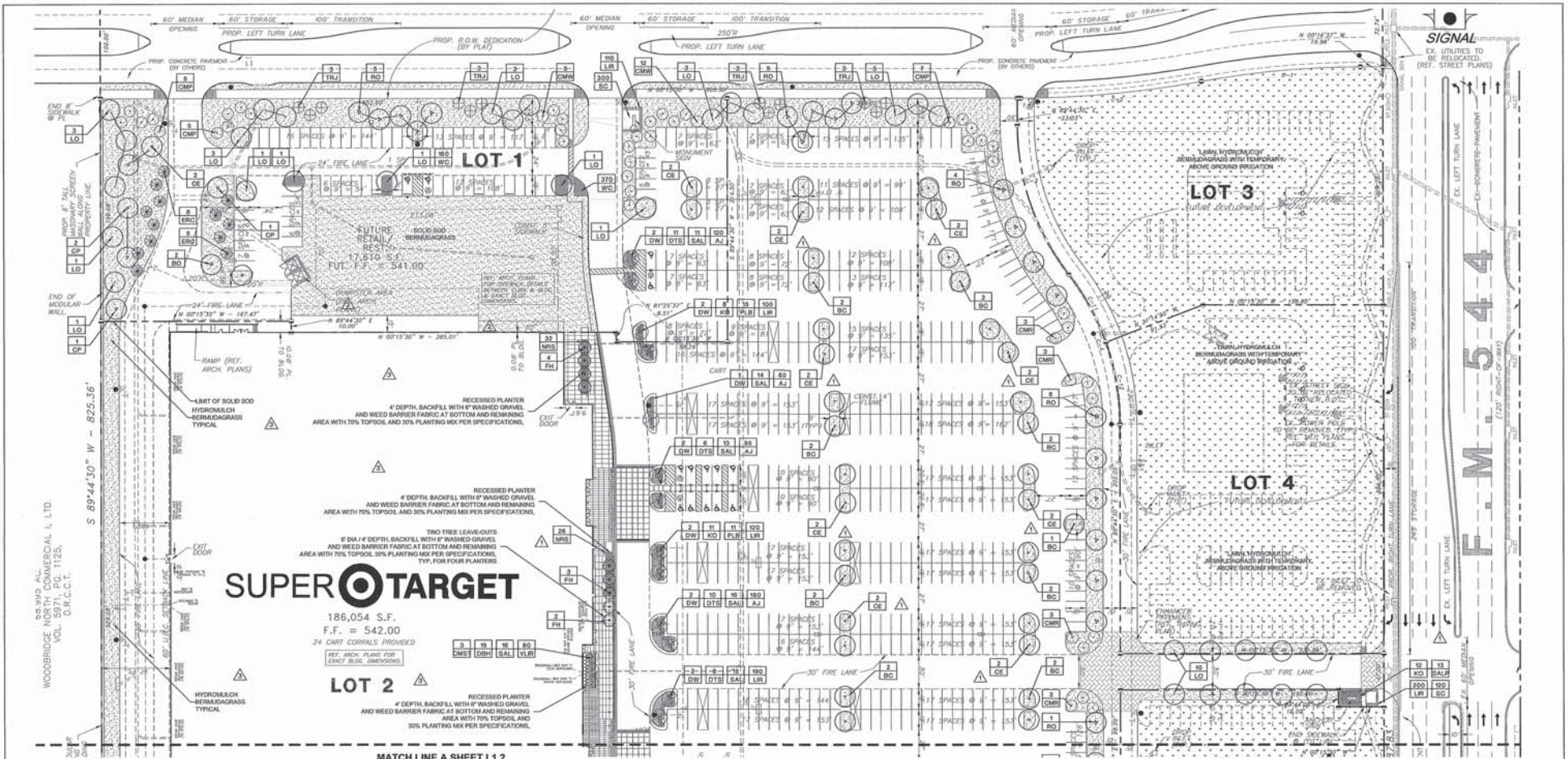
NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITH VARIETIES.

BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
Rosemaria alba 'Prostrata'	Prostrate Rosemary	155	6" pots	container, full plant, 12" o.c.
Eucalyptus torulosa colorata	Whitecypress	5689	4" pots	container (2) 12" specimen min., 12" o.c.
Jurinea horridifolia 'Wilson'	Blue Rug Juniper	330	1" gal.	container, full plant, 10" o.c.
Asien Jasmine	Asien Jasmine	765	4" pots	container (2) 12" specimen min.
See top 'Burford Holly'	Desert Burford Holly	359	6" pots	container full, 20" spread, 30" o.c.
See top 'Nelder R. Serrano'	Nelder R. Serrano Holly	93	4" H.L.	container full, 20" spread, 30" o.c.
Leucophyllum holosericeum 'Compact'	Desert Tansy Sage	5	6" pots	container full, 20" spread, 30" o.c.
Equisetum hyemale	Horseshoe Hedge	82	3" gal.	container full to top, 24" o.c.
Rosa 'Razinsz' PFR11636	Knockout Rose	60	3" gal.	container full to top of container, 24" o.c.
Ulmus crassifolia 'Big Blue'	Lilac 'Big Blue'	4700	6" pots	container full to top of container, 12" o.c.
Salix 'Oregan' 'Pink'	Salix 'Oregan' 'Pink'	15	5" gal.	container full 20" spread, 24" o.c.
Ulmus crassifolia 'Variegated'	Variegated Lilac	130	6" pots	container full to top of container, 12" o.c.
Parthenocarpus aliquidifolia 'Little Bunny'	Little Bunny Parthenocarpus	192	3" gal.	container full top of container
Salix 'Oregan' 'Furnace Red'	Salix 'Oregan' 'Furnace Red'	282	5" gal.	container full top, 20" spread 24" o.c.
Cyperus decurva	Seasonal Color	9070	4" pots	container full, 6" o.c., selection at time of installation

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated.



LANDSCAPE SITE PLAN
 LOTS 1-17, BLOCK A - WOODBRIDGE CROSSING
 S.E.C. F.M. 544 & McCREARY ROAD
 THE CITY OF WYILE, TEXAS
 LAWRENCE A. CATES & ASSOC., LLP CONSULTING ENGINEERS
 1405 S. GARDNER DR., SUITE 200 (917) 290-2275
 DESIGN DRAWN DATE SCALE NOTES FILE NO.
 BOA BOA 2.21.08 1" = 120' D.P. 2701 SITE L1.0



SUPER TARGET

186,054 S.F.
F.F. = 542,000

24 CART CORALS PROVIDED

RECESSED PLANTER AND WEED BARRIER FABRIC AT BOTTOM AND REMAINING AREA WITH 70% TOPSOIL AND 30% PLANTING MIX PER SPECIFICATIONS.

MATCH LINE A SHEET L1.2

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on old plans.
2. Adjust contours to achieve positive drainage away from building. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be in a maximum of 1' below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor shall provide (2") two inches of imported topsoil on all areas to receive lawn. ADD ALTERNATE.
5. Imported topsoil shall be natural, friable soil from the region, known as bottom land soil, free from lumps, clay, toxic substances, acids, alkalis, vegetation, stones, containing no soil and likely to harm in color.
6. All lawn areas to be fine graded, irrigation trenches comply settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
7. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete scraps, etc. shall be removed prior to placing topsoil and any lawn installation.

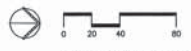
SOLID SOD NOTES

1. Fine grade areas to achieve final contours indicated. Lawn areas to receive topsoil 2" below final desired grade in planting areas and 1" below final finish grade.
2. Adjust contours to achieve positive drainage away from building. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant sod by hand to cover indicated areas completely. Insure edges of sod and are touching. Top dress joints by hand with topsoil to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from unwanted undulations.
7. Water sod thoroughly as sod operation progresses.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, clearing and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

PLANT LEGEND

COUNTRY	PLANT TYPE
AJ	Asian Jasmine
BC	Belt Cypress
BO	Bur Oak
BRU	Blue Rug Juniper
CE	Cedar Elm
CME	Crope Myrtle 'Lantern'
CMF	Crope Myrtle 'Pink'
CMR	Crope Myrtle 'Red'
CMST	Crope Myrtle 'Spray Fun'
CMW	Crope Myrtle 'White'
CP	Chinese Pistache
DHF	Dwarf Burford Holly
DST	Dwarf Texas Sage 'Compact'
DS	Desert Willow
ERC	Eastern Red Cedar
FN	Foster Holly
HR	Horizontal Reed
HO	Knockout Rose
LR	Lily Pad
LO	Live Oak
LOS	Live Oak Spreading
MAG	Magnolia 'Bracken Beauty'
NHD	Nallas R. Stevens Holly
NTS	Parrotia 1 1/2' Bushy
PHCS	Prostrata Hummeray
RH	Red Oak 'Spencer'
SAL	Salvia 'Orange Yarrow's Red'
SALP	Salvia 'Grogg Pink'
TRC	Turkey Tail
TRU	Turkey Tail
WC	Wintercreeper
EPH	East Palmetto Holly

AS BUILT
DATE 7/11/20



SMR
landscape architects, inc.
1706 N. Gates Street
North Tarrant County
The PLAINS, TEXAS
Phone 214.477.5666
Email smr@smr.com

SUPER TARGET - WYLIE, TX (T-2958)

LANDSCAPE PLAN
LOTS 1-17, BLOCK A - WOODBRIDGE CROSSING
S.E.C. F.M. 544 & MCCREARY ROAD
THE CITY OF WYLIE, TEXAS

LAWRENCE A. CATES & ASSOC., LLP
LAWYERS, GENERAL DR. SUITE 200
DALLAS, TEXAS 75201-3272

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
BOA	BOA	2.21.08	1" = 40'	D.P.	2701 SITE L1.1



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning Item Number: 3
 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 Light Industrial to Planned Development - Light Industrial (PD-LI) on 59.769 acres generally located at 611 Sanden Blvd and 2101 & 2111 W FM 544. **ZC 2026-03**

Recommendation

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

Discussion

OWNER: Sanden International (USA) Inc.

APPLICANT: Jackson Walker LLP

The applicant is requesting to rezone 59.769 acres located at 611 Sanden Blvd and 2101 & 2111 W FM 544. The properties are currently zoned Light Industrial. The purpose of the request for a Planned Development is to allow for the development of flex space commercial/light industrial along Sanden Blvd and commercial retail pad sites along FM 544.

The proposal includes a master plan of two commercial lots and three commercial/light industrial lots. Access to the site is proposed with the construction of new driveways that connect to Sanden Blvd and FM 544. The driveway configuration will be in compliance with Fire Code and Engineering Thoroughfare design standards.

The zoning exhibit proposes for the development of approximately 10,000 sq.ft. for commercial uses on Lots 1R-2 and 1R-3 on two buildings and approximately 280,120 sq.ft. of building area for flex space use on Lots 2-4.

The office warehouse park, Lots 2-4, contains a total of six buildings with service areas where outside storage and loading of products can occur while being screened from view. An amenity open space area is also proposed in between buildings D and E of the Zoning Exhibit (Exhibit "B").

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

Lots 1R-2 and 1R-3 are allowed the following uses:

- All uses allowed within the Commercial Corridor zoning district
- Drive-Through restaurants.

Lots 2 to 4 are allowed the following uses:

- All uses allowed within the Light Industrial zoning district
- The following defined uses within the Development Standards document ("Exhibit C"): Data Center, Equipment Rental, Food Processing, Laboratories Research and Development or Testing, Light Assembly and Fabrication, Mailing and Shipping, Medical Clinic, Pharmacy, Service Court, Special Event/Conference Center, Swim School, Training Center, Vehicle Display Sales or Service, Warehouse/Distribution Center.

The following are modifications to the Light Industrial district use regulations:

- Accessory storage shall be allowed provided it is not visible from the right of way or interferes with fire lanes as generally depicted on the Zoning Exhibit being only permitted within service courts.
- The additional provisions for an Animal Clinic or Hospital use are amended to allow for the use adjacent to the existing multi-family development.
- Brewery, Winery or Distillery shall be allowed without the need of a Special Use Permit. All of the other listed general provisions of section 7.10 of the Zoning Ordinance shall apply.
- Day Care Facilities shall be allowed to use service court areas for outdoor play/recreation on the condition that the areas are fenced in and protected.
- A medical clinic shall be able to occupy up to 100 percent of the gross floor area of a building in this district.
- Schools shall be allowed to provide pick up on site and not be required to accommodate school buses.
- Lots 2-4 shall be required to be provided 10% of landscaped area over their accumulated acreage.
- Parking for Lots 2-4 shall be 2 spaces for every 1000 sq.ft. of building space
- Signage shall be allowed to be constructed as depicted on the Signage Plan (Exhibit "F").

