

Wylie Planning and Zoning Commission Regular Meeting

October 06, 2026 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and act upon the approval of the meeting minutes from the September 15, 2026, Planning and Zoning Commission Meeting.

REGULAR AGENDA

1. Consider, and act upon, a site plan amendment for an office use on Lot 1, Block 21 of Railroad addition, for a building addition and parking lot reconfiguration . Property located at 100 S 3rd St.
2. Consider, and act upon, a site plan amendment for a fabrication use on Lot 1R, Block A of Premier Plaza addition, for a building addition and parking lot reconfiguration . Property located at 1415 Martinez Lane.

WORK SESSION

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on September 30, 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 September 15, 2026, Planning and Zoning Commission meeting.

Recommendation

Motion to approve the item as presented.

Discussion

The minutes from the September 15, 2026, Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

September 15, 2026 – 6:00 PM

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



CALL TO ORDER

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

INVOCATION & PLEDGE OF ALLEGIANCE

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

COMMENTS ON NON-AGENDA ITEMS

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

None approached the Commission.

CONSENT AGENDA

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

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

BOARD ACTION

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

REGULAR AGENDA

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

BOARD ACTION

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

2. **Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Planned Development 2017-04 Single-Family District (PD2017- 04-SF) to Planned Development 2026-13-Single-Family (PD2026-XX-SF) to remove references, rights, and obligations with respect to the Stonehaven House. Property generally located at the northwest corner of Ballard Avenue and Alanis Drive. (ZC 2026-13).**

Chair Gouge opened the public hearing at 6:15 PM. One speaker addressed the Commission. Chair Gouge closed the public hearing at 6:17 PM.

BOARD ACTION

A motion was made by Commissioner Butler, seconded by Vice-Chair Chandler, to recommend approval of Regular Agenda Item 2 to the City Council. A vote was taken and carried 4-1 with Commissioner Schwerin in opposition.

3. **Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor - Special Use Permit (CC-SUP) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for a new structure for vehicle car sales on 4.118 acres located near 2021 N State Highway 78 (ZC 2026-11).**

Chair Gouge opened the public hearing at 6:32 PM. None approached the Commission. Chair Gouge closed the public hearing at 6:32 PM.

BOARD ACTION

A motion was made by Commissioner Butler, seconded by Commissioner Schwerin, to recommend denial of Regular Agenda Item 3 to the City Council. A vote was taken and carried 5-0.

4. **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 2023-18 to Planned Development - Commercial Corridor (PD-CC) on P a g e | 2 10.485 acres generally located on the southeast corner of State Highway 78 and Kreymer Lane (ZC 2026- 12).**

Chair Gouge opened the public hearing at 6:41 PM. One speaker addressed the Commission. Chair Gouge closed the public hearing at 6:46 PM.

BOARD ACTION

A motion was made by Commissioner Butler, seconded by Vice-Chair Chandler, to recommend approval of Regular Agenda Item 4 to the City Council. A vote was taken and carried 5-0.

ADJOURNMENT

A motion was made by Vice-Chair Chandler and seconded by Commissioner Butler to adjourn the meeting at 6:47 PM. A vote was taken and carried 5-0.

Harold Gouge, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a site plan amendment for an office use on Lot 1, Block 21 of Railroad addition, for a building addition and parking lot reconfiguration . Property located at 100 S 3rd St.

Recommendation

Motion to **approve** as presented

Discussion

OWNER: Musa Dirisu Afolabi & Christina Onize

APPLICANT: Design Draw Build LLC

The applicant is proposing to amend the site plan of Lot 1, Block 21 of Railroad Addition for a revised building square footage and a revised parking lot configuration.

The original site plan for the development was approved by City Council with a Special Use Permit in January of 2024 and allowed for an existing structure to be repurposed for an office use. The applicant intends to use the structure as the administrative building for an off-site home health care business.

Changes from the original plan include an increase of the building addition from 400 SF to 624 SF and the removal of a previous driveway connection to S 3rd Street. The driveway connection was eliminated due to the proposed widths of the drive not being in compliance with the thoroughfare design standards. A single driveway entrance is provided adjacent to East Oak Street. A fire lane is not required on site as the building will be serviced from the existing right of way of E Oak Street and S 3rd Street.

The new proposed configuration is in compliance with the thoroughfare design standards and with the fire code.

This proposal includes the addition of seven parking spaces with one being handicapped accessible.

