

Wylie Planning and Zoning Commission Regular Meeting

March 04, 2025 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider, and act upon, approval of the meeting minutes from the February 18, 2025 Planning and Zoning Commission Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat for Kreymer at the Park, being 48 residential lots and two open space lots on 16.484 acres. Property located at 2605 E Stone Rd.

REGULAR AGENDA

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 February 28, 2025 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

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

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



Planning & Zoning Commission

AGENDA REPORT

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

Subject

Consider, and act upon, approval of the meeting minutes from the February 18, 2025 Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes from the February 18, 2025, Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

February 18, 2025 – 6:00 PM

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



CALL TO ORDER

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

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.

No persons were present wishing to address 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 4, 2025 Planning and Zoning Commission meeting.**
- B. **Consider, and act upon a recommendation to City Council regarding a Final Plat being a Replat of Lots 1-5 & 7, Block A of 544 Gateway Addition, creating six commercial lots on 9.216 acres, generally located east of the intersection of Business Way and Commerce Drive.**

BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Commissioner Chandler, 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 Downtown Historic District (DTH) to Downtown Historic District - Special Use Permit (DTH-SUP) on 0.23 acres to allow for a smoking establishment. Property located at 308 N Ballard Avenue (ZC 2025-02).**

PUBLIC HEARING

Chair Butler opened the Public Hearing at 6:19 PM. A member of the public approached the Commission. Chair Butler closed the Public Hearing at 6:21 PM.

BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Commissioner Black to recommend approval of Regular Agenda Item 1 with the conditions of limiting live music to 9 PM and a noise restriction of 80 dB. A vote was taken and passed 5-0.

ADJOURNMENT

A motion was made by Vice-Chair Gouge, and seconded by Commissioner Black, to adjourn the meeting at 6:46 PM. A vote was taken and carried 5 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Kreymer at the Park, being 48 residential lots and two open space lots on 16.484 acres. Property located at 2605 E Stone Rd.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: McClintock Homes

APPLICANT: Engineering Concepts & Design

The applicant has submitted a Final Plat for Kreymer at the Park. The plat consists of 48 residential lots and two open space lots on 16.484 acres zoned within the SF 10/24 district. The property was zoned SF 10/24 in 2019 and the single family residential use is allowed by-right. A preliminary plat for this site was approved in September of 2021.