The Development Standards (Exhibit "C") contains additional conditions that allow for the proposed development and proposed uses on the subject property with a design that is generally consistent with the presented Zoning Exhibit (Exhibit "B").

The properties adjacent to the commercial lots, being Lots 1R-2 and 1R-3, are undeveloped to the north, light industrial to the east and south and commercial to the west.

The properties adjacent to the light industrial office warehouse business park, being Lots 2-4, are light industrial to the north, south and west and multifamily to the east.

The subject property lies within the Industrial Sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to 24 property owners within 200 feet as required by state law. At the time of posting two responses were returned in opposition and none returned in favor of the request.

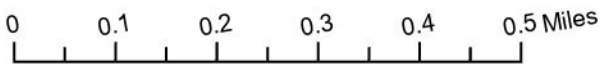
Locator Map



ZONING CASE:
ZC 2026-03 SJP Sanden Development

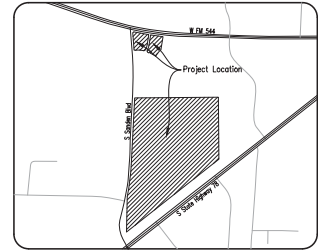
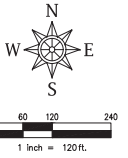


 SUBJECT property
  Wylie City Limit

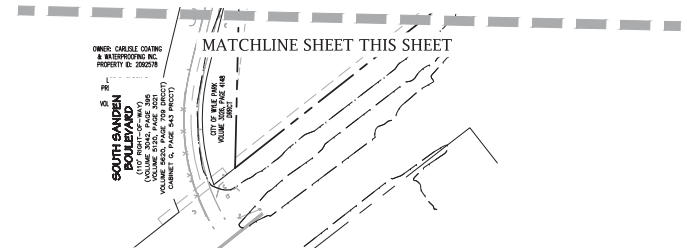


Date: 3/17/2026

COMPILED BY: G STAFFORD



Vicinity Map
1"=1000'



- Notes:
1. All current development requirements of the City as amended shall be met unless otherwise within these Planned Development Regulations.
 2. This Zoning Exhibit is for illustrative purposes only and subject to change. This Zoning Exhibit, along with development regulations, is intended to describe the intent of the Planned Development. Significant deviations from this Zoning Exhibit, as determined by the Director of Planning and Development Services, will require an amendment to the Zoning Concept Plan, and, as necessary, the development regulations.
 3. Refer to Drainage Study by Corning Strategies for basis of no stormwater management facilities and proposed floodplain reclamation. Retaining walls shall be allowed in the yard setbacks.
 4. Signage shall be allowed in the yard setbacks.

ZONING EXHIBIT

WYLIE TECH PARK

EX. LOTS IR-2, IR-3, &
PROP. LOTS 2, 3, 4, BLOCK A
SANDEN ADDITION

OUT OF THE
DUKE STRICKLAND SURVEY - ABSTRACT NO. 841
CITY OF WYLIE, COLLIN COUNTY, TEXAS
MARCH 2026

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: Mike Martine, P.E.

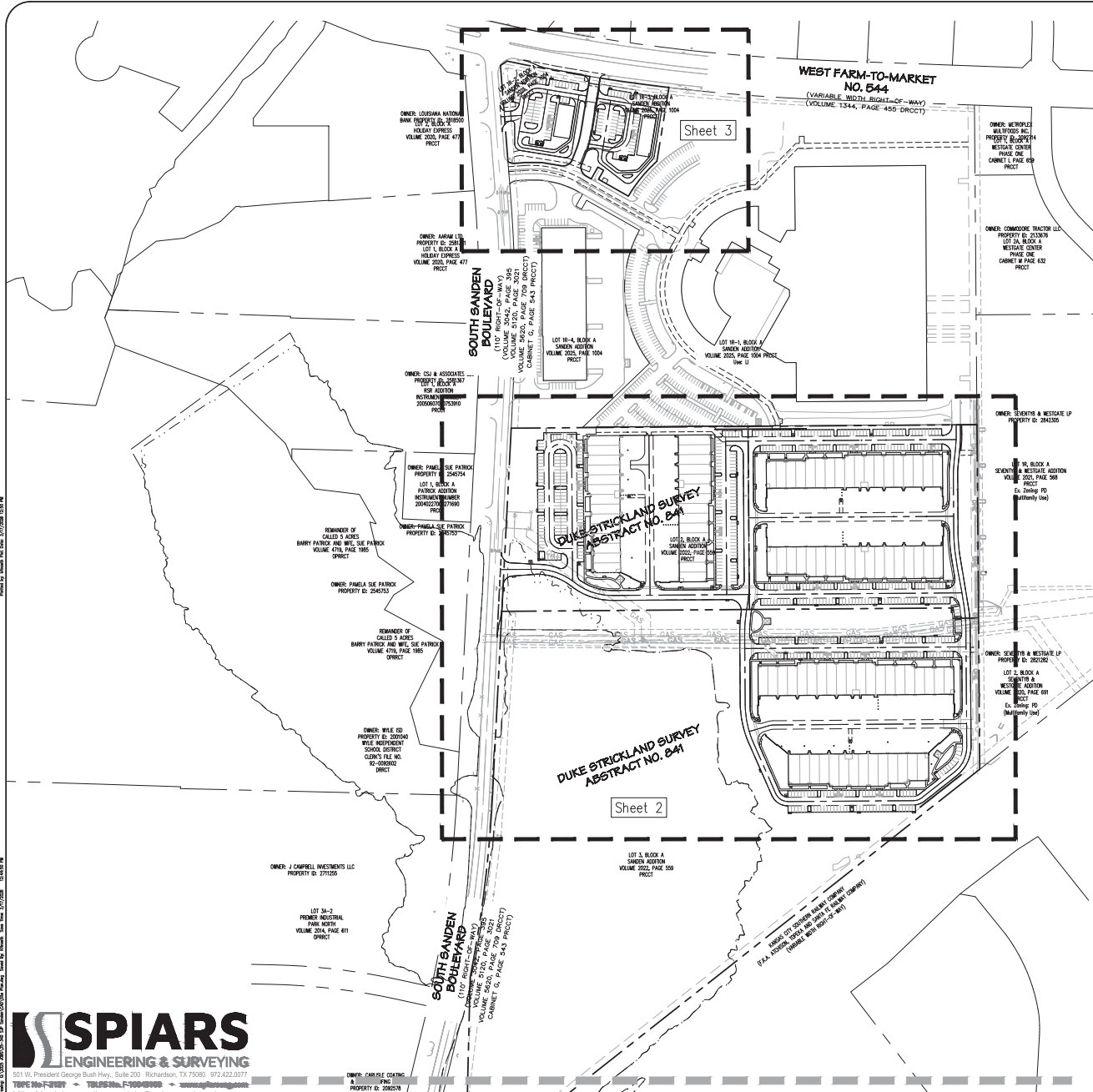
OWNER / APPLICANT
S&P DALLAS, LLC
7250 Dallas Parkway, Suite 400
Ft. Worth, TX 76124
Telephone: (817) 352-0100
Contact: Raphael Altman

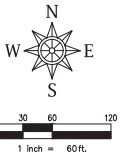


501 W. President George Bush Hwy, Suite 200 Richardson, TX 75080 972.422.0077
Mike Martine - mike.martine@spiarsengineering.com

MATCHLINE SHEET THIS SHEET

Prepared by: [unreadable] Date: 02/27/2026 10:45 AM
 Checked by: [unreadable] Date: 02/27/2026 10:45 AM
 Drawn by: [unreadable] Date: 02/27/2026 10:45 AM





Site Data Table			
	Lot 2	Lot 3	Lot 4
Lot Size (ac.)	9.560	38.009	9.100
Lot Size (sq. ft.)	416,416	1,655,667	396,375
Existing Zoning	UJ	UJ	UJ
Proposed Zoning	FD	FD	FD
Use	Flex	Flex	Flex
Proposed Building Height	25' (1-Story)	25' (1-Story)	25' (1-Story)
Parking Ratio	1 sp. per 500 sq. ft.	1 sp. per 500 sq. ft.	1 sp. per 500 sq. ft.
Required Parking (sp.)	163	194	205
Provided Parking (sp.)	209	196	211
Handicap Required (sp.)	6	6	7
Handicap Provided (sp.)	9	9	10
Total Building Footprint (sq. ft.)	81,240	96,640	102,240
Building Coverage	20%	6%	26%

*Parking provided includes handicap spaces.

- Notes:**
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 - This Zoning Exhibit is for illustrative purposes only and subject to change. This Zoning Exhibit, along with development regulations, is intended to describe the intent of the Development. Significant deviations from this Zoning Exhibit, as determined by the Director of Planning and Development Services, will require an amendment to the Zoning Concept Plan, and, as necessary, the development regulations. Refer to Drainage Study by Ordani Strategies for basis of no stormwater management facilities and proposed floodplain restoration.
 - Retaining walls shall be allowed in the yard setbacks.
 - Signage shall be allowed in the yard setbacks.

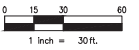
- LEGEND**
- Firelane, Access, & Utility Easement (FAUE)
 - Firelane, Access, & Utility Easement (FAUE)
 - Ex. Fire Hydrant
 - Prop. Sign Location
 - Prop. Fire Hydrant
 - Future Potential Parking (above the required minimum)

ZONING EXHIBIT
WYLIE TECH PARK
 EX. LOTS IR-2, IR-3, &
 PROP. LOTS 2, 3, 4, BLOCK A
 SANDEN ADDITION
 OUT OF THE
 DUKE STICKLAND SURVEY - ABSTRACT NO. 841
 CITY OF WYLIE, COLLIN COUNTY, TEXAS
 MARCH 2026

ENGINEER / SURVEYOR
 Spiars Engineering, Inc.
 501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080
 Telephone: (972) 422-0077
 TBPELS No. F-2121 And No. F-10043100
 Contact: Mike Martine

OWNER / APPLICANT
 SJP DALLAS, LLC
 7250 Dallas Parkway, Suite 400
 Plano, TX 75024
 Telephone: (214) 393-0100
 Contact: Raphael Altman

SPIARS
 ENGINEERING & SURVEYING
 501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
 TBPELS No. F-2121 TBPELS No. F-10043100 www.spiarseng.com
 Mike Martine mike.martine@spiarsengineering.com



SPIARS
ENGINEERING & SURVEYING
 501 W. President George Bush Hwy., Suite 200, Richardson, TX 75080 972.422.0077
 TBPES No. F-2121 - TULPELCO, F-100-0380 - www.spiars.com
 Mike Martinie - mike.martinie@spiarsengineering.com

Site Data Table		
	Lot IR-2	Lot IR-3
Lot Size (ac.)	3.601	1.500
Lot Size (sq. ft.)	69,755	65,324
Existing Zoning	LI	LI
Proposed Zoning	PD	PD
Use	Commercial/Retail/Office	Commercial/Retail/Office
Proposed Building Height	35'	35'
Parking Ratio	1 sp. per 100 sq. ft.	1 sp. Per 100 sq. ft.
Required Parking (sp.)	50	50
Provided Parking (sp.)	51	50
Handicap Required (sp.)	3	2
Handicap Provided (sp.)	3	2
Total Building Footprint (sq. ft.)	5,000	5,000
Building Coverage	7%	8%