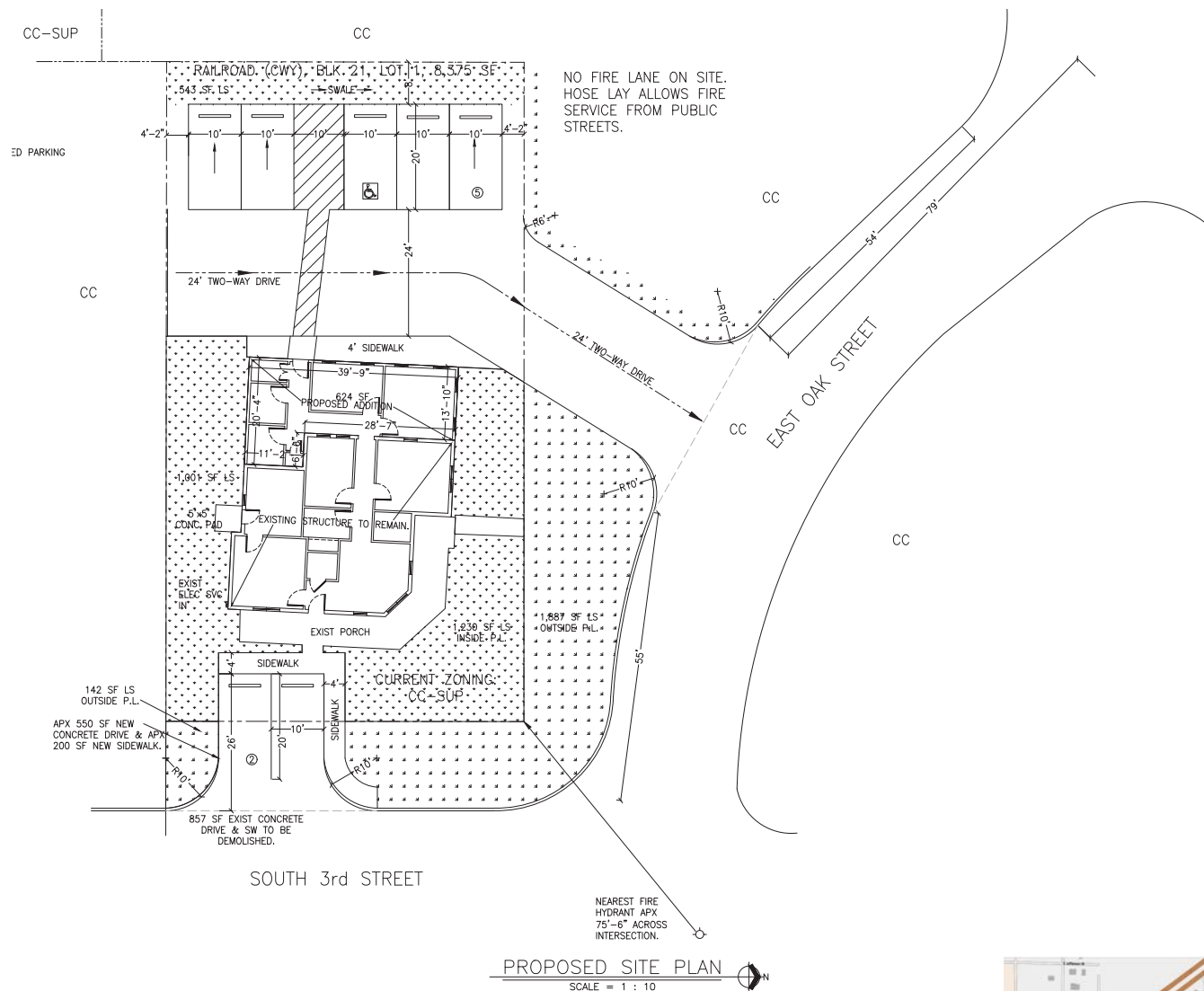
The development is in compliance with landscaping requirements by providing 2,274 SF (27%) of landscaped area being over the 20% landscaping requirement.

The exterior material of the addition shall match the materials of the existing structure with comparable shingles and hardie or equivalent wood grain lap siding.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of Special Use Permit 2024-04

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

1. ARTICLES, SECTIONS, OR TABLES REFERRED TO HEREIN ARE TAKEN FROM CODES LISTED BELOW. CONSTRUCTION MUST COMPLY WITH:
2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL PLUMBING CODE (IPC)
2021 INTERNATIONAL FUEL GAS CODE (IFGC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL RESIDENTIAL CODE (IRC)
2021 INTERNATIONAL PROPERTY MAINT CODE (IPMC)
2021 EXISTING BUILDING CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2021 NATIONAL ELECTRIC CODE (NEC)
NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS REGIONAL AMENDMENT PACKAGE
TEXAS ACCESSIBILITY STANDARDS
2. LEGAL DESCRIPTION: RAILROAD (CWY), BLK 21, LOT 1
3. PROPERTY OWNER: MUSA DIRISU AFOLABI & CHRISTIANA ONIZE
7227 PARKWOOD DR., SACHSE, TX 75048 214-505-9604.
4. DRAWING PACKAGE PREPARED BY BRYAN ROGERS / DESIGN DRAW BUILD LLC, P.O. BOX 1454, WYLLIE, TX 75098. PHONE: 214-773-6460. EMAIL: BRYAN@DESIGNDRAWBUILD.IT
5. PROPOSED DEVELOPMENT TO BE COMPLETED BY 12-31-2026.
6. CURRENT ZONING: CC-SUP WITH:
NO ANIMAL BOARDING, KENNELS/HOSPITAL USES
NO COMMERCIAL AMUSEMENT USES
NO AUTOMOBILE REPAIR, MAINTENANCE, OR REFUELING USES
NO FOOD PROCESSING RELATED USE
7. PROPOSED USE: GENERAL OFFICE.
8. LOT COVERAGE: EXIST LOT = 8,375 SF GROSS
EXIST STRUCTURE = 1,200 SF (14.3%)
PROPOSED ADDITION = 624 SF (0.07%)
PROPOSED CONCRETE = 3,582 SF INSIDE P.L. (23.3%)
PROPOSED LOT COVERAGE = 37.67% NON-PERMEABLE
1,178 SF CONC OUTSIDE P.L.
9. PER FLOOD PLAIN MAP 48085C0420J, 100 S. THIRD ST., IS IN ZONE X.
10. REQUIRED CC LANDSCAPING = 20%
LOT TOTAL = 8,375 SF
REQD LS = 1,675 SF
PROVIDED LS = 2,274 SF (27%)
12. SETBACKS:
EAST (FRONT): 13'-8" PROPOSED (EXIST PORCH LOC)
NORTH (SIDE): 10' NO CHG FROM CC REQUIREMENTS
WEST (REAR): 10' NO CHG FROM CC REQUIREMENTS
SOUTH (SIDE): 10' PROPOSED (ADJACENT TO MF)
13. PARKING FOR OFFICE USE IS 1:400 SF
PROPOSED BLDG = 1,624 SF
PARKING REQUIRED = 4.06 SF
PROPOSED PARKING = 7.0