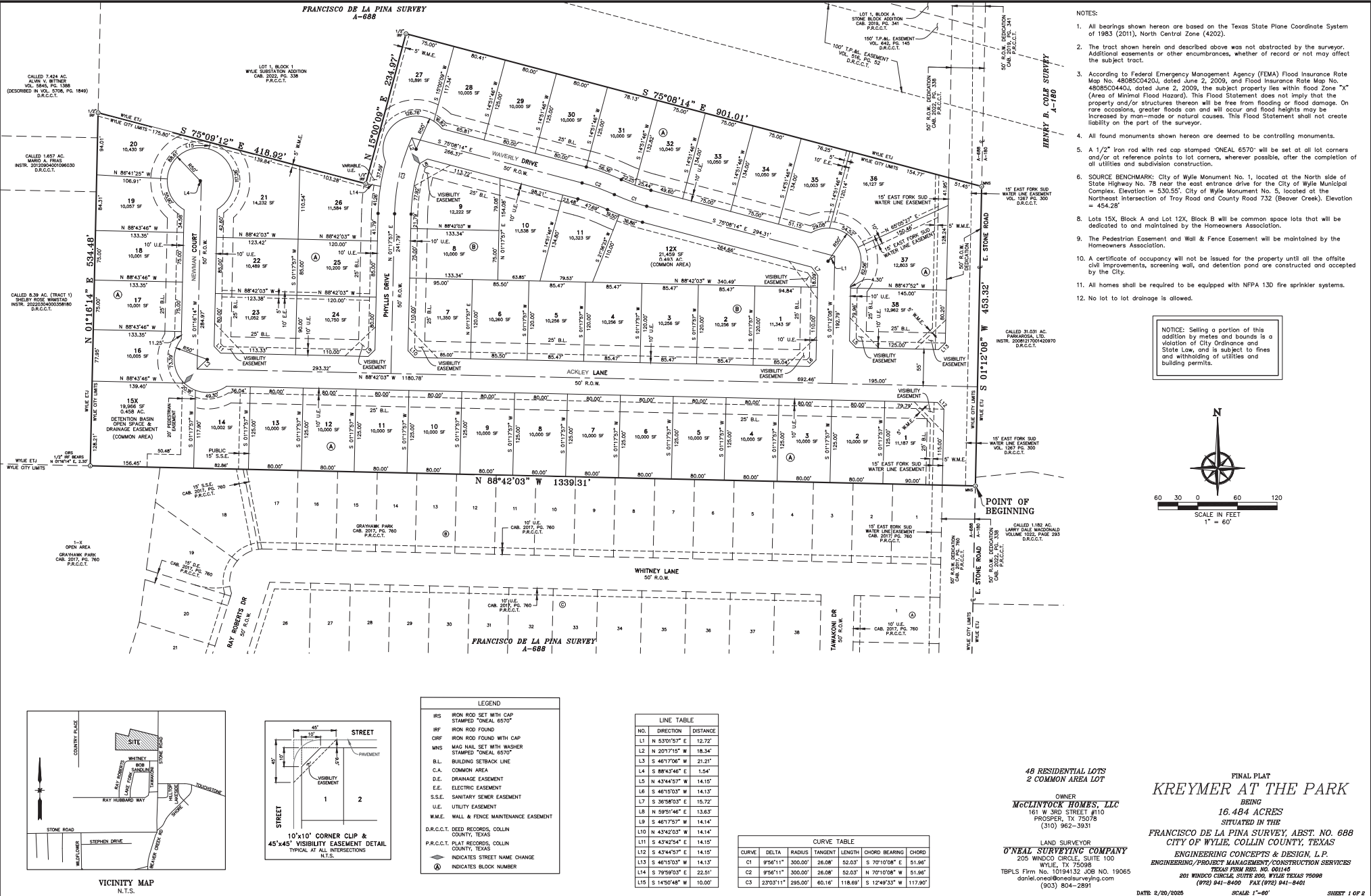
The plat dedicates the necessary rights-of-way and utility easements, including a pedestrian easement for a trail connection to Grayhawk Park located southwest of the subject property. All open space lots are to be dedicated to and maintained by the Home Owners Association.

Lastly, a note has been added to the plat requiring all homes to provide NFPA 13D fire sprinkler systems to meet fire standards due to the lack of two separate entrances into the subdivision.

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.

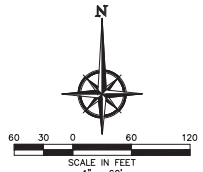
The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

FRANCISCO DE LA PINA SURVEY
A-688



- NOTES:
- All bearings shown hereon are based on the Texas State Plane Coordinate System of 1983 (2011), North Central Zone (4202).
 - The tract shown herein and described above was not abstracted by the surveyor. Additional easements or other encumbrances, whether of record or not may affect the subject tract.
 - According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 48055C040, dated June 2, 2009, and Flood Insurance Rate Map No. 48055C040A, dated June 2, 2009, the subject property lies within Flood Zone "X" (Area of Minimal Flood Hazard). This Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the surveyor.
 - All found monuments shown hereon are deemed to be controlling monuments.
 - A 1/2" Iron rod with red cap stamped "ONEAL 6570" will be set at all lot corners and/or at reference points to lot corners, wherever possible, after the completion of all utilities and subdivision construction.
 - SOURCE BENCHMARK: City of Wylie Monument No. 1, located at the North side of State Highway No. 78 near the east entrance drive for the City of Wylie Municipal Complex. Elevation = 530.55'; City of Wylie Monument No. 5, located at the Northeast Intersection of Troy Road and County Road 732 (Beaver Creek). Elevation = 454.28'
 - Lots 15X, Block A and Lot 12X, Block B will be common space lots that will be dedicated to and maintained by the Homeowners Association.
 - The Pedestrian Easement and Wall & Fence Easement will be maintained by the Homeowners Association.
 - A certificate of occupancy will not be issued for the property until all the offsite civil improvements, screening wall, and detention pond are constructed and accepted by the City.
 - All homes shall be required to be equipped with NFPA 13D fire sprinkler systems.
 - No lot to lot drainage is allowed.

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.