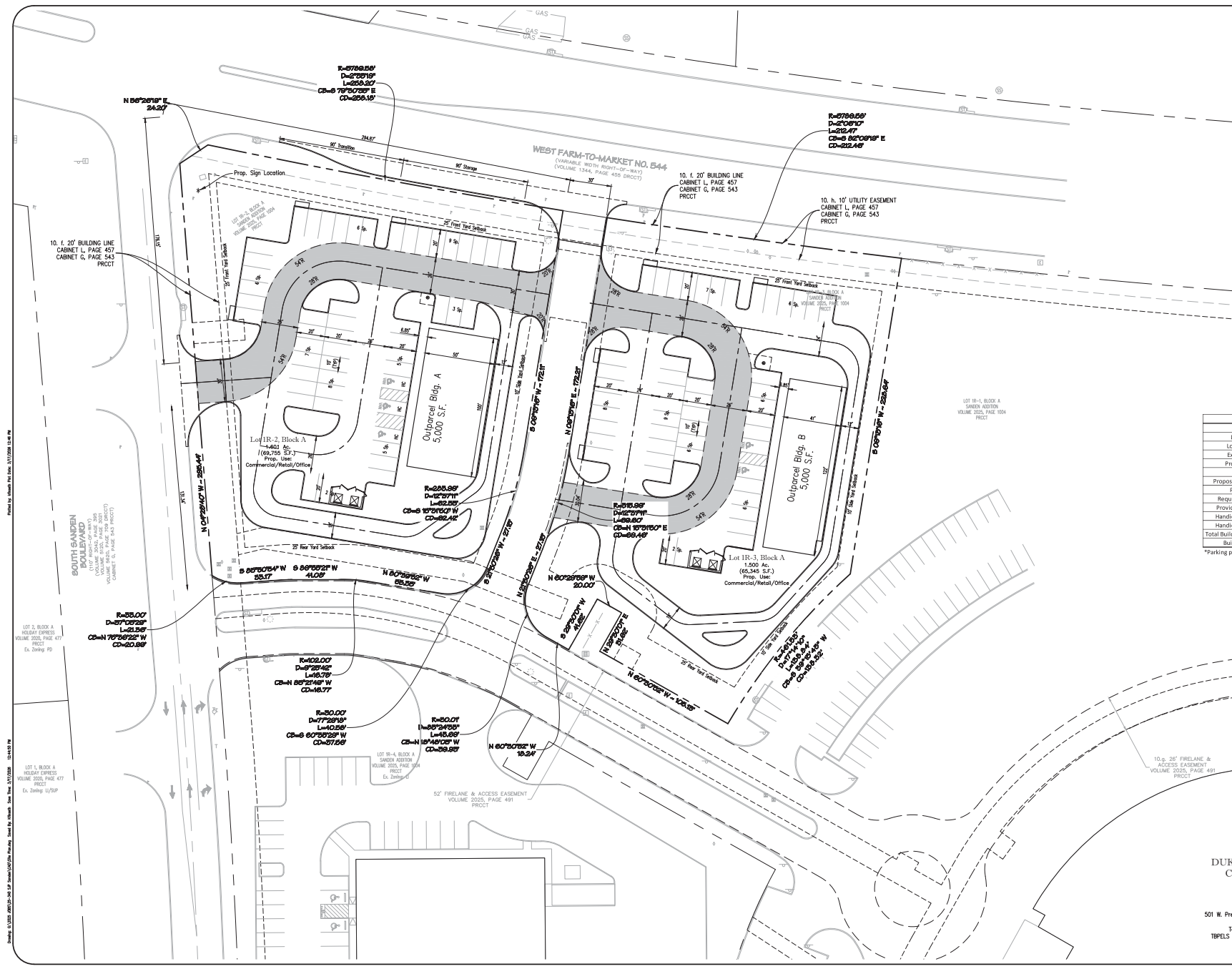
*Parking provided includes handicap spaces.

- LEGEND**
- Fireline, Access, & Utility Easement (FAUE)
 - Fireline, Access, & Utility Easement (FAUE)
 - Ex. Fire Hydrant
 - Prop. Sign Location

- Notes:**
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 2. This Zoning Exhibit is for illustrative purposes only and subject to change. This Zoning Exhibit, along with development regulations, is intended to describe the intent of the Planned Development. Significant deviations from this Zoning Exhibit, as determined by the Director of Planning and Development Services, will require an amendment to the Zoning Concept Plan, and, as necessary, the development regulations.
 3. Refer to Erosion Study by Cordell Strategies for basis of no stormwater management facilities and proposed floodplain reclamation.
 4. Retaining walls shall be allowed in the yard setbacks.
 5. Signage shall be allowed in the yard setbacks.

ZONING EXHIBIT
WYLIE TECH PARK
 EX. LOTS IR-2, IR-3, &
 PROP. LOTS 2, 3, 4, BLOCK A
 SANDEN ADDITION
 OUT OF THE
 DUKE STICKLAND SURVEY - ABSTRACT NO. 841
 CITY OF WYLIE, COLLIN COUNTY, TEXAS
 MARCH 2026

<p>ENGINEER / SURVEYOR Spiars Engineering, Inc. 501 W. President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPES No. F-2121 And No. F-10043100 Contact: Mike Martinie</p>	<p>OWNER / APPLICANT S&P DALLAS, LLC 7250 Dallas Parkway, Suite 400 Plano, TX 75024 Telephone: (214) 393-0100 Contact: Raphael Alterman</p>
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Prepared by: Michael DeWitt, Date: 02/27/2025, Scale: 1/8" = 1'-0"
 Checked by: Michael DeWitt, Date: 02/27/2025, Scale: 1/8" = 1'-0"
 Drawn by: Michael DeWitt, Date: 02/27/2025, Scale: 1/8" = 1'-0"
 Plotted by: Michael DeWitt, Date: 02/27/2025, Scale: 1/8" = 1'-0"



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. MACDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4458
CHRIS@STUDIOGREENSPOT.COM



03.17.2026

ST. JOHN'S INDUSTRIAL
SANDEN BLVD
CITY OF WYLLIE, TEXAS

ISSUE:
FOR REVIEW 03.10.2026

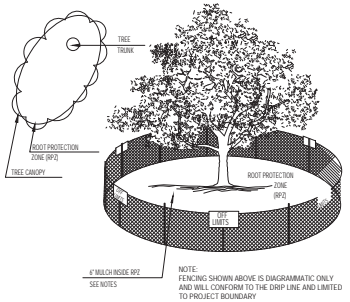
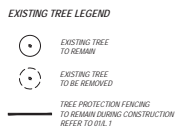
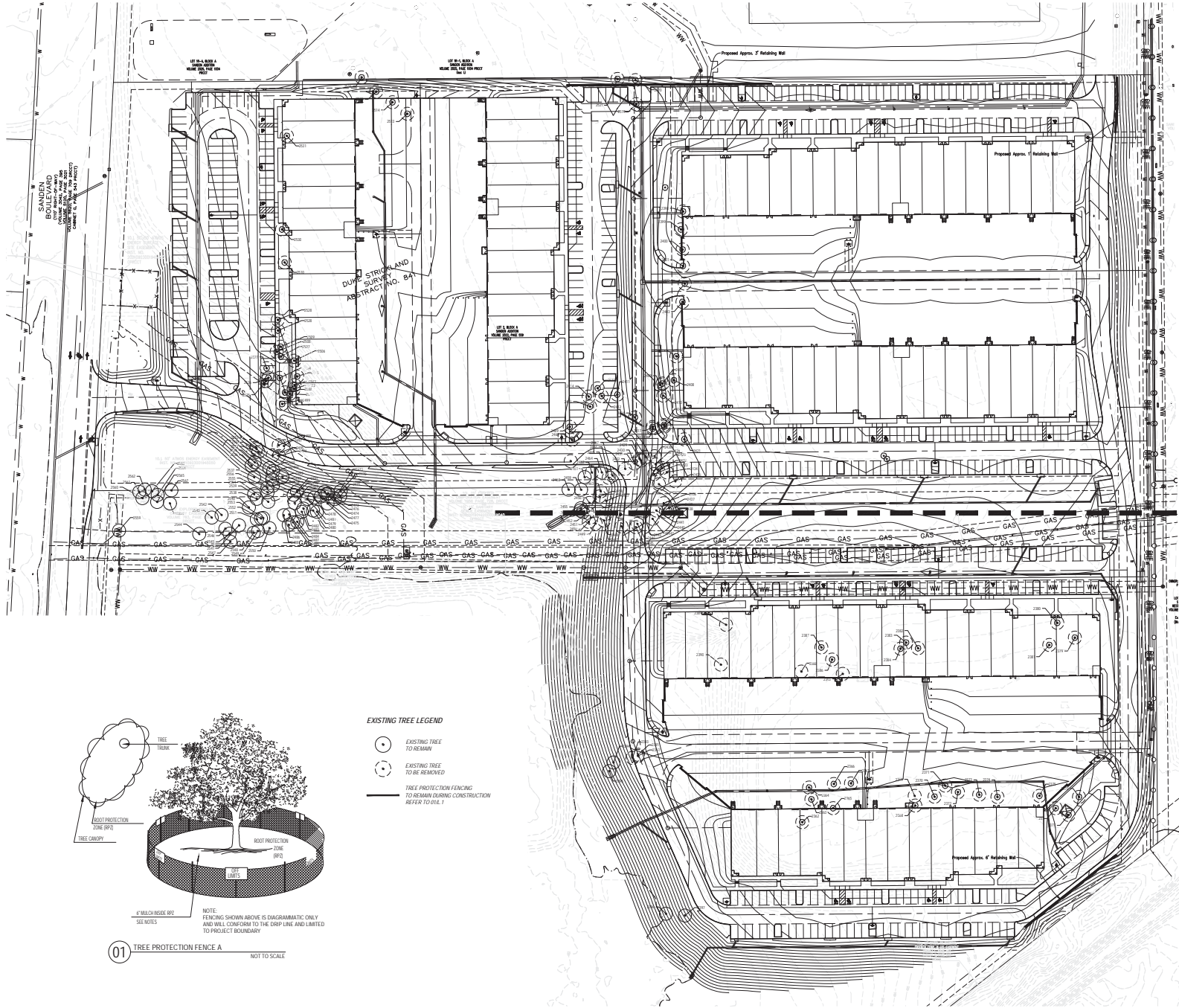
DATE:
03.10.2026

SHEET NAME:
TREE PRESERVATION PLAN
SHEET NUMBER:

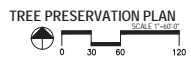
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EXISTING TREE NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND (DRPINE (DROPPED) OF TREE
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION/CONSTRUCTION, THE ARCHITECT IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING ZONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BORO-CAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRPINE OF ANY TREE.
- EQUIPMENT CLEANING/FLUID DISPOSAL: NO EQUIPMENT MAY BE CLEANED. TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRPINE OF A TREE. THIS WOULD INCLUDE BUT NOT BE LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL, PRESSURE, ETC.
- TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- VEHICULAR TRAFFIC: NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRPINE OF TREES.
- BORING OF UTILITIES: MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY EIGHT (48) INCHES.
- TRENCHING: ANY IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- TREE FLAGGING: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (2" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT WITH 15 HOUR NOTICE TO SCHEDULE ON SITE MEETING.
- PROTECTIVE FENCING: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRPINE. THE PROTECTIVE FENCING MAY BE COMPOSED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4) FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAILS.
- BARK PROTECTION: IN SITUATIONS WHERE A TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE TREE SHALL BE PROTECTED BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE'S TRUNK WITH LUMBER ENCLOSED WITH WIRES OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE. REFER TO TREE PROTECTION DETAILS.
- CONSTRUCTION PRUNING: IN A CASE WHERE A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IN NO INSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.