VICINITY MAP
SCALE = NONE

Element	Base Standard (All development must comply fully with all listed below)	Desirable (Each development must select 4 of the 8 Desirables listed below)
Building Placement	1. Entrances and/or facades oriented to the street. 2. Building footprints no greater than 20,000 square feet in NSD and CH Districts. 3. Multiple buildings placed to create plazas, courtyards, landscaped areas interconnecting walkways.	1. Building at the front yard line. 2. Individual buildings' footprints > or = 10,000 square feet. 3. Front facades oriented to the street.
Parking Placement	1. Parking spaces at least 15' from residential lot line.	1. One parking space 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. Min-width drive of 24', turning radius of 25'. 2. Access drive at least 150' from intersection. 3. Access drives serving developments greater than 30,000 sq. ft. shall have separated medians, or be separated at least 150' from each other. 4. Landscaped treatment of entrances	1. Shared access points with adjacent tracts. 2. Direct connection between buildings and street.
Location of Service and Loading Areas	1. Service and loading areas shall not be visible from a public street or adjacent residential lot. 2. Developments unable to meet the above are required to have masonry screening walls with gates.	1. Not visible from public street but provide masonry screening.

Element	Base Standard (all development must comply fully with all listed below)	Desirable (Each development must select 4 of the 8 desirables listed below)
Landscaping in Required Yards	✖ ☒ CNA 1. At least 20% of site shall be landscaped in NS, CR, CC, and BG Districts; 10% of site in CR and CC Districts for single buildings of 100,000 sq.ft. or more; 10% of site in LU and PD Districts. 2. ☒ CNA 2. Landscaping is required in the front yard. 3. ☒ CNA 3. Landscaping is required in side and rear yards adjacent to, or across the street from residential.	✔ ☒ CNA 1. Landscaping that exceeds the minimum 10%. 2. ☒ CNA 2. Landscaping in side and rear yards otherwise required.
Landscaping of Parking Lots	✔ ☒ CNA 1. Site plans requiring more than 12 spaces require to have 50 sq. ft. of landscaping per space. 2. ☒ CNA 2. No parking space further than 60' from landscaped area on site. 3. ☒ CNA 3. Parking rows 12 spaces or longer shall have landscaped islands at end. 4. ☒ CNA 4. All parking rows shall have landscaped areas at least every 12 spaces.	✔ ☒ CNA 1. Landscaping 10% or more in excess of 50 sq. ft./space. 2. ☒ CNA 2. Parking lots with no space further than 40 feet from a landscaped area. 3. ☒ CNA 3. Landscaped pedestrian connection to main entrance.
Visual Screening	✔ ☒ CNA 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.	✔ ☒ CNA 1. Use of rock walls or other natural landscape features.
Landscaping of Street Frontages	✔ ☒ CNA 1. At least 50% of required front yard developed as landscaped buffer, at least 10' in width. 2. ☒ CNA 2. Trees required in buffer, in groves or belts on a 30 - 40' spacing. 3. ☒ CNA 3. Required trees at least 3" in caliper. 4. ☒ CNA 4. At least 4' meandering concrete walkway on perimeter when adjacent to thoroughfares.	✔ ☒ CNA 1. Increase in minimum width of landscaped buffer by 20%. 2. ☒ CNA 3. Provision of special benches, pedestrian lighting other streetscape elements.