LEGEND

- IRS IRON ROD SET WITH CAP STAMPED "ONEAL 6570"
- IRF IRON ROD FOUND
- CRF IRON ROD FOUND WITH CAP
- MNS MAG NAIL SET WITH WASHER STAMPED "ONEAL 6570"
- B.L. BUILDING SETBACK LINE
- C.A. COMMON AREA
- D.E. DRAINAGE EASEMENT
- E.E. ELECTRIC EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- U.E. UTILITY EASEMENT
- W.M.E. WALL & FENCE MAINTENANCE EASEMENT
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- INDICATES STREET NAME CHANGE
- INDICATES BLOCK NUMBER

LINE TABLE

NO.	DIRECTION	DISTANCE
L1	N 53°05'07" E	12.72'
L2	N 20°17'15" W	18.34'
L3	S 46°17'06" W	21.21'
L4	N 88°43'46" E	1.54'
L5	N 43°44'57" W	14.15'
L6	S 46°15'03" W	14.13'
L7	S 36°58'03" E	15.72'
L8	N 59°51'46" E	13.63'
L9	S 46°17'57" W	14.14'
L10	N 43°42'03" W	14.14'
L11	S 43°42'54" E	14.15'
L12	S 43°44'57" E	14.15'
L13	S 46°15'03" W	14.13'
L14	S 79°59'03" E	22.51'
L15	S 14°50'48" W	10.00'

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	95°6'11"	300.00'	26.08'	52.03'	S 70°10'08" E	51.96'
C2	95°6'11"	300.00'	26.08'	52.03'	N 70°10'08" W	51.96'
C3	23°03'11"	295.00'	60.18'	118.69'	S 12°49'33" W	117.90'

48 RESIDENTIAL LOTS
2 COMMON AREA LOT

OWNER
MCCLINTOCK HOMES, LLC
161 W 3RD STREET #110
PROSPER, TX 75078
(310) 962-3931

LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 110
WYLIE, TX 75098
TPRLS Firm No. 10194132, JOB NO. 19065
don@onealonedsurveying.com
(903) 804-2891

FINAL PLAT
KREYMER AT THE PARK
BEING
16.484 ACRES
SITUATED IN THE
FRANCISCO DE LA PINA SURVEY, ABST. NO. 688
CITY OF WYLIE, COLLIN COUNTY, TEXAS

ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
77044 FIRM BSS. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 941-8400 FAX (972) 941-8401
SCALE 1"=60'

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, McCLINTOCK HOMES, LLC BEING THE OWNER OF A 16.484 ACRE TRACT OF LAND SITUATED IN THE FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688, CITY OF WYLIE, COLLIN COUNTY, TEXAS, BEING ALL OF THE McCLINTOCK HOMES, LLC CALLED 11.00-ACRE TRACT DESCRIBED AS TRACT 1 AND ALL OF THE CALLED 5.48-ACRE TRACT DESCRIBED AS TRACT 2, IN DEED RECORDED IN INSTRUMENT 2022000009702, DEED RECORDS, COLLIN COUNTY, TEXAS (PRCCT), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A MAG NAIL WITH WASHER STAMPED "ONEAL 6570" SET IN THE APPROXIMATE CENTERLINE OF EAST STONE ROAD, AT THE NORTHEAST CORNER OF GRAYHAWK PARK, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS BY PLAT THEREOF RECORDED VOLUME 2017, PAGE 700, PLAT RECORDS, COLLIN COUNTY, TEXAS (PRCCT), SAME BEING THE SOUTHEAST CORNER OF ABOVE DESCRIBED 5.48 ACRE TRACT:

THENCE NORTH 88 DEGREES 42 MINUTES 03 SECONDS WEST, ALONG THE COMMON LINE OF SAID GRAYHAWK PARK AND SAID 5.48 ACRE, PASSING THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED 11.00 ACRE TRACT AT A DISTANCE OF 817.17 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID GRAYHAWK PARK AND SAID 11.00-ACRE TRACT, A TOTAL DISTANCE OF 1339.31 FEET TO A 1/2-INCH IRON ROD WITH CAP STAMPED "ONEAL 6750" SET AT THE SOUTHWEST CORNER OF SAID 11.00 ACRE TRACT AND THE SOUTHEAST CORNER OF THE SHELLEY ROSE WAMSTAD CALLED 8.09-ACRE TRACT DESCRIBED AS TRACT 1 IN DEED RECORDED IN INSTRUMENT 20220304000308160, DEEDCT, FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS NORTH 01 DEGREES 16 MINUTES 14 SECONDS EAST, A DISTANCE OF 2.30 FEET.