01 TREE PROTECTION FENCE A NOT TO SCALE



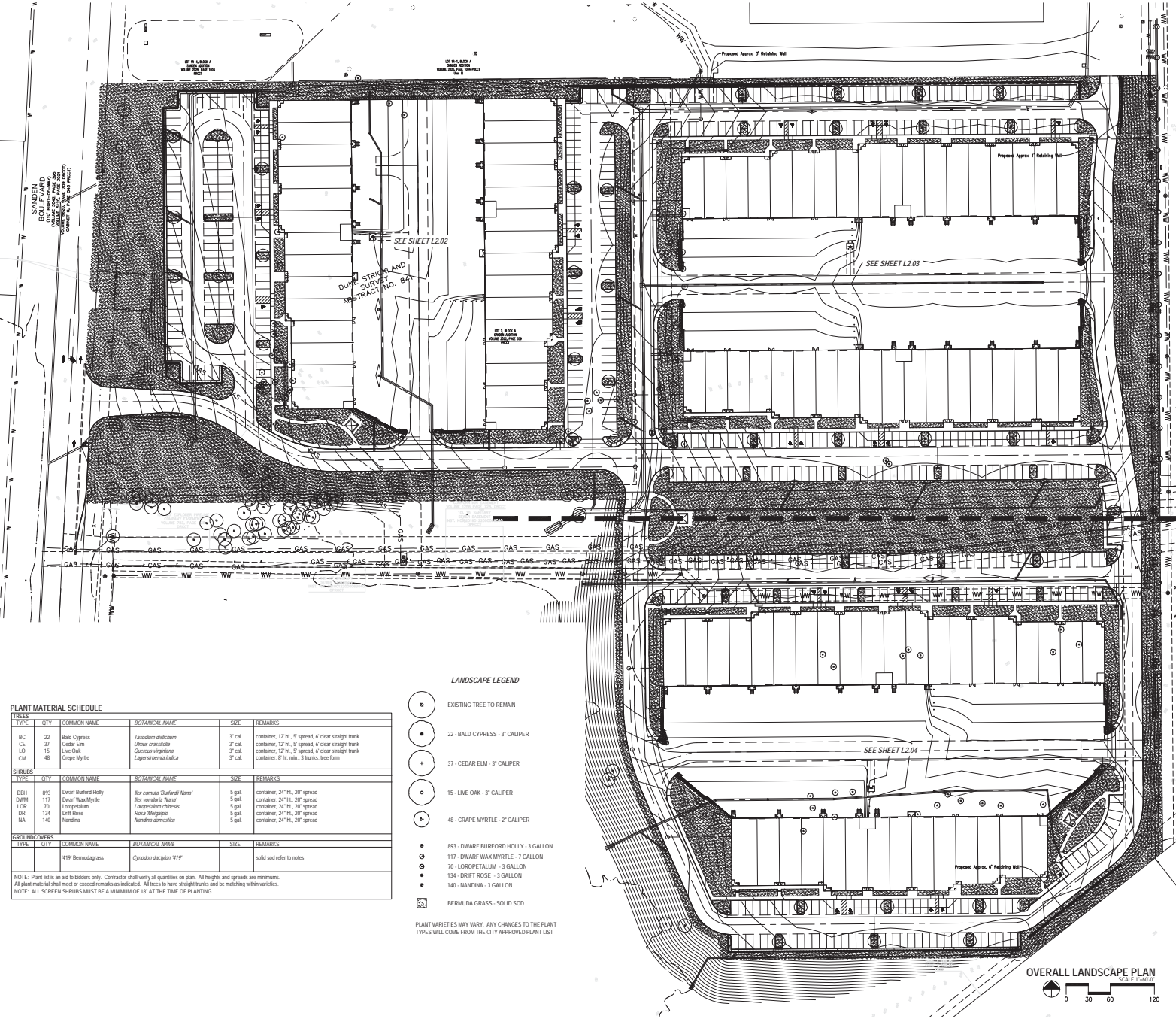


LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



03.17.2026

ST. JOHN'S INDUSTRIAL
SANDEN BLVD
CITY OF WYLIE, TEXAS



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEVATIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER AREAS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRAGILE SOIL FROM THE REGION KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOS, STICKS, CONCRETE SPILLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (7") ONE INCH OR IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER AREAS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOOD BY HAND TO COVER INDICATED AREA COMPLETELY. REMOVE EDGES OF SOOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOOD THOROUGHLY AS SOOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOUING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOOD AREAS TO BE OVER SEEDED WITH WINTER GRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE DESIGN REQUIREMENTS

- REQUIREMENT: At least 10% of the site shall be landscaped in LU status.
- | | | |
|----------------------|------------------------------|------------------------------|
| Area: 1,250,877 S.F. | REQUIRED: 125,088 S.F. (10%) | PROVIDED: 315,886 S.F. (25%) |
|----------------------|------------------------------|------------------------------|
- REQUIREMENT: At least 50 s.t. of parking lot landscape area to be provided per parking space. No parking spaces further than 40' from landscaped area. Parking lot islands at the end of each row of parking.
- | | | |
|---------------------|-----------------------|-----------------------|
| Parking Spaces: 616 | REQUIRED: 30,800 S.F. | PROVIDED: 46,100 S.F. |
|---------------------|-----------------------|-----------------------|
- REQUIREMENT: Service and loading areas are required to be screened with a minimum 5' wide landscape buffer. The landscape buffer shall include shrubs (2' h) and flowering trees for ever 20 linear feet.
- | | |
|--|--|
| REQUIRED: Screen Shrubs, Flowering Trees | PROVIDED: Screen Shrubs, Flowering Trees |
|--|--|
- *See L2.02, L2.04 for each building detail
- REQUIREMENT: At least 50% of required front yard to have a minimum 10' wide landscape buffer trees (2" cal.) to be spaced 30' to 40' within the landscape buffer.
- | | | |
|-----------------------------|----------------------------|----------------------------|
| Sheet Yard Length: 573 L.F. | REQUIRED: 10' Buffer | PROVIDED: 10' Buffer |
| | (15) Canopy Trees, 3" cal. | (15) Canopy Trees, 3" cal. |

PLANT MATERIAL SCHEDULE

TREES	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
BC	22	Bald Cypress	<i>Taxodium distichum</i>	3" cal.	container, 12" h, 5' spread, 4" clear straight trunk	
CE	37	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	container, 12" h, 5' spread, 4" clear straight trunk	
LD	15	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 12" h, 5' spread, 4" clear straight trunk	
CM	48	Crope Myrtle	<i>Lagerströmia indica</i>	3" cal.	container, 18" h, min. 3 trunk, tree form	
SHRUBS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	893	Dwarf Burford Holly	<i>Ilex cornuta Burfordii</i>	5 gal.	container, 24" h, 20" spread	
DWH	117	Dwarf Wax Myrtle	<i>Myrica caroliniana</i>	5 gal.	container, 24" h, 20" spread	
LOR	70	Loropetalum	<i>Loropetalum chinense</i>	5 gal.	container, 24" h, 20" spread	
DR	134	Drift Rose	<i>Rosa filipes</i>	5 gal.	container, 24" h, 20" spread	
NA	140	Nandina	<i>Nandina domestica</i>	5 gal.	container, 24" h, 20" spread	
GROUNDCOVERS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
	419	Bermudagrass	<i>Cynodon dactylon</i>	419	solid sod refer to notes	

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant materials shall meet or exceed minimums as indicated. All trees to have straight trunks and be matching within varieties. NOTE: ALL SCREEN SHRUBS MUST BE A MINIMUM OF 4" AT THE BASE OF PLANTING.

LANDSCAPE LEGEND

- EXISTING TREE TO REMAIN
- 22- BALD CYPRESS - 3" CALIPER
- 37- CEDAR ELM - 3" CALIPER
- 15- LIVE OAK - 3" CALIPER
- 48- CROPE MYRTLE - 2" CALIPER
- 893- DWARF BURFORD HOLLY - 3 GALLON
- 117- DWARF WAX MYRTLE - 3 GALLON
- 70- LOROPETALUM - 3 GALLON
- 134- DRIFT ROSE - 3 GALLON
- 140- NANDINA - 3 GALLON
- BERMUDA GRASS - SOLID SOOD

PLANT VARIETIES MAY VARY. ANY CHANGES TO THE PLANT TYPES WILL COME FROM THE CITY APPROVED PLANT LIST

OVERALL LANDSCAPE PLAN



ISSUE:
FOR APPROVAL: 03.17.2026

DATE:
03.17.2026

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L2.01

Flex/R&D Product Examples



Tilt Up Character Image



Brick & Block Character Image



Brick & Block Character Image



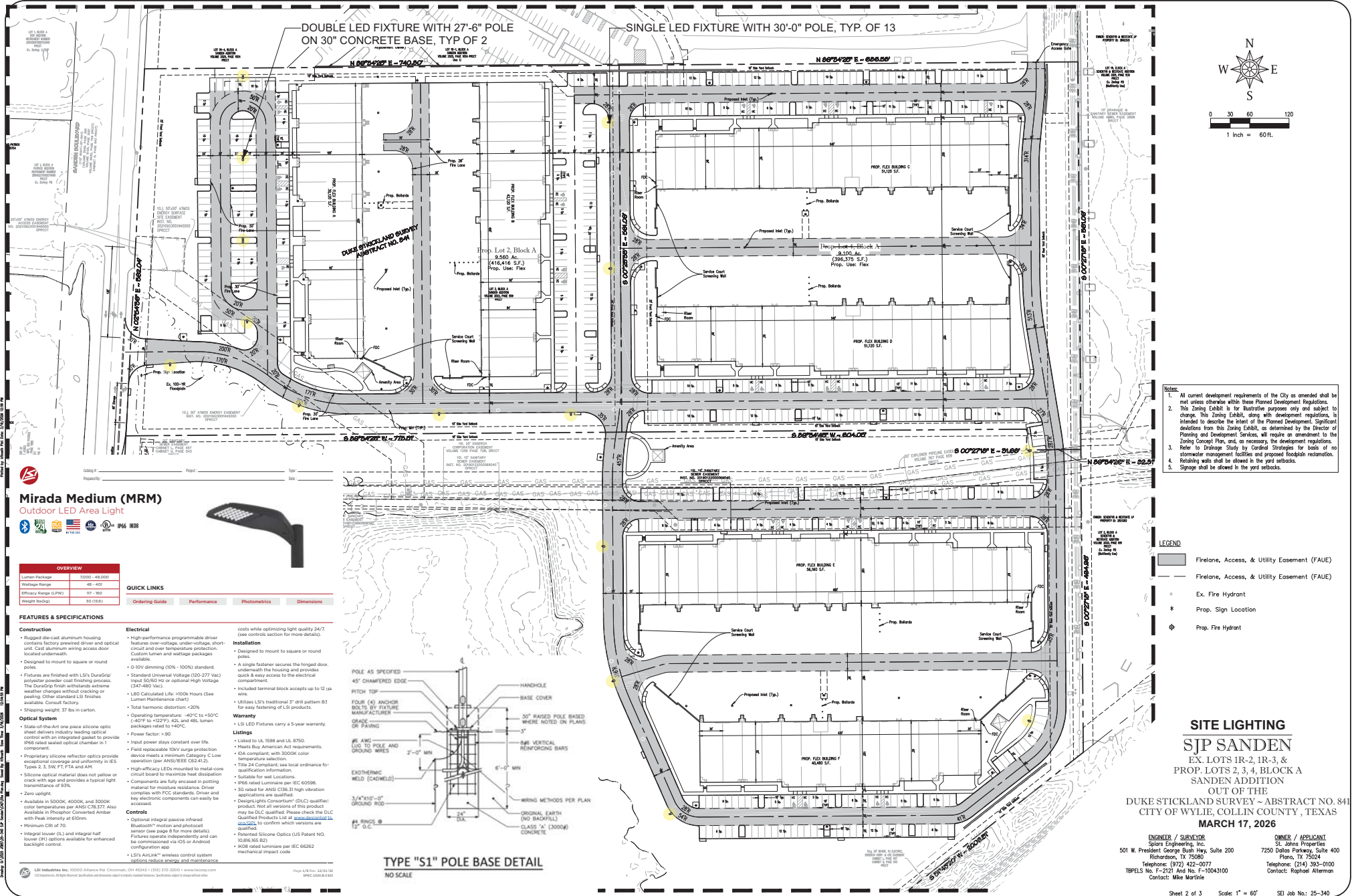
Brick & Block Character Image



Brick & Block Character Image

7250 Dallas Parkway | Suite 400 | Plano, Texas 75024
214.393.0100 | SJPI.COM/





- Notes:
- All current development requirements of the City as amended shall be met unless otherwise within these Planned Development Regulations.
 - This Zoning Exhibit is for illustrative purposes only and subject to change. This Zoning Exhibit, along with development regulations, is intended to describe the intent of the Planned Development. Significant deviations from this Zoning Exhibit, as determined by the Director of Planning and Development Services, will require an amendment to the Zoning Concept Plan and, as necessary, the development regulations. Refer to Drainage Study by Central Strategies for needs of no stormwater management facilities and proposed floodplain reclamation.
 - Refer to Drainage Study by Central Strategies for needs of no stormwater management facilities and proposed floodplain reclamation.
 - Retaining walls shall be allowed in the yard setbacks.
 - Storage shall be allowed in the yard setbacks.

- LEGEND
- Firelane, Access, & Utility Easement (FAUE)
 - Firelane, Access, & Utility Easement (FAUE)
 - Ex. Fire Hydrant
 - Prop. Sign Location
 - Prop. Fire Hydrant

SITE LIGHTING
SJP SANDEN
 EX. LOTS 1R-2, 1R-3, &
 PROP. LOTS 2, 3, 4, BLOCK A
 SANDEN ADDITION
 OUT OF THE
 DUKE STICKLAND SURVEY - ABSTRACT NO. 841
 CITY OF WYLIE, COLLIN COUNTY, TEXAS
MARCH 17, 2026

ENGINEER / SURVEYOR
 SJP Sanden Engineering, Inc.
 501 W. President George Bush Hwy, Suite 200
 Richardson, TX 75080
 Telephone: (972) 422-0077
 TBPCLS No. F-2121 And No. F-10043100
 Contact: Marc Mariani

OWNER / APPLICANT
 S.J. Jones Properties
 7250 Dallas Parkway, Suite 400
 Plano, TX 75024
 Telephone: (214) 393-0100
 Contact: Raphael Alterman



OVERVIEW	
Lumen Package	2500 - 48,000
Wattage Range	48 - 601
Efficiency Range (LPW)	107 - 350
Weight Range	30 (1.8) lb

- FEATURES & SPECIFICATIONS**
- Construction**
- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
 - Designed to mount to square or round poles.
 - Finish is area finished with LEI's DuraGrip polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LS finishes available. Contact factory.
 - Shipping weight: 37 lbs in carton.
- Optical System**
- State-of-the-art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 piece component.
 - Proprietary silicone refractor optic provide occasional coverage and uniformity inIES Type 2, 3, 5W, FT, A and AH.
 - Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
 - Beam output:
 - Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.37. Also available in Phosphor Converted Amber with Peak Intensity at 610nm.
 - Minimum CRI of 80.
 - Integral lower (L) and integral half (lower) (H) options available for enhanced backlight control.
 - LEI's A4LSi4™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7 (see controls section for more details).