Element	Base Standard (all development must comply fully with all listed below)	Desirable (Each development must select 4 of the 8 desirables listed below)
Building Materials	✓ ☐ CN ✓ ☒ CA 1. Buildings constructed of a masonry product with at least 20% stone on front facade in NS, CR, CC, BG, L and HI Districts. Tall wall construction is permissible in LI and HI Districts. ✓ ☐ CN ✓ ☐ CA 2. Roofs with pitch greater than 2:12 use specified roofing materials. ✓ ☐ CN ✓ ☐ CA 3. Buildings should copy architectural styles and details, design themes, building materials, and colors of the surrounding new development context with 250 ft of a corner.	✓ ☐ CN ✓ ☐ CA 1. Use of two complementary primary face materials to help achieve facade articulation; visual variety and/or architectural detailing. ✓ ☐ CN ✓ ☒ CA 2. Copy same style entire block.
Building Articulation, Form and Massing	✓ ☐ CN ✓ ☐ CA 1. Walls not exceed height with ratio of 1 to 2 without variation in massing of facades. At least 25% of facade other at least 4'. ✓ ☐ CN ✓ ☐ CA 2. Entrances must be emphasized with architectural elements. ✓ ☐ CN ✓ ☐ CA 3. Ground floor facades in NS, CR, and CC Districts required specified features along 60% of length.	✓ ☐ CN ✓ ☐ CA 1. Application of base standards to facade not facing a public street. ✓ ☐ CN ✓ ☐ CA 2. Use of Architectural detailing and/or materials to provide variety in visual appearance.
Architectural Compatibility	✓ ☐ CN ✓ ☐ CA 1. Buildings in the NS and CR Districts shall be architecturally compatible with surrounding neighborhoods. ✓ ☐ CN ✓ ☐ CA 2. Buildings in CC and BG Districts adjacent or within 200' of residential areas shall be architecturally compatible.	✓ ☐ CN ✓ ☐ CA 1. Buildings with pitch roofs meeting minimum requirement of residential development. ✓ ☐ CN ✓ ☐ CA 2. Buildings with hip roof sections, dormer two or more gable roof sections at right angles to each other.



VICINITY MAP
SCALE = NONE





EXIST WEST (REAR) ELEV
SCALE = 1/8" = 1'-0"



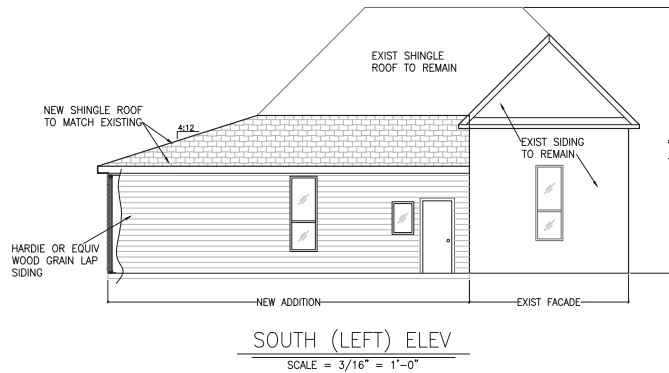
EXIST SOUTH (LEFT) ELEV
SCALE = 1/8" = 1'-0"



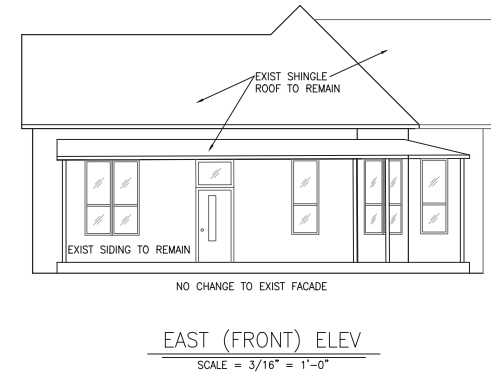
EXIST EAST (FRONT) ELEV
SCALE = 1/8" = 1'-0"



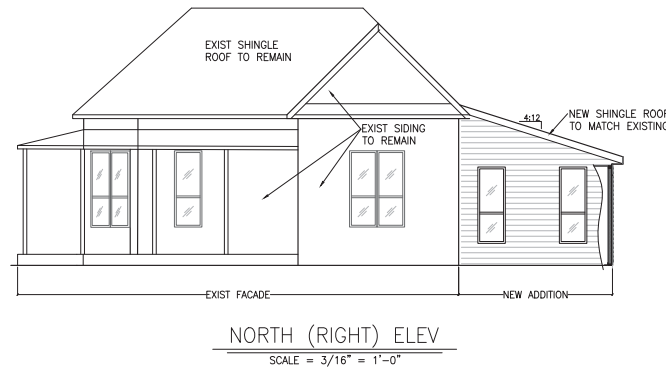
EXIST NORTH (RIGHT) ELEV
SCALE = 1/8" = 1'-0"