THENCE NORTH 01 DEGREES 16 MINUTES 14 SECONDS EAST, ALONG THE WEST LINE OF SAID 11.00 ACRE TRACT AND THE EAST LINES OF SAID 8.39-ACRE TRACT, THE MARIO A. FRIAS CALLED 1.657-ACRE TRACT DESCRIBED IN DEED RECORDED IN INSTRUMENT 20120904001096030, DEEDCT AND THE ALVIN V. BITTNER CALLED 7.424 ACRE TRACT CONVEYED IN DEED RECORDED IN VOLUME 5845 PAGE 1384, DEEDCT AND DESCRIBED IN DEED RECORDED IN VOLUME 5708 PAGE 1849, A DISTANCE 534.48 FEET TO A 1/2-INCH IRON ROD FOUND AT THE MOST SOUTHERLY NORTHWEST CORNER OF SAID 11.00-ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, WYLIE SUBSTATION ADDITION, AN ADDITION TO COLLIN COUNTY, RECORDED IN CABINET 2022, PAGE 336, PRCCT;

THENCE ALONG THE COMMON LINE OF SAID 11.00 ACRE TRACT AND SAID WYLIE SUBSTATION ADDITION, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

- 1) SOUTH 75 DEGREES 09 MINUTES 12 SECONDS EAST, A DISTANCE OF 418.92 FEET TO A 1/2-INCH IRON ROD FOUND;
2) NORTH 15 DEGREES 00 MINUTES 09 SECONDS EAST, A DISTANCE OF 234.97 FEET TO A 1/2-INCH IRON ROD FOUND;
3) SOUTH 75 DEGREES 08 MINUTES 14 SECONDS EAST, A DISTANCE OF 901.01 FEET TO A MAG NAIL WITH WASHER CAP STAMPED "ONEAL 6750" SET AT THE COMMON EAST CORNER OF SAID 11.00 ACRE TRACT AND SAID WYLIE SUBSTATION ADDITION, IN THE ABOVE-MENTIONED CENTERLINE OF E. STONE ROAD.

THENCE SOUTH 01 DEGREES 12 MINUTES 08 SECONDS WEST, ALONG THE EAST LINE OF SAID 11.00 ACRE TRACT AND SAID 5.48 ACRE TRACT AND SAID CENTERLINE, A DISTANCE OF 453.32 FEET TO THE POINT OF BEGINNING AND CONTAINING 16.484 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, McCLINTOCK HOMES, LLC acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as KREYMER AT THE PARK, on addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this ____ day of _____, 2025.

FOR: McCLINTOCK HOMES, LLC (Owner)

By: Michael G. Todd, Managing Member

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Michael G. Todd, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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



DANIEL CHASE O'NEAL
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 6570

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Daniel Chase O'Neal, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2025.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission
City of Wylie, Texas

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas

"ACCEPTED"

Mayor, City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing plat of KREYMER AT THE PARK, an addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 2025 and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this ____ day of _____, A.D., 2025.

City Secretary
City of Wylie, Texas

NOTICE: Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and withholding of utilities and building permits.

48 RESIDENTIAL LOTS
2 COMMON AREA LOT
OWNER
McCLINTOCK HOMES, LLC
161 W 3RD STREET #110
PROSPER, TX 75078
(310) 962-3931
LAND SURVEYOR
O'NEAL SURVEYING COMPANY
205 WINDCO CIRCLE, SUITE 100
WYLIE, TX 75098
TPBLS Firm No. 10194132 JOB NO. 19065
daniel.oneal@onealandsurveying.com
(903) 804-2891

FINAL PLAT
KREYMER AT THE PARK
BEING
16.484 ACRES
SITUATED IN THE
FRANCISCO DE LA PINA SURVEY, ABST. NO. 688
CITY OF WYLIE, COLLIN COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
70044 FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE TEXAS 75098
(972) 841-8400 FAX (972) 841-8401
SCALE 1"=80'