QUICK LINKS			
Ordering Guide	Performance	Photometrics	Dimensions

- Electrical**
- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over-temperature protection. Custom lumen and wattage packages available.
 - 0-10V dimming (0% - 100%) standard.
 - Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (247-480 Vac).
 - L80 Calculated Life >100K Hours (See Lumen Maintenance chart)
 - Total harmonic distortion <25%
 - Operating temperature: -40°C to +50°C (-40°F to +122°F), 42, and 48L lumen packages rated to +60°C.
 - Power factor > 90
 - Input power stays constant over life.
 - Field-replaceable 100V surge protection device meets a minimum Category C Low operation per ANSI/IEEE C62.41.2.
 - High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation material for moisture resistance. Driver components are fully enclosed in potting material for moisture resistance. Driver and key electronic components can easily be serviced.
- Controls**
- Optional integral passive infrared (PIR) motion and photostall sensor (see page 8 for more details). PIR sensor independently and can be commissioned via IOS or Android configuration app.
 - LEI's A4LSi4™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7 (see controls section for more details).

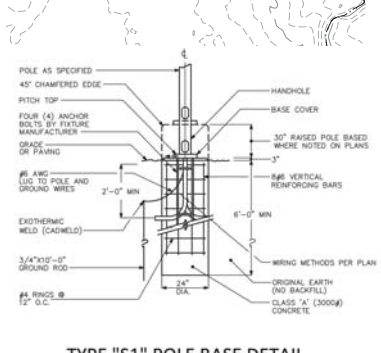


EXHIBIT "C"**PLANNED DEVELOPMENT STANDARDS**

 Ordinance 2026-XX
I. Purpose

This Planned Development District (the "District") is established to provide a development consisting of Commercial and Light Industrial uses, including the additional uses specified herein, to support economic growth within the region.

II. General Conditions

- A.** This District shall not affect any regulations within the Code of Ordinances, except as specifically modified herein. The District shall conform to all zoning and city ordinances as they exist or shall be amended, unless specified herein. In the event of a conflict between any city zoning or other ordinances and the provisions of this Planned Development, the provisions of this Planned Development shall control.
- B.** This District shall not affect any regulations of the Light Industrial District (LI) set forth in Article 4, Section 4.1, of the Zoning Ordinance of the City of Wylie in effect as of the effective date of the ordinance approving this District (as amended through _____, 2026, by Ord. No. ____) (the "Zoning Ordinance") except as specifically modified herein. In the event of a conflict between the Zoning Ordinance and this District, the terms of this District control. Upon approval by the City Council of the ordinance establishing this District, this District is vested in accordance with Tex. Loc Gov't Code Ch. 245 and this Planned Development Ordinance, inclusive of Exhibit "B", Zoning Exhibit, and all other exhibits herein, is a vesting document for purposes of Chapter 245 of the Texas Local Government Code.

III. Special Conditions

- A. Definitions.** Unless otherwise stated, the definitions in Article 5.2 and Article 10 of the Zoning Ordinance apply to this District. The following definitions apply to this District:
1. *ALTERNATIVE FUEL VEHICLE (AFV) CENTER* means a facility where passenger or commercial alternative fuel vehicles are sold, serviced, and repaired. This use includes, but is not limited to, showroom space offering demonstrations and test drives; space for customer service and delivery of vehicles; office space; shop space for service and repair of vehicles; vehicle wash and detailing space; interior storage space; parking and overnight storage of vehicles; and electric vehicle (EV) chargers, ports, and related electrical infrastructure. This definition does not prohibit the sale, service, and repair of electric vehicles as otherwise allowed by these regulations.

2. *DATA CENTER* means a facility specifically designed for housing equipment for remote storage, processing, and/or distribution of large amounts of data, or similar medium. This includes, without limitation, equipment for networked computer systems and telecommunication switching, routers, operation centers, and other infrastructure critical for e-commerce companies, internet servers, data firms, fiberoptic cable, and other technology providers.
3. *EQUIPMENT RENTAL* means a facility for renting items including, but not limited to, tools, and light and heavy equipment, tents, party supplies, etc.
4. *FOOD PROCESSING* means a facility in which food for human consumption is provided in the final form, such as candy, baked goods and ice cream, and the food is distributed to retailers or wholesalers for resale on or off the premises. This use includes kitchens used for the preparation of food to be catered at a second location. The term does not include food or beverage processing which uses any mechanized assembly line production of canned or bottled goods.
5. *LABORATORIES, RESEARCH AND DEVELOPMENT, OR TESTING* means a facility that is equipped for engineering, medical, or scientific experimentation, testing, research, development, analysis, innovation, or teaching.
6. *LIGHT ASSEMBLY AND FABRICATION* means a use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, that may include any of the following or similar activities: processing, fabrication, assembly, packaging, incidental storage, sales and distribution of products, but excluding basic industrial processing.
7. *MAILING AND SHIPPING* means a facility for the sorting and delivery of commercial or government letters, mailers, and packages. This use also includes a retail facility that provides shipping, printing, mailbox rentals, and document services.
8. *MEDICAL CLINIC* means a facility for examining, consulting with, and treating patients with medical, dental, or optical problems on an out-patient basis. Outpatient surgery centers are considered to be medical clinics in this District.
9. *PHARMACY* means a facility used for the preparing, preserving, compounding, storing, and dispensing of medical drugs. This use includes retail establishments open to the public, non-public establishments associated with institutional uses, and specialty pharmacies.
10. *SERVICE COURT* means that area used for loading and unloading and other activities generally located between the rear of each pair of flex buildings as depicted on the Exhibit "B", the Zoning Exhibit, including but not limited to additional parking, enclosed play areas protected by bollards or fencing, outside

generators on pads to back up power supply, general loading and truck court activity..

11. *SITE* means the entire property included in this District, including Lots 1R-2 and 1R-3 of the Sanden Addition and proposed Lots 2, 3, and 4 of the Sanden Addition, as depicted on the Exhibit "B", the Zoning Exhibit.
 12. *SPECIAL EVENT/CONFERENCE CENTER* means a facility available for rental for the hosting of special events, conferences, meetings, and other similar activities.
 13. *SWIM SCHOOL* means schools and aquatic instruction facilities, including indoor pools used primarily for the purpose of teaching swimming and water safety to individuals or groups, provided that all operations are conducted in compliance with applicable health, safety, and building regulations.
 14. *TRAINING CENTER* means a dedicated facility that provides on-site training in business, commercial, and / or trade skills. The facility may be owned or operated by a commercial business or by a union, trade group, or other professional association. The facility may provide hands-on training in addition to classroom learning.
 15. *VEHICLE DISPLAY SALES OR SERVICE* means a facility for the display, rental, retail sale, or service of new or used automobiles, boats, trucks, motorcycles, motor scooters, recreational vehicles, golf carts, or trailers excluding oversized motor vehicles and oversized trailers.
 16. *WAREHOUSE / DISTRIBUTION CENTER* means a facility used primarily for the inside storage of items. Distribution Center means a warehouse facility which is used primarily for distribution by rail or truck.
 17. *ZONING EXHIBIT* means the plan attached hereto as Exhibit B. The Zoning Exhibit is for illustrative purposes only and subject to change. The Zoning Exhibit and development regulations contained herein are intended to describe the intent of this Planned Development. Changes to the Zoning Exhibit will be in accordance with Section 6.1.F of the Zoning Ordinance of the City of Wylie.
- B. Permitted Uses.** The following uses which are either allowed in the Light Industrial District (LI), allowed in the LI District and modified herein, or defined herein, are permitted by right on the Site unless otherwise noted below:

- * Signifies use shall be prohibited on Lots 1R-2 and 1R-3 as labeled on the Exhibit "B", the Zoning Exhibit.

****** *Signifies use shall require a Special Use Permit (SUP) to be allowed on Lots 1R-2 and 1R-3 as labeled on Exhibit "B", the Zoning Exhibit, otherwise, permitted by right on other parts of the Site.*

******* *Signifies use shall only be permitted on Lots 1R-2 and 1R-3 as labeled on Exhibit "B", the Zoning Exhibit, and shall require a Special Use Permit (SUP).*

a. Institutional and Community Service

- a. Church/House of Worship
- b. Civic Center
- c. College or University
- d. Cultural Arts Facility
- e. Day Care Facility
- f. Library
- g. *School (Public or Private) Elementary
- h. *School (Public or Private) Secondary
- i. School, Business
- j. School, Technical or Trade
- k. Training Center

b. Office

- a. Financial Institution (with drive-thru)
- b. Financial Institution (without drive-thru)
- c. General Office
- d. Medical Clinic

c. Recreational, Entertainment, and Amusement

- a. **Commercial Amusement or Recreation (Low-Density Inside)
- b. **Commercial Amusement or Recreation (High-Density Inside)
- c. Health Club
- d. **Shooting Range Indoor

d. Retail, Personal Service, and Commercial

- a. *Alternative Fuel Vehicle Center (Outside Storage of vehicles is permitted as set forth in Section III.C below)

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- b. Antique Shop
 - c. Animal Clinic or Hospital
 - d. *Automobile Rental
 - e. Automobile Repair, Minor
 - f. Beer & Wine Package Sales
 - g. Brewery Winery Distillery
 - h. ***Car Wash
 - i. Dry Cleaning or Laundry, Drop-Off or Self Service
 - j. Cleaners (Commercial)
 - k. Equipment Rental
 - l. Food Processing
 - m. General Merchandise Store.
 - n. Grocery Store
 - o. Home Improvement Center, Lumber, Brick, or Building Materials
 - p. Household Equipment and Appliance Repair
 - q. ***Motor Vehicle Fueling Station
 - r. Permanent Cosmetic Establishment
 - s. Personal Service Use
 - t. Pharmacy
 - u. Restaurant with Drive in or Drive through service (only allowed on Lots 1R-2 and 1R-3)
 - v. Restaurant without Drive In or Drive Thru Service
 - w. Secondhand Goods
 - x. **Smoking Establishments
 - y. Special Event/Conference Center
 - z. Swim School
 - aa. Used Merchandise Resale/Consignment or Thrift Shop
 - bb. Vehicle Display Sales or Service (Vehicles stored outside shall comply with the outside storage requirements in Section III.C below)
- e. Utility, Transportation and Public Service**
- a. *Data Center
 - b. *Electrical Substation or Switching Station

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- c. Local Utilities
- d. **Mounted Antenna
- e. Police or Fire Station
- f. **Radio, Television or Microwave Tower
- g. **Telecommunications Tower
- h. **Utility or Government Installation other than listed

f. Industrial and Manufacturing

- a. *Industrial (Inside)
- b. *Laboratories, Research and Development, or Testing
- c. *Light Assembly and Fabrication
- d. Printing and Publishing

g. Wholesale, Distribution, and Storage

- a. *Contractor's Maintenance Yard
- b. *Mailing and Shipping
- c. Mini-Warehouse (Self Storage)
- d. Office Showroom/Warehouse
- e. *Outside Storage (as set forth in Section III.C. below)
- f. *Warehouse/Distribution Center

h. Accessory Uses

- a. *Accessory Outside Storage
- b. *Caretakers Quarters/Domestic or Security Unit

10. Temporary Uses

- a. Temporary Construction Yard or, Construction or Sales Office

Future Uses: any additional use permitted in the LI District within the zoning ordinance of the City of Wylie after the effective date of the ordinance creating this District provided such use shall be subject to the same conditions applicable to the additional use in the LI District. For example, an additional use permitted in the LI District by right is permitted in this District by right; an additional use permitted in the LI District by specific use permit (SUP) is permitted in this District only by SUP; etc.