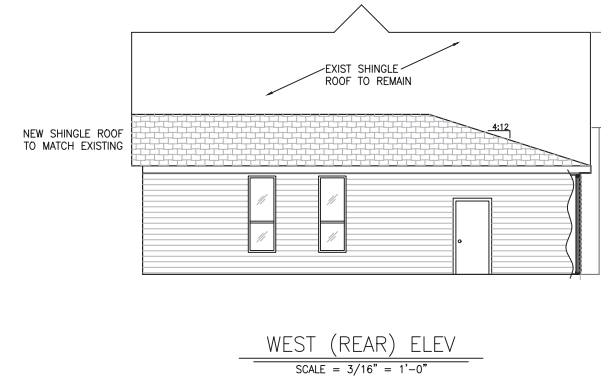
SOUTH (LEFT) ELEV
SCALE = 3/16" = 1'-0"



EAST (FRONT) ELEV
SCALE = 3/16" = 1'-0"



NORTH (RIGHT) ELEV
SCALE = 3/16" = 1'-0"



WEST (REAR) ELEV
SCALE = 3/16" = 1'-0"



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Consider, and act upon, a site plan amendment for a fabrication use on Lot 1R, Block A of Premier Plaza addition, for a building addition and parking lot reconfiguration . Property located at 1415 Martinez Lane.

Recommendation

Motion to **approve** as presented

Discussion

OWNER: Gardner Regency LLC

APPLICANT: PETITT-ECD

The applicant is proposing to amend the site plan of Lot 1R, Block A of Premier Plaza for a building expansion of 10,000 SF.

The original site plan and plat for the development were approved by the Planning and Zoning Commission and City Council in March of 2008 and was for the development of a 60,000 SF structure.

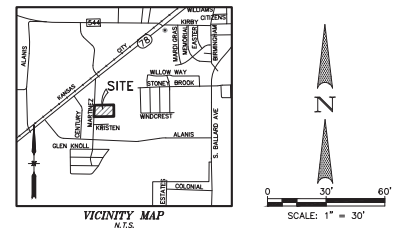
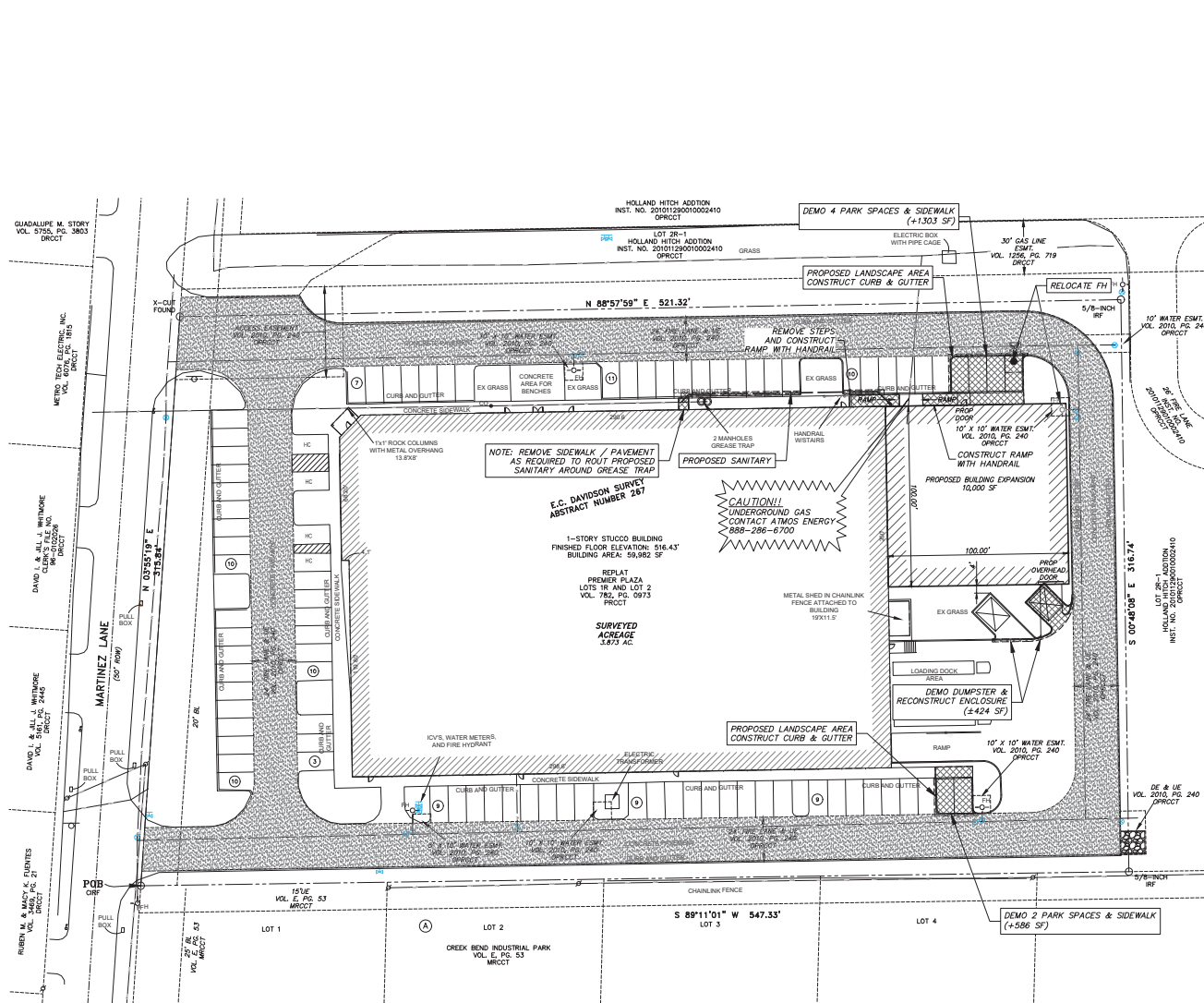
The applicant is proposing to add 10,000 SF to the existing structure to accommodate an expansion of the Savage Precision fabrication business. This expansion has support and assistance from the Wylie EDC.

