

# Wylie Planning and Zoning Commission Regular Meeting

January 17, 2023 – 6:00 PM

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



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## 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 December 6, 2022 Regular Meeting Minutes.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat for Dement Addition, being Lot 1 & 2, Block A, establishing two lots on 4.374 acres partially within the city limits of Wylie and partially within the City of Wylie Extra Territorial Jurisdiction, located at 950 Paul Wilson Road.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat for Collins ET, establishing two lots on 2.345 acres located in the City of Wylie Extra Territorial Jurisdiction north of and adjacent to 1224 Bozman Road.
- D. Consider, and act upon a recommendation to City Council regarding a Final Plat for Browngate Pointe Addition, establishing 39 residential, seven open space, and one commercial lot on 6.55 acres, generally located at the northeast corner of W. Brown Street and Sanden Boulevard.
- E. Consider, and act upon a recommendation to City Council regarding a Final Plat for Dominion of Pleasant Valley Phase 4, establishing 95 single family residential lots and four open space lots on 23.436 acres, generally located at the northeast corner of Pleasant Valley Road and Dominion Drive.
- F. Consider, and act upon a recommendation to City Council regarding a Final Plat for Dominion of Pleasant Valley Phase 5, establishing 68 single family residential lots and five open space lots on 25.822 acres, generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.
- G. Consider, and act upon a recommendation to City Council regarding a Final Plat for Wellstar Addition, establishing two industrial lots on 2.31 acres and replating lots 12R, Block C and 15R, Block B of Regency Business Park, Phase Three, generally located east of the cul-de-sac of Capital street.
- H. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 2R of Wyndham Estates Phase III, being a Replat of Lot 2, 3 & 4 of Wyndham Estates Phase III, establishing one industrial lot on 2.68 acres, located on the northeast corner of Eubanks Lane and Squire Drive.

## REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 2R of Wyndham Estates Phase III, for an office/warehouse development on 2.68 acres. Property generally located on the northeast corner of Eubanks Lane and Squire Drive.
2. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (PD-SUP) on 0.917 acres located at 2505 FM 1378 (ZC 2022-17).

## ADJOURNMENT

## CERTIFICATION

I certify that this Notice of Meeting was posted on January 13, 2023 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

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*Stephanie Storm, City Secretary*

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*Date Notice Removed*

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

If during the course of the meeting covered by this notice, the 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: Mary Bradley

### Subject

Consider, and act upon, Minutes from the December 6, 2022 Regular Meeting.

### Recommendation

Motion to approve item as presented.

### Discussion

The minutes are attached for your consideration.

# Wylie Planning and Zoning Commission Regular Meeting

December 06, 2022 – 6:00 PM

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



## CALL TO ORDER

Chair Bryan Rogers called the meeting to order at 6:00pm. Commissioners present: Chair Rogers, Vice Chair Joshua Butler, Commissioner Keith Scruggs, Commissioner Jennifer Grieser, Commissioner James Byrne, and Commissioner Rod Gouge. Commissioners absent: Commissioner James Byrne and Commissioner Jacques Loraine. Staff present were: Community Services Director Jasen Haskins, Senior Planner, Kevin Molina, Development Engineering Manager, Than Nguyen, Wylie Economic Development Director, Jason Greiner and Administrative Assistant Mary Bradley.

## INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Gouge gave the Invocation and Commissioner Grieser 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 one approached the Commissioners on Non-Agenda Items.

## 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 November 15, 2022 Minutes.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Woodbridge Crossing Addition, Lot 17R-3, Block A, Woodbridge Crossing PD 2019-15, being an amended plat of Lot 17R, Woodlake Crossing Addition, establishing one commercial lot on 7.2915 acres, generally located at 3026 W FM 544.
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for City Center, Lot 1, Block A, establishing one commercial lot on 1.169 acres, located at 791 S State Highway 78.

Chair Rogers requested that Item B and C be pulled from the Consent Agenda and considered individually.

## Board Action

A motion was made by Vice Chair Butler, seconded by Commissioner Gouge, to approve the Consent Agenda as presented with the exception of Item B and C. A vote was taken and the motion passed 5 – 0.

## REGULAR AGENDA



- B. Consider, and act upon a recommendation to City Council regarding a Final Plat of Woodbridge Crossing Addition, Lot 17R-3, Block A, Woodbridge Crossing PD 2019-15, being an amended plat of Lot 17R, Woodlake Crossing Addition, establishing one commercial lot on 7.2915 acres, generally located at 3026 W FM 544.

### **Board Comments**

Community Services Director Haskins stated that for clarification purposes, the property is located within Woodbridge Crossing, Lot 17R-3, Block A and not within Woodlake Crossing Addition.

### **Board Action**

A motion was made by Vice Chair Butler, seconded by Commissioner Gouge to recommend approval to City Council for Item B. A vote was taken and carried 5 – 0.

Chair Rogers recused himself due to Conflict of Interest for Item C.

- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for City Center, Lot 1, Block A, establishing one commercial lot on 1.169 acres, located at 791 S State Highway 78.

### **Board Comments**

Staff confirmed that the property has an existing building and the plat improves fire lanes and utility easements.

### **Board Action**

A motion was made Commissioner Gouge, seconded by Commissioner Grieser, to recommend approval for Item C as presented. A motion was taken and carried 4 – 0.