- C. **Use Regulations.** The provisions in Section 5.2 – Listed Uses of the Zoning Ordinance shall apply except as modified below. Anything not modified herein is per the definitions in Section 5.2 that exist at the time of approval:

1. Accessory Outside Storage. The Additional Provisions of section 5.2(J)(6)(b) are deleted and replaced with the following:
 - a. Outside storage shall be permitted provided it is not visible from public right-of-way and is not located nor interferes with public access or fire lane easements.
 - b. Outside storage of vehicles is also permitted in the service courts labelled on *Exhibit "B", the Zoning Exhibit*, provided it is not visible from public right-of-way and is not located nor interferes with public access or fire lane easements.
2. Outdoor storage is only permitted in the Service Courts.
3. Animal Clinic or Hospital. The Additional Provisions of §5.2(F)(1)(b) are deleted and replaced with the following:
 - a. Multifamily uses adjacent to the site are not considered residential uses for the purposes of this district.
4. Brewery, Winery, Distillery. The Additional Provisions of §5.2(F)(30)(b)(2) are deleted and replaced with the following:
 - a. The General Provisions of section 7.10 of the Zoning Ordinance apply except.
 - b. A Special Use Permit shall not be required when there are additional uses on the same lot as a Brewery, Winery, Distillery use. Those accessory uses can include but are not limited to; events center, food truck park, restaurant without drive-thru service, and commercial entertainment.
5. Day Care Facility. In addition to the Additional Provisions of §5.2(C)(6)(b), the following Additional Provisions apply in this District:
 - a. Outdoor play/recreation areas for Care Centers may be located in Service Courts, provided the play/recreation areas are directly adjacent to the building and fenced in utilizing a minimum 6-ft privacy fence protected by bollards, boulders, screen wall or similar protection with a maximum spacing between openings of three (3) feet.
6. Medical Clinic. The Additional Provisions of §5.2(D)(1)(b) are deleted and replaced with the following:
 - a. A medical clinic may occupy up to 100 percent of the gross floor area of a building in this district.

- 7. School (Public or Private) Elementary. The Additional Provisions of §5.2(C)(12)(b) are deleted and replaced with the following:
 - a. Pick-up and drop-off areas shall be provided on-site and are not required to accommodate school buses.
- 8. School (Public or Private) Secondary. The Additional Provisions of §5.2(C)(13)(b) are deleted and replaced with the following:
 - a. Secondary schools are not required to be located on a collector or larger street.
 - b. Pick-up and drop-off areas shall be provided on-site and are not required to accommodate school buses.
- 9. Used Merchandise/Resale Shop/Consignment or Thrift Store. The Additional Provisions of §5.2(F)(26)(b) are deleted in their entirety.

D. Development Regulations. The standards of Article 4 of the Zoning Ordinance shall apply except as modified below.

- 1. Exhibits. Development of the Site shall be in general conformance with Exhibit “B”, the “Zoning Exhibit”, Exhibit “D”, the Landscape Plan”, Exhibit “E”, the “Architectural Character Images”, and Exhibit “F”, the Signage Plan”. In the event of a conflict between Exhibits B,D,E, or F (Zoning Exhibit, Landscape Plan, Architectural Character Images, and Signage Plan), and the Planned Development Standards herein, the applicable Exhibit shall control. In the event of a conflict between this Planned Development (inclusive of all Exhibits), and city zoning regulations, this Planned Development shall control subject to City engineering and emergency service standards.
- 2. Development Standards. Figure 4-5 Light Industrial District development standards are modified as follows:

Buffering and Screening	
Nonresidential Use Adjacent to Multifamily Use	Double Side and Rear Setback- 15' required landscaping along shared property line. Screening is not required (i) adjacent to the existing electrical distribution line, and (ii) along the eastern property line adjacent to multifamily use due to existing grade difference and existing masonry retaining wall.

Service and Loading Areas, including Service Courts	Masonry screening walls as shown on <i>Exhibit "B"</i> , the Zoning Exhibit, is required to shield visibility from public street or adjacent multifamily uses. Gates are not required. Multifamily uses shall not be considered residential uses for the purposes of this section.
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3. Non-Residential Design Standards. Section 4.3, Non-Residential Design Standards, is deleted and replaced with the following:

a. Site Design Requirements. Buildings shall comply with the following Site Design Requirements:

Site Design Requirements		
Element	Base Standard (all development must comply fully with all listed below)	Desirable (Each development must select 3 of the 7 desirables listed below)
Building Placement	1. Entrances and/or facades shall be oriented to the public street or internal fire lane, access, and utility easements.	1. Individual buildings on pad-site w/footprints = or < 10,000 square feet; Flex buildings-not applicable. 2. Front facade oriented to the street or internal drive aisles.
Parking Placement	1. Parking spaces at least 10' from any residential lot line.	1. Site plan with no more than 50% of parking in front of the building. 2. Building with no more than one row parking in front
Access Drives	1. Access drives shall have a minimum width of 24 feet and a minimum turning radius of 25 feet. 2. Landscaped treatment of entrances 3. At least one access shall be shared by proposed Lots 2, 3, and 4.	1. Combined access points with adjacent tracts within the proposed development (can be within same project); combined access points may be between the pad sites and between the flex buildings, but

		<p>not between the pad sites and flex buildings.</p> <p>2. Direct connection between buildings and streets, fire lanes, or access drives.</p>
Location of Service and Loading Areas	<p>1. Service and Loading Areas, including Service Courts, shall include masonry screening walls to shield visibility from public street or adjacent residential uses.</p> <p>2. Gates are not required.</p> <p>3. Multifamily uses shall not be considered residential uses for the purposes of this section.</p> <p>4. At Proposed Lots 2, 3, and 4, service and loading areas are not visible from public street, however masonry screening of service courts have been provided.</p>	<p>1. Not visible from public street but provide masonry screening.</p>

b. Landscaping Design Requirements:

Landscaping Design Requirements		
Element	Base Standard (all development must comply fully with all listed below)	Desirable (Each development must select 4 of

		the 8 desirables listed below)
General	1. For the purposes of this section, proposed lots 2, 3, and 4 are deemed to be one lot. No landscaping is required along internal lot lines between lots 2, 3, and 4.	
Landscaping in Required Yards	<ol style="list-style-type: none"> 1. At least 10% of the Site shall be landscaped. 2. Landscaping is required in the front yard adjacent to public street, however no landscaping is required in the front yards located in or along floodplain or obstructed by a utility easement. 3. Landscaping is required in side and rear yards adjacent to, or across the street from residential. 	<ol style="list-style-type: none"> 1. Landscaping that exceeds the minimum by 10%. 2. Landscaping in side and rear yard not otherwise required.
Landscaping of Parking Lots	<ol style="list-style-type: none"> 1. Site plans requiring more than 12 spaces are required to have 50 sq. ft. of landscaping per space. 2. No parking space shall be located further than 60 feet from landscaped area on site. 3. Parking rows 12 spaces or longer shall have landscaped islands at end. 4. All parking rows shall have landscaped areas at least every 12 spaces. 5. 	<ol style="list-style-type: none"> 1. Landscaping 10% or more in excess of 50 sq. ft./space. 2. Parking lots, exclusive of Service Courts, with no space further than 40 feet from a landscaped area. 3. Landscaped pedestrian connection to main entrance.

Visual Screening	<ol style="list-style-type: none"> 1. Required screening in strip at least 5' wide, plants 3' in height when planted, include one flowering tree for every 20 linear feet of area. 2. No landscaping is required in Service Courts. 3. This provision does not apply to retail buildings with less than 10,000 SF in which Service Courts are not provided. 	
Landscaping of Street Frontages	<ol style="list-style-type: none"> 1. At least 50% of required front yards along the public street shall be developed as landscaped buffer, at least 10' in width. However, no landscaped buffer is required along front yards located in or along floodplain or where obstructed by a utility surface site easement. 2. Trees required in buffer along the public street may be planted in groves or belts on a 30' to 40' foot spacing basis if practical. Spacing may be increased due to the placement of driveways and presence of underground utilities. 	<ol style="list-style-type: none"> 1. Use of rock walls or other natural landscape features (including incorporating floodplain as a natural feature). 2. Increase in minimum width of landscape buffer by 20%. 3. Provision of special benches, pedestrian lighting other streetscape elements.

	3. Required trees must be at least 3" in caliper at time of planting.	
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c. Architectural Design Requirements:

a. Lots 1R-2 and 1R-3. Architectural Design Requirements for Lots 1R-2 and 1R-3 shall comply with Figure 4-9 Architectural Design Requirements of the Zoning Ordinance.

b. Proposed Lots 2, 3, and 4.

1) Architectural Character Images attached as Exhibit "E", the "Architectural Character Images", are intended to convey a general range of architectural features that may be approved as described in the regulatory text. The images in Exhibit "E" are for illustrative purposes only and are intended to be an overall depiction of the type, style, and quality of flex building that may be constructed on the Site.

2) Architectural Design Requirements for Proposed Lots 2, 3, and 4 shall comply with the following:

Architectural Design Requirements		
Element	Base Standard (all development must comply fully with all listed below)	Desirable (Each development must select 3 of the 4 desirables listed below)
Building Materials	1. Buildings shall be constructed of masonry products on front facade. Tilt wall construction is permissible. 2. Roofs with pitches greater than 2:12 use specified roofing materials (asphalt shingles, concrete or clay	1. Use of two complementary primary facade materials to help achieve facade articulation, visual variety and/or architectural detailing (including glazing). 2. Copy same style entire block.

	roofing tiles, standing seam metal roofing, or slate roofing shingles).	
Building Articulation, Form and Massing	<ol style="list-style-type: none"> 1. Entrances must be emphasized with architectural elements as illustrated in Exhibit "E", the Architectural Character Images. 2. Buildings shall be articulated in the style depicted on Exhibit "E", the Architectural Character Images. 	<ol style="list-style-type: none"> 1. Application of base standards to facades not facing a public street. 2. Use of Architectural detailing and/or materials to provide variety in visual appearance.

E. General Development Regulations: – For proposed Lots 2, 3, and 4, the standards of Article 7 of the Zoning Ordinance shall apply except as modified below.

1. Screening. The provisions in Section 7.2(A) *Screening of Mechanical Equipment* are deleted in their entirety and replaced with the following:
 - a. Screening for mechanical units shall apply to new building construction only.
 - b. Roof mounted mechanical units shall be screened from view, using a one and one-half (1.5) foot metal roof screen. The Service Court side of the building is exempt from this requirement.
2. Trash Receptacles. Section 7.2(B) of the Zoning Ordinance, *Trash Receptacles*, is deleted in its entirety and replaced with the following:
 - a. Trash receptacles shall be located in Service Courts. No additional screening of trash receptacles is required due to the screening of the Service Courts. Trash Receptacles are not required to be indicated on site plans.
3. Parking. The provisions in Section 7.3 – Off-Street Parking Requirements are modified as follows:

- a. Section 7.3(B) of the Zoning Ordinance, *Applicability*, applies except as modified herein.
- b. Section 7.3(C)(1) of the Zoning Ordinance, under *General Regulations*, applies except as modified herein.
- c. Section 7.3(D)(3) of the Zoning Ordinance, *Different Use Areas*, is deleted in its entirety and replaced with the following:
 - a. The parking areas shall be located as generally depicted on Exhibit “B”, the Zoning Exhibit.
 - b. The site shall include two (2) parking spaces for every one thousand (1,000) square feet of gross-floor area, regardless of the mix of tenants, and no further parking analysis on a tenant-by-tenant basis will be required as the mix of tenants changes over time.
- d. Section 7.3(D)(5) of the Zoning Ordinance, *Maximum Parking*, is deleted in its entirety and does not apply to this district.
- e. Section 7.3(H)(2) of the Zoning Ordinance, *Dimensional Requirements*, is modified as follows:
 - a. The Service Courts, which shall include all loading and unloading areas as indicated on Exhibit “B”, the Zoning Exhibit, shall be exempt from the requirements of Section 7.3(H)(2) of the Zoning Ordinance. Service Courts may be striped with 9-foot wide by 18-foot-long spaces. Site Plans shall show general areas designated for potential, future parking.

Section 7.3(H)(5) of the Zoning Ordinance, *Lighting*, is deleted in its entirety and replaced with the following:

Parking areas used during the hours of darkness shall be illuminated for security and safety. At a minimum, an average one-foot candle shall be maintained across the surface of the parking area at a uniformity ratio of 11:1. Illumination, including security lighting, shall be directed away from adjoining properties and shall be arranged and controlled so as not to cause a nuisance either to highway traffic or to surrounding uses. Illumination may be mounted on buildings.