The new proposed configuration is in compliance with the thoroughfare design standards and with the fire code as none of the existing fire lanes or driveways will be altered.

The site plan provides 81 parking spaces with four being handicapped accessible and is in compliance with the 70 parking space minimum requirement. The development provides 2,274 SF (10%) of landscaped area meeting the 10% landscaping requirement.

The exterior material of the addition shall match the materials of the existing structure with the use of pre-finished metal wall panels.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of Special Use Permit 2024-04. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.



LOT 1R, BLOCK A - PREMIER PLAZA	
1. ZONING: LI, LIGHT INDUSTRIAL	
2. PROPOSED USE: LIGHT MANUFACTURING	
3. PROPERTY AREA: 168,577 SF - 3.87 ACRES	
4. BUILDING AREA: 69,982 SF	
5. BUILDING HEIGHT: 1 - STORY - 25' MAX	
6. LOT COVERAGE: 41.38%	
7. PARKING REQUIRED: MANUFACTURING / WAREHOUSE (69,762/1000) = 70 SPACES	
TOTAL = 70 SPACES	
HANDICAP REQUIRED: 1 ACCESSIBLE/85 SPACES	
8. PARKING PROVIDED: 77 SPACES + 4 ACCESSIBLE = 81 SPACES	
9. LANDSCAPE REQUIRED: (10K GROSS AREA): 16,858 SF	
LANDSCAPE PROVIDED: 17,091 SF	

NOTES:

- Address listed for subject property is: 1415 Martinez Lane, Wylie, Texas 75098. According to the Collin County Appraisal District Website. Accessed February 2026.
- According to Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map of the Collin County, Texas and Incorporated Areas 48085C0535J, dated June 2, 2009, this 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. The flood zone lines shown hereon are graphically plotted and should be considered approximate.
- The bearings shown and recited hereon are referenced to the Texas Coordinate System of 1983 - Texas North Central Zone No. 4202 - NAD83. All distances are surface distances with a surface to grid scale factor of 0.999847313.

LEGEND	
GRS	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "PETITT-ECO 6134"
CIRF	1/2" IRON ROD FOUND WITH CAP STAMPED "TPLS 4701"
F.L.	PRELIMINE
M.A.	MUTUAL ACCESS
W.E.	WATER EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
VOL./PG.	VOLUME/PAGE
DOC. NO.	DOCUMENT NUMBER
OPRCCT	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
MRCCT	MAP RECORDS OF COLLIN COUNTY, TEXAS
DRCT	DEED RECORDS OF COLLIN COUNTY, TEXAS
---	BARBED WIRE FENCE
---	IRON PIPE FENCE
---	WROUGHT IRON FENCE
+	POWER POLE
+	GLY WIRE
+	LIGHT POLE
[E]	ELECTRIC BOX
[E]	ELECTRIC MANHOLE
---	OVERHEAD POWER LINE
[E]	TRAFFIC SIGNAL/CONTROL BOX
[E]	TELEPHONE PEDESTAL
[E]	COMMUNICATIONS MANHOLE
[E]	FIBER OPTIC MARKER
[E]	BURIED CABLE MARKER
[E]	GAS METER
[E]	GAS VALVE
[E]	BURIED GAS PIPELINE MARKER
[E]	STORM SEWER MANHOLE
[E]	SANITARY SEWER MANHOLE
[E]	CLEAN OUT
[E]	IRRIGATION CONTROL VALVE
[E]	WATER METER
[E]	WATER VALVE
[E]	FIRE HYDRANT
[E]	AIR RELEASE VALVE
[E]	SIGN
[E]	BOLLARD
[E]	MAILBOX
(10)	PARKING COUNT
---	EXIST. SANITARY SEWER
---	EXIST. WATER
---	EXIST. ELECTRIC
---	EXIST. GAS
---	PROP. SANITARY SEWER
---	PROP. WATER
o	PROP. CLEANOUT
T	PROP. VALVE
+	PROP. FIRE HYDRANT

SITE PLAN
SAVAGE PRECISION EXPANSION
1415 MARTINEZ LANE
3.873 ACRES
SITUATED IN THE
E.C. DAVIDSON SURVEY, ABSTRACT NO. 267
WYLIE, COLLIN COUNTY, TEXAS



ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TODD D. WHITERS, P.E.
201 WINDCO CIRCLE, SUITE 200
WYLIE, TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