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f. Section 7.3(H)(8) of the Zoning Ordinance, *Wheel Stops/Curbing*, is deleted in its entirety and replaced with the following:

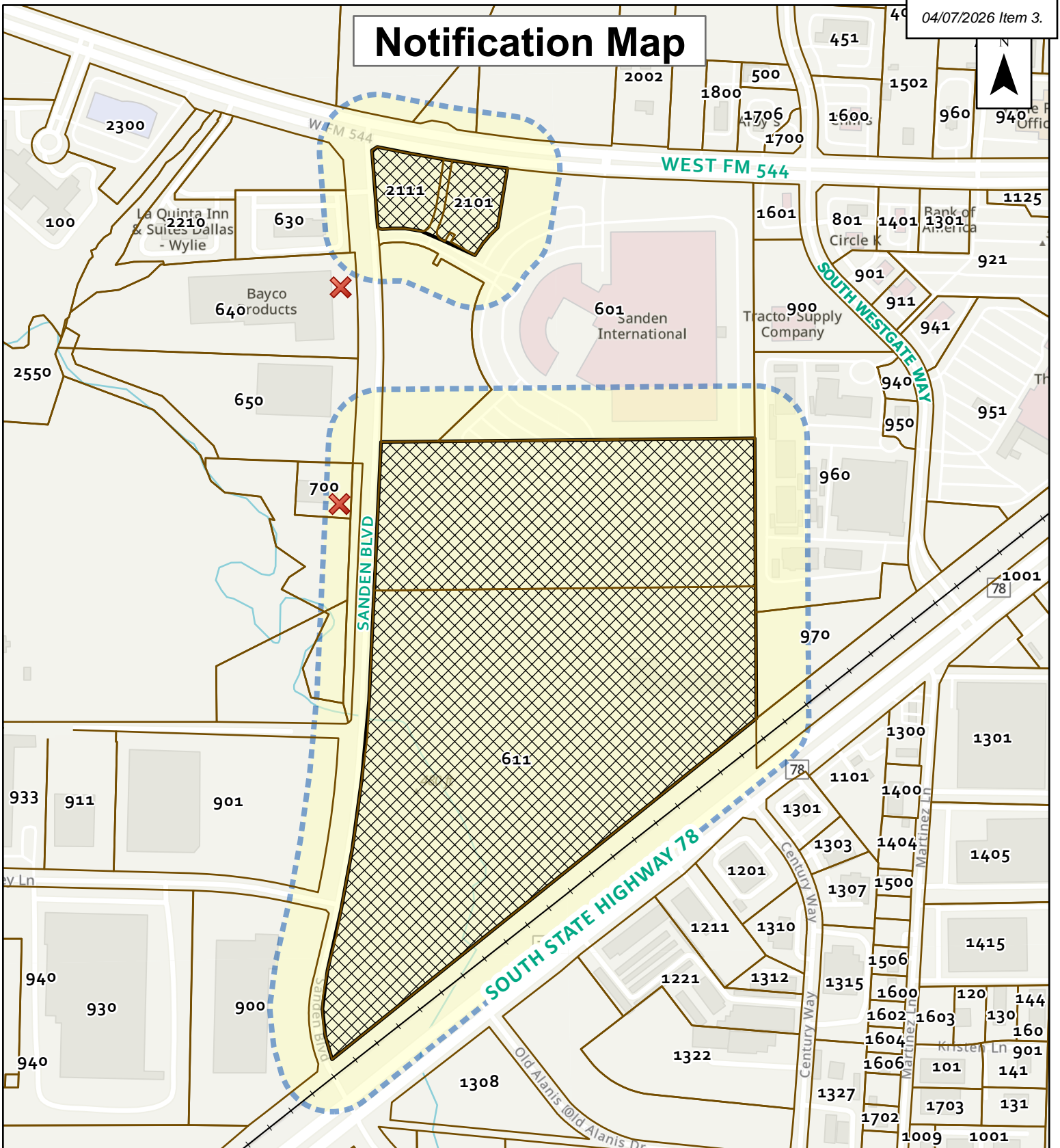
a. Concrete wheel stops or curbing at least six inches high and six inches wide shall be provided to prevent vehicles overhanging abutting properties or public rights-of-way, to protect landscaped areas and to protect adjacent properties.

4. Retaining Walls. Retaining walls are allowed to be constructed within setbacks.

F. Sign Regulations. Construction and installation of signs shall be as set forth in Exhibit “F”, the “Signage Plan”, which, according to Section 22.442(b)(1) shall control signage for development on the Site.

1. Signage shall be constructed as depicted on the Exhibit “F”, the Signage Plan. Renderings in the Signage Plan are for illustrative purposes and are intended to be an overall depiction of the type, style, and quality of signage that may be installed on the Site.
2. Exhibit “F”, the Signage Plan, establishes permitted signage under this District. Any additional signage requests will be subject to Article XX of Chapter 22 – Buildings and Building Regulations of the Wylie City Code.
3. Signs are allowed to be installed within setbacks.

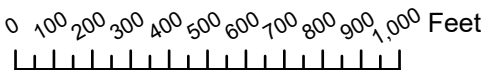
Notification Map



ZONING CASE:

ZC 2026-03 SJP Sanden Development

 SUBJECT property
  200 foot Notification Buffer



Date: 3/17/2026

COMPILED BY: G STAFFORD





PUBLIC COMMENT FORM

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

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2026-03.
 I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2026-03.

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

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

Tuesday, April 07, 2026 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, April 28, 2026 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Precision m/c manufacturing, Inc.
(please print)
Address: 700 Sanden Blvd.
Wylie, TX 75098
Signature: Kasey Cantman
Date: 3-25-2026

COMMENTS:

We think that Sanden Blvd needs a turn lane or to be expanded before all of this development. The larger development would be on flood land so it would need a bit of work to bring the land up to elevation. It also looks like there would only be one way in/out. With all the construction on that side of Sanden Blvd. & trucks going in & out, what happens to the normal Sanden traffic since it's only a 2 lane road? We see a lot of hold ups as businesses are trying to carry on normal daily activity. A few minutes after 4:30 pm school buses come down Sanden Blvd & each one has to stop at the railroad tracks which causes some delays & that is directly across from this potentially large development.



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Date, Location & Time of
City Council meeting:

Tuesday, April 28, 2026 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: ERIC WILKSTROM, BAYCO PRODUCTS
(please print)

Address: 640 SANDEN BLVD
WYLIE, TX 75098

Signature:

Date: 3-31-26

COMMENTS:

PLEASE SEE ATTACHED



Re: Zoning Case ZC 2026-03 – Sanden Development (Planned Development – Light Industrial)

**Related Case: ZC 2025-18 (Approved Special Use Permit – Distribution Facility)
City of Wylie Planning & Zoning Commission / City Council**

I am writing to express my **strong opposition** to Zoning Case **ZC 2026-03** as currently proposed.

This request must be evaluated in the context of the **recently approved Zoning Case ZC 2025-18**, which permits a high-intensity distribution facility with **24 dock doors** on Sanden Blvd. During that case, concerns were raised regarding **truck traffic, queueing, and roadway capacity**, particularly given that Sanden Blvd is only **one lane in each direction**. Those concerns remain unresolved, and no corresponding infrastructure improvements have been implemented.

ZC 2026-03 significantly increases the intensity of use by introducing a **multi-building industrial park across approximately 59.7 acres**, along with retail components.



Sanden Blvd is already operating at or near capacity

Based on daily use of this corridor, as well as observable traffic conditions at both ends of Sanden Blvd, it is evident that the roadway is already **operating at or near capacity during peak periods**.

1. Sanden Blvd & FM 544 (westbound access)

- Traffic regularly backs up through the intersection
- It often requires **multiple signal cycles** to proceed
- Vehicles exiting nearby properties, including the **Holiday Inn Express**, frequently have difficulty entering traffic

2. Sanden Blvd & State Highway 78 (northbound access)

- This intersection experiences **daily congestion and queueing**
- Backups frequently extend along Sanden Blvd

These are clear indicators of a roadway operating under **constrained conditions with limited remaining capacity**.

Additional impact from planned retail at Sanden Blvd & FM 544

The proposed development includes **retail uses near the southwest corner of Sanden Blvd and FM 544**, which will further intensify congestion at an already constrained intersection.

Retail uses introduce:

- **High-frequency passenger vehicle trips**
- Frequent **turning movements**, including left turns
- Additional **delivery traffic**

This creates a **mixed traffic environment**, where passenger vehicles and heavy trucks compete for limited roadway capacity, reducing signal efficiency and increasing conflict points.

Combined intensity of development far exceeds corridor capacity

When considering the combined impact of existing conditions, recently approved development, and the current proposal, the scale of traffic demand on Sanden Blvd becomes significant and quantifiable.

- Zoning Case **ZC 2025-18** introduces a high-intensity distribution facility with **24 dock-high loading doors** and **at least approximately 120–140 vehicle parking spaces based on the submitted site plan**, generating both substantial truck traffic and daily passenger vehicle trips
- Zoning Case **ZC 2026-03** introduces **approximately 708 parking spaces** across Site 1 (101 spaces) and Site 2 (607 spaces), representing a substantial volume of daily employee, visitor, and customer traffic
- In addition, Site 2 includes **multiple dock-served buildings with at least 29 visible dock positions**, indicating ongoing truck activity across multiple tenants

Collectively, this represents:

- **At least 53 dock doors/positions (24 + 29 minimum)**
- **At least approximately 828–848 total parking spaces** (including ZC 2025-18 minimum plus ZC 2026-03)

All of this traffic—industrial, employee, and retail—will ultimately rely on **Sanden Blvd**, a one-lane-each-direction roadway that is already constrained.

Even before accounting for these developments, Sanden Blvd is already **operating at or near capacity**. The addition of these traffic generators will place demand on the corridor that is **well beyond its functional capacity**, resulting in increased congestion, queue spillback, degraded Level of Service (LOS), and reduced reliability.

ZC 2026-03 creates a compounding and unsustainable condition

ZC 2026-03 introduces a large-scale, multi-building industrial development that will:

- Add continuous truck traffic from multiple tenants
- Increase peak-hour vehicle demand
- Introduce additional turning movements and access points

However, the site appears to rely on **limited access points to Sanden Blvd**, meaning all traffic is funneled into a constrained corridor.

When combined with the impacts of **ZC 2025-18 and retail development**, this creates a compounding effect likely to result in:

- **Queue spillback along Sanden Blvd**
- **Intersection failure conditions during peak periods**
- **Significant degradation of Level of Service (LOS)**

Queueing, spillback, and corridor failure risk

Sanden Blvd is a **two-lane undivided roadway** with:

- No turn lanes
- No dedicated queueing capacity
- No shoulders for overflow

Under these conditions, increased traffic will result in:

- **Queue spillback from both FM 544 and SH 78 intersections**
- Vehicles blocking through lanes
- Reduced effective roadway capacity

Public safety and emergency access concerns

If Sanden Blvd becomes obstructed due to queuing or turning movements, **emergency response access may be delayed**, including:

- Ambulances responding to medical emergencies
- Fire and police vehicles requiring reliable access

Emergency response depends on **predictable and unobstructed roadway conditions**, which may not be achievable under the proposed cumulative traffic demand.

! **Critical gap: prior approval without traffic analysis**

Zoning Case **ZC 2025-18** was approved without a comprehensive **Traffic Impact Analysis (TIA)** evaluating its effect on Sanden Blvd and adjacent intersections.

As a result, the City does not currently have a quantified understanding of:

- The traffic impacts of the approved distribution facility
- How that traffic will interact with existing congestion
- Whether the roadway network can safely accommodate the additional demand

At the same time, observed conditions already demonstrate that Sanden Blvd is operating **at or near capacity**.

! **It is not appropriate to proceed without first resolving existing impacts**

Before considering additional development under ZC 2026-03, it is essential that the City first:

Fully evaluate the combined impact of existing conditions, ZC 2025-18, and planned retail development through a comprehensive Traffic Impact Analysis.

Proceeding without this analysis would result in additional land use approvals **without a clear understanding of system capacity or safety implications.**

Likely need for roadway capacity improvements

Based on:

- Existing congestion conditions
- The scale of approved and proposed development
- The limitations of a one-lane-each-direction roadway

It is highly likely that **significant roadway capacity improvements will be required**, potentially including:

- Additional through lanes
- Dedicated turn lanes
- Intersection capacity enhancements
- Access management controls

Such improvements should be **identified through a Traffic Impact Analysis and implemented prior to further development approvals**, not after.

Requested Action

I respectfully request that the City:

Deny Zoning Case ZC 2026-03 as currently proposed

—or at minimum—

Require the following prior to any approval:

1. A comprehensive **Traffic Impact Analysis (TIA)** that:
 - Evaluates **combined impacts of ZC 2025-18 and ZC 2026-03**

- Includes detailed analysis of **Sanden Blvd at FM 544 and SH 78**
 - Assesses **Level of Service (LOS), queue lengths, and peak-hour operations**
2. Demonstrated **on-site queueing and stacking capacity** to prevent spillback onto Sanden Blvd
 3. Implementation of **roadway improvements prior to development**
 4. A condition prohibiting **truck staging or queueing on Sanden Blvd**
-

! Conclusion

Sanden Blvd is already operating at or near capacity under current conditions.

The combined impact of:

- Existing traffic
- ZC 2025-18
- Planned retail development
- And the proposed ZC 2026-03

...will result in **significant degradation of roadway performance** and create a **foreseeable and preventable traffic failure** along this corridor if not addressed in advance.