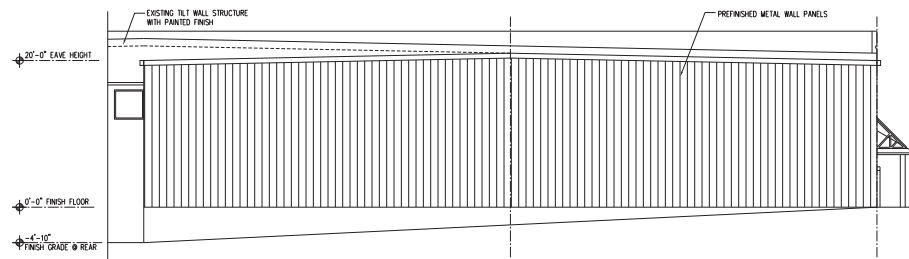
OWNER
GARDNER REGENCY, L.L.C.
200 N. BALLARD AVE.
WYLIE, TEXAS 75098
(972) 429-0993

ENGINEER
PETITT-ECO
TODD D. WHITERS, P.E.
201 WINDCO CIRCLE
SUITE 200
WYLIE, TEXAS 75098
972-941-8400 TELE
972-941-8401 FAX

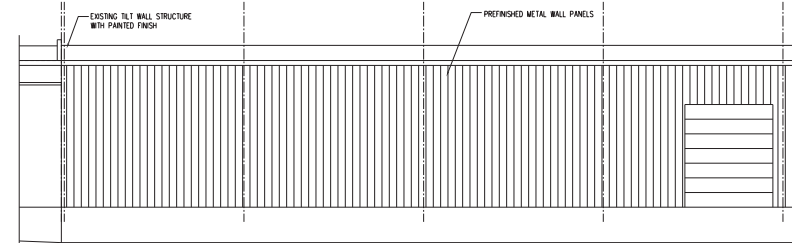


CAUTION!
THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

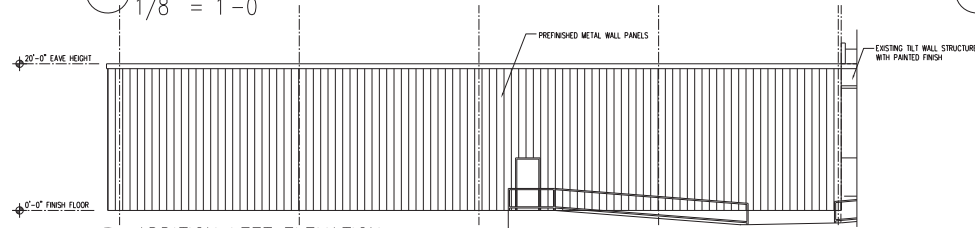




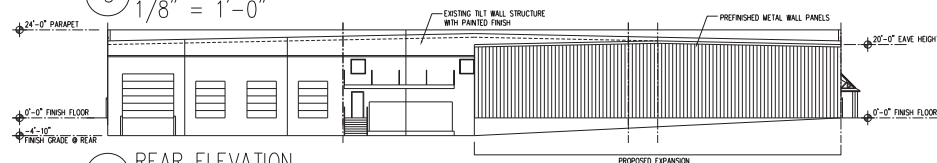
6 ADDITION REAR ELEVATION
1/8" = 1'-0"



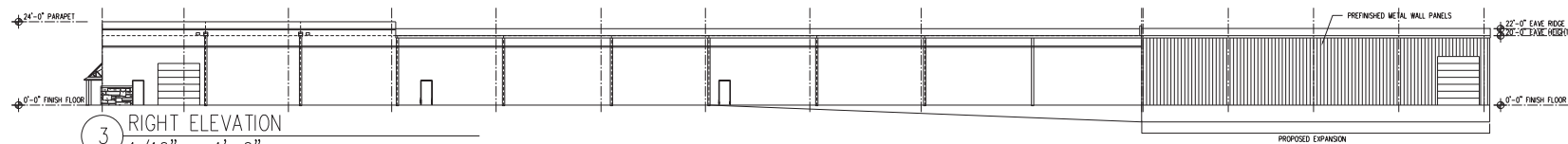
7 ADDITION RIGHT ELEVATION
1/8" = 1'-0"



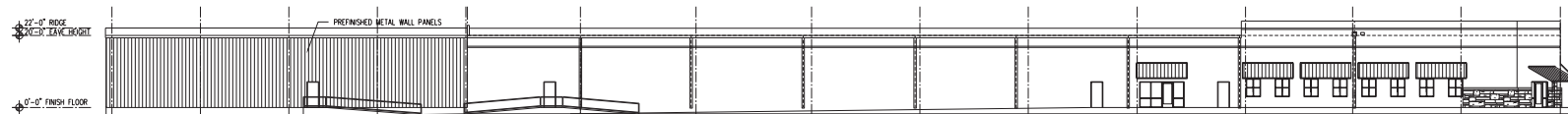
5 ADDITION LEFT ELEVATION
1/8" = 1'-0"