Respectfully submitted,



Eric Wickstrom, VP & CFO
Bayco Products
640 Sanden Blvd
Wylie, TX 75098



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Item Number: 4

Subject

Consider and act upon adoption of amended Rules and Procedures for the Planning and Zoning Commission to reflect changes to State Law, City Ordinances, and other matters.

Recommendation

Motion to recommend **approval** as presented.

Discussion

The 1956 Ordinance that created the Planning and Zoning Commission required that the Commission adopt Rules and Procedures for the operation of the Commission. Those R&P were updated in 1998, 2008, and 2020.

Due to changes in State Laws, the City Charter, and City Ordinances, staff is proposing suggested updates to the R&P.

Recommended edits include:

- Rewording of when the chair and vice-chair are elected to reflect the fact that the P&Z Commission is no longer required to meet at least once a month, but only on an as needed basis.
- Rewording when agendas shall be posted to align with the verbiage for Council.
- Amend the abstention paragraph to change the vote from 'affirmative' to 'negative' if no declared conflict of interest exists.
- Correcting a few clerical errors.

Our Mission...
...to be responsible stewards of the public trust,
to strive for excellence in public service, and

City of Wylie, Texas
Planning and Zoning Commission
Rules of Procedure



1. Statement

- 1.1. It is hereby declared that appointment to the Planning and Zoning Commission is a distinct honor and the trust imposed in the appointee involves the corresponding obligation of the appointee to serve the community by regular attendance and participation in the proceedings of the body.

2. Creation and Membership

- 2.1. The Commission was created by a 1956 Ordinance, amended by Ordinance 79-26, and the City Charter in 1985, and serves at the will of the City Council.
- 2.2. The Planning and Zoning Commission shall consist of seven (7) regular members who will serve for terms of two (2) years. A Commissioner shall generally be limited to three two-year terms, per Ordinance 2020-07. The members will be resident citizens, taxpayers, and qualified voters of the City.
- 2.3. In accordance with State law, the Commissioners are required to complete Open Meetings training and receive a Certificate of Completion within the first ninety (90) days of first year appointment. This may be taken online via the Office of Attorney General's website (www.oag.state.tx.us). The Office of the Attorney General offers free video training courses to ensure that all elected and appointed government officials have a good command of both open records and open meetings laws.

3. Officers

- 3.1. The Commission shall *elect a chairman and vice-chair from among its membership each year at the first regular meeting after annual appointments.* (and at such other times as these offices may become vacant), to serve for a period of one (1) year.
- 3.2. In the absence of both the Chairperson and Vice-Chairperson during a meeting, the remaining Commissions shall elect an Acting Chairperson.

4. Officer's Duties

- 4.1. The Chairperson shall preside over all meetings and briefing sessions, and perform all duties as required by law.
- 4.2. The Vice-Chairperson shall assume all duties of the Chairperson in the absence of the Chairperson.

5. Powers and Duties of the Commission

- 5.1. The Planning and Zoning Commission shall make recommendations to the City Council on all questions concerning the overall development and environment of the City, including Comprehensive Plan and Zoning Ordinance amendments, Thoroughfare Plan amendments, General Zoning changes, Specific Use Permits, Planned Developments, and Capital Improvements Plan through the Impact Fee Advisory Committee.
- 5.2. The Commission shall perform all duties as prescribed by State statutes and the City's Subdivision Ordinance concerning plats. The City Council has final authority in these matters, but should seek recommendations from the Planning and Zoning Commission prior to making final decisions.
- 5.3. The Commission shall recommend to the City Council for adoption of a Comprehensive Master Plan as a whole or in parts, for the future development and redevelopment of the City and its environs, and will be expected to recommend changes in the Master Plan from time to time, which will facilitate the movement of people and goods, promote the health, recreation, safety, and general welfare of the citizens of Wylie.
- 5.4. The Commission shall perform all duties as prescribed by State statutes and the City's Zoning Ordinance concerning site plans.
- 5.5. The Commission shall perform all other duties as the City Council may direct.

6. Rules of Order

- 6.1. The Chairperson shall rule on all points of order.
- 6.2. The Commission may overrule the Chairperson on points of order by a two-thirds (2/3) vote of members present.
- 6.3. Any provisions of these rules not governed by City Ordinance may be temporarily suspended by a favorable two-thirds (2/3) vote of all members of the Commission, which vote shall be entered upon the minutes.

7. Quorum

- 7.1. A quorum shall consist of four (4) members.
- 7.2. No matters may be handled without the presence of a quorum.

8. Agendas

- 8.1. An agenda shall be prepared by the City Planner or his/her designee for each meeting of the Planning and Zoning Commission. A copy of the agenda and *a notice of meetings shall be posted in accordance with applicable rules and provisions of state law.*
- 8.2. There shall be attached to each agenda item, a report of matters pending further action by the Commission.
- 8.3. All regular and special meetings shall follow, as closely as possible, the printed agenda. The agenda should include, but is not limited to the following;
 - a. Ratification of Minutes;
 - b. Citizens' participation on items not on the agenda;
 - c. Executive Session, as needed;
 - d. Consent agenda;
 - e. Items for individual consideration;
 - f. Breaks at the discretion of the Chairperson;
 - g. Commissioners or Staff comments on general business;
 - h. Adjournment.
- 8.4. Agendas may be amended by the Chairperson as to order of items, but not as to content, unless overruled by a majority of the members present.

9. Minutes of Meetings

- 9.1. Minutes of all regular and special meetings shall be kept by the Secretary, designated by the City Planner, and are subject to amendment and ratification by the Commission at the next regular meeting.
- 9.2. The minutes of the Commission's proceeding shall show the overall vote, or if absent or failing to vote, shall reflect that fact.

10. Regular meetings

- 10.1. The Commission shall meet on the first and third Tuesday of each month at 6:00 pm in the Council Chambers of the Municipal Complex, unless noted otherwise. All meetings shall be open to the public, and the public is encouraged to attend.
- 10.2. Any commission member missing three (3) consecutive regularly scheduled meetings without prior notification to Staff and/or a valid reason, which may include family emergency, illness, , or other reasonable cause, may be subject to dismissal from the Commission by the City Council.
- 10.3. Under special circumstances the Commission may reschedule regular meeting dates. The new dates should be announced at a regularly scheduled meeting, and agendas posted accordingly.

11. Special Meetings

- 11.1. Special meetings may be called by the Chairperson, or at the request of two (2) or more members, or may be scheduled by a majority of the Commission at any previous meeting. The time and place of the special meeting shall be determined by the convening authority.
- 11.2. All members must be notified of any special meeting by giving written notice to all members by an email address of record at least seventy-two (72) hours before the meeting, and the notice must specify the purpose of the meeting.
- 11.3. Special meetings must be posted in accordance with the open meetings act.

12. Planning Sessions

- 12.1. The Commission may be convened as a committee of the whole in the same manner as prescribed for the calling of a special meeting for the purpose of holding a planning session, provided that no official business shall be conducted thereat and no quorum shall be required.

13. Public Hearings

- 13.1. Conduct of public hearings will follow the general guidelines listed below and as outlined in Section 14 Addressing the Commission:
 - a. Introduction of agenda item by the Chairperson;
 - b. Report by the City Planner or designee;
 - c. A maximum of 15minute presentation by the applicant;
 - d. Opening of public hearing by the Chairperson;
 - e. Comments from organized groups and individuals in opposition to the issue of the public hearing; group comments should not exceed 6 minutes, individual comments should not exceed 3 minutes unless an interpreter is needed, in which case 6 minutes is allowed.;
 - f. Comments from organized groups and individuals in favor of the issue of the public hearing; group comments should not exceed 6 minutes, individual comments should not exceed 3 minute unless an interpreter is needed, in which case 6 minutes is allowed.;
 - g. A maximum 15 minute rebuttal by the applicant;
 - h. Questioning by the Commissioners of the applicant and audience members who addressed the Commission.
 - i. Close public hearing;
 - j. Commission query of Staff;
 - k. Commission action pertaining to the issue of the public hearing.
- 13.2. All meetings shall be held in full compliance with the provision of state law, ordinances of the City, and these rules of procedure

14. Addressing the Commission

- 14.1. Persons desiring to address the Commission shall complete a "Request to Speak" card and submit the card to the Secretary.
- 14.2. The Secretary will sort the speaker cards by agenda item and deliver them to the Chairperson.
- 14.3. The Chairperson will refer to the speaker cards for comments on items not on the printed agenda, individual agenda item comments, and public hearing comments.
- 14.4. Persons who note on a speaker card their desire to address the commission will be called to the podium by the Chairperson at the appropriate time and will follow the guidelines of Ordinance 2019-29 as outlined below when addressing the Commission;
 - a. Approach the podium, state their name and address and whether or not they are representing a person, group, or organization;
 - b. Speak so that all present in the room may hear clearly;
 - c. Address all statements and questions to the Chairperson;
 - d. Be courteous in language and deportment;
 - e. Be concise and focused in their Comments;
 - f. Group comments should not exceed 6 minutes, individual comments should not exceed 3 minutes unless an interpreter is needed, in which case 6 minutes is allowed.
- 14.5. Persons addressing the Commission during a public hearing will follow the public hearing guidelines noted in Section 13.
- 14.6. The Chairperson will read into the record the names of persons who filled out a speaker card in support of or in opposition to an agenda item but did not wish to address the Commission.
- 14.7. The Chairperson may interrupt an individual to redirect or terminate remarks when they are not relevant to the matter before the Commission, or when the Chairperson determines the remarks to be out of order.

15. Evidence

- 15.1. Only relevant evidence and testimony will be received.
- 15.2. Petitions and other physical evidence should be submitted to the Chairman of the Commission. Petitions may not be read in full into the record, but may be noted into the record.
- 15.3. Ex Parte Communications
 - a. Any Commissioner having new factual information regarding regular meeting or work session agenda items shall make that information known to all Commission members.
 - b. Commissioners shall not make voting commitments prior to hearing all submitted evidence regarding meeting agenda items.

16. City Staff Responsibilities

- 16.1. The City Planner or designee shall be responsible for providing the Commission with the necessary professional, technical, and clerical services, including:
- a. Prepare and submit the agenda with staff reports and any special items as directed by the Chairperson;
 - b. Give and serve all notices required for public hearings;
 - c. Introduce and factually explain each item on the agenda;
 - d. Coordinate the services of all City Staff and other sources of public information for and on behalf of the Commission;
 - e. Maintain a true copy of all Commission proceedings;
 - f. Maintain all Commission records;
 - g. Attend all official correspondence and communications to and of the Commission.

17. Written Request Required

- 17.1. Every proposal submitted for Commission action shall be made in accordance with approved application procedures from the appropriate Ordinance or Regulations from the The proposal shall be complete in all respects before being accepted for filing and Commission consideration.

18. Conflict of Interest Rules

- 18.1. Conflict of Interest. Should any member of the Commission feel he/she has a conflict of interest with an agenda item before the Commission, they should openly declare so at the introduction of the item. They are thereby prohibited from discussing, participating in, or voting on the item in question. They shall also fill out a Conflict of Interest form and file it with the Secretary.
- 18.2. Abstention. *If the Commission member chooses to abstain from voting, where no declared conflict of interest exists, the vote shall be recorded as a negative vote in the official minutes.*

19. Motions

- 19.1. A motion may be made by any member. A second to the motion shall be required before an item is put to a vote.
- 19.2. All votes shall be by a simple majority of members present, except as otherwise stated in these rules of procedure.
- 19.3. When fewer than all the members are present for voting and when all motions for a given application fail to carry by a majority vote, consideration of the application shall be continued under this rule to the next regular meeting, to the extent allowed by law. Failure of the Commission to secure a majority concurring vote at said next regular meeting shall be recorded in the minutes as a denial of the proposal under the rule.

19.4. When a vote is required by state law or other requirement, and fewer than all members are present, and a simple majority is not reached, the vote shall be recorded as a denial.

20. Repealing Clause

20.1. All previously adopted Rules of Procedure of the Planning and Zoning Commission are hereby expressly repealed

21. Suspension of Rules of Procedure

21.1. Any one or all of these rules of procedure may be suspended in order to allow a particular consideration of a matter, provided that it does not violate the state law or home rule charter, and provided that not less than two-thirds Commissioners vote in favor of such suspension. Where any rule embodies a provision of state law, identically or in substance, such rule may not be suspended.

PASSED AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WYLIE THIS _____ day of _____ 2026.

Joshua Butler, Chairman

Harold Gouge, Vice-Chairman

Filed in the Office of the City Secretary this _____ day of _____, 2026

Stephanie Storm, City Secretary
City of Wylie, Texas