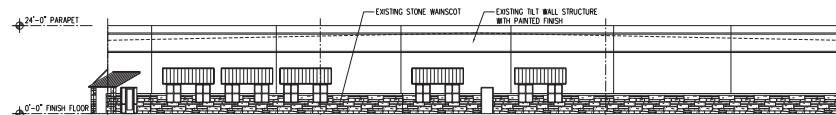
4 REAR ELEVATION
1/16" = 1'-0"



3 RIGHT ELEVATION
1/16" = 1'-0"



2 LEFT ELEVATION
1/16" = 1'-0"



1 FRONT ELEVATION (MARTINEZ LANE)
1/16" = 1'-0"



McClure Partners

SAVAGE PRECISION

1415 MARTINEZ LANE
WYLE, TX 75098

ARCHITECT OF RECORD:



GENESIS DESIGN GROUP, INC.
9500 Ray White Road, Suite 200
Fort Worth, Texas 76244
TEL (817) 285-7444

SEAL:

REVISIONS:

DRAWING BY:

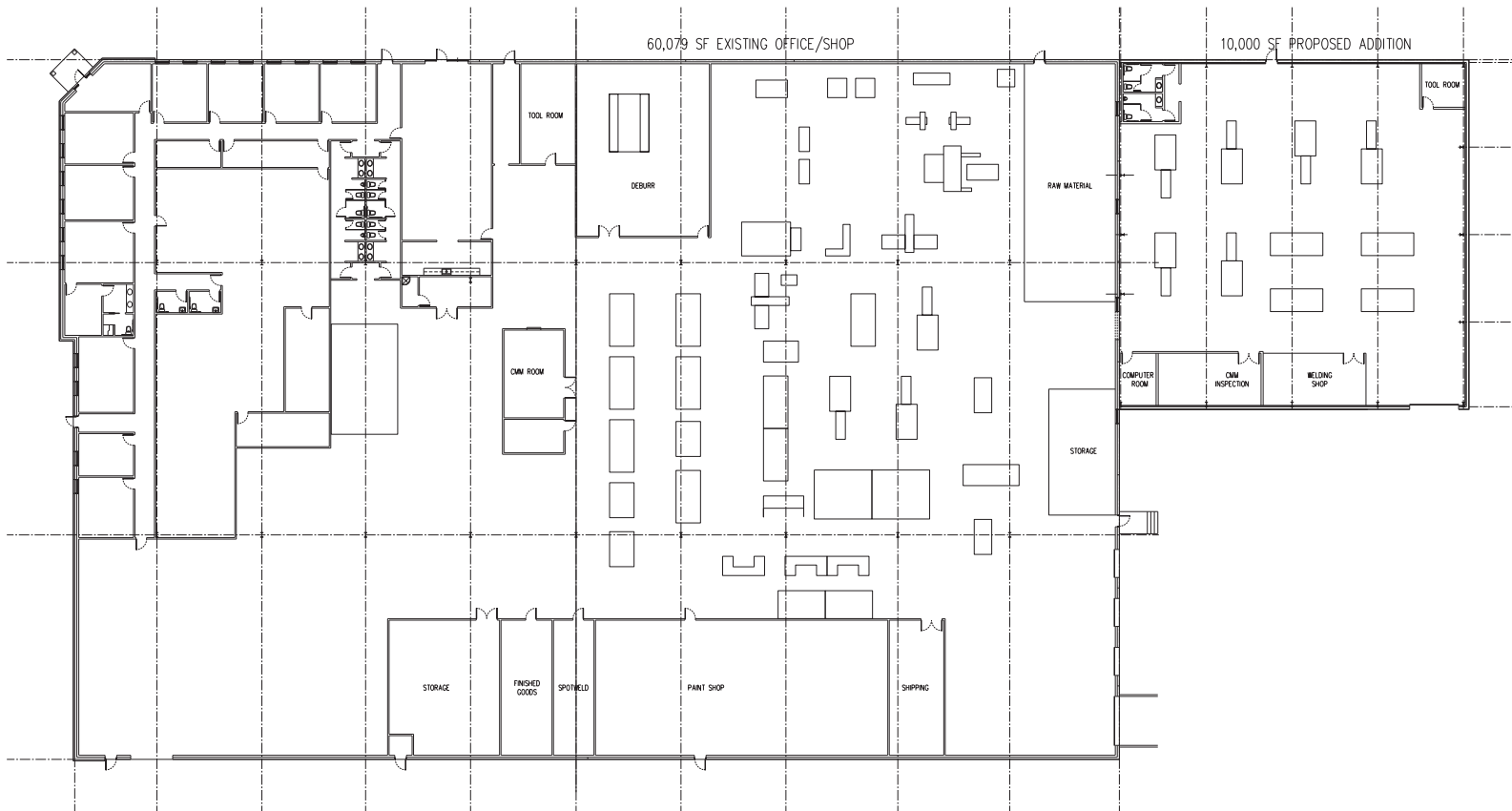
DATE: 07/30/2026

JOB NUMBER: -----

TITLE: -----

SHEET NUMBER:

COMMENTS:



FLOOR PLAN
1/16" = 1'-0"



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