Chair Rogers returned to the meeting.

1. Consider, and act upon, an amended Site Plan for the expansion of East Fork Special Utility District office building on 1.76 acres, located at 1355 Troy Road.

### **Staff Comments**

Senior Planner Molina approached the Commissioners, stating that the applicant is proposing to develop a 1,296 square feet addition to an existing building that measures 1,728 square feet located on 1355 Troy Road. The purpose for this addition is to allow for additional offices to serve the East Fork Special Utility District. The site plan is also proposing to add 1,296 square feet of covered parking.

The current structure is of a metal exterior and was developed prior to the current zoning ordinance. Expansion of the structure requires for the entire exterior facade to be of a masonry material. The applicant is in compliance with this requirement by providing brick veneer.

Access to the site is proposed from an existing concrete parking lot with street frontage from Troy Road.

### **Board Action**

A motion was made by Commissioner Grieser, seconded by Commissioner Gouge, to approve Item 1 as presented. A vote was taken and carried 5 – 0.

2. Consider, and act upon, a Site Plan for Lot 17R-3, Block A of Woodbridge Crossing Addition, for a home improvement center development on 7.2915 acres. Property generally located at 3026 W FM 544.

### **Staff Comments**

Senior Planner Molina approached the Commissioners, stating that the applicant is proposing to develop a 79,540 square foot Floor & Decor home improvement center on 7.2915 acres, located on Lot 17R-3, Block A of Woodlake Crossing Addition.

The development is required to provide one parking space for every 400 square feet of building area, a total of 199 parking spaces are required. The site plan provides 351 parking spaces, eight being handicapped spaces. Planned Development 2019-15 allows for the parking spaces to be sized at 9' X 18'.

The Planned Development requires for the site to provide 10% of landscaped area with trees and sidewalks along the street frontage of Springwell Parkway. The development is providing 13% of landscaped area and includes an 8' wide meandering sidewalk along Springwell Parkway.

### **Board Action**

A motion was made by Commissioner Grieser, seconded by Commissioner Gouge, to approve Item 2 as presented. A vote was taken and carried 5 – 0.

3. Hold a Public Hearing to consider, and act upon, a recommendation to City Council regarding a change in zoning from Downtown Historic District (DTH) to Downtown Historic District - Special Use Permit (DTH-SUP) to allow for a brewery, food truck park, and events center within the Downtown Historic District, property located at 106 N. Birmingham Street (ZC 2022-16).

### **Staff Comments**

Senior Planner Molina approached the Commissioners, stating that the applicant is requesting a Special Use Permit to allow for a brewery, food truck park, and events center use at 106 N. Birmingham Street.

The SUP conditions allow the Brewery, Food Truck Park, and Events Center as uses, while setting hours of operation, parking requirements, and design standards. The applicant is proposing alterations to the facade of the structure, the addition of a shade cover over the current parking area, and other minor improvements.

The SUP standards eliminate the distance requirement from any existing or future schools, churches, residences, or alcohol establishments. Normally, those distance requirements can be anywhere from 300 to 1500 feet.

The applicant is requesting that no parking be required on site. There are 22 off-street parking spaces within 150', 75+ additional within 300', and Oak Street is wide enough to allow for some on-street parking.

The property is located within the Downtown Historic District. The Historic Review Commission considered the item at their November 17, 2022 meeting, ultimately voting 5 – 0 to recommend approval with conditions on the hours of operation being restricted to closing at 9pm Monday through Thursday and closing at 12pm on Friday through Sunday. The commission also had recommendations on the height of the sign not being taller than the adjacent properties rooflines.

Notices were sent to 13 property owners within 200 feet as required by state law. One response was received in favor and one in opposition of the request.

### **Public Comments**

Chair Rogers opened the Public Hearing on Item 3.

Mr. Steve Schoenekase, the applicant approached the Commissioners stating that the structure will hold 100 people and sit about 60 people outside. There will be signs up designating where to park and where no parking is allowed.

Wylie Economic Development Manager Greiner, approached the Commissioners stating that the WEDC is working with the KCS Railroad to obtain property across the street from the property on Birmingham, for a parking lot that will be ADA parking sidewalks.

Chair Rogers closed the Public Hearing on Item 3.

### **Board Action**

A motion was made by Commissioner Grieser, seconded by Commissioner Gouge, to recommend approval Item 3 to City Council. A vote was taken and carried 5 – 0.

4. Hold a Public hearing to consider, and act upon a recommendation to the City Council to allow a change in zoning from Downtown Historic District – Residential only to allow Commercial and/or Residential uses, located at 280 W Brown within the Downtown Historic District. ZC 2022-18.

### **Staff Comments**

Senior Planner Molina approached the Commissioners stating that the applicant is requesting to change the zoning from Downtown Historic District – Residential only to Downtown Historic District – Commercial and/or Residential uses.

The subject property consists of one lot and is bordered on the east by St Louis Southwestern Railroad. The Wylie Economic Development Corporation purchased the property and owns 401 W. Keefer. That property was rezoned in the same manner in March of 2022.

Any new development or renovations would continue to adhere to current design standards and allowed uses of the DTH regulations.

### **Public Comments**

Chair Rogers opened the Public Hearing, with no questions, Chair Rogers closed the Public Hearing.

### **Board Action**

A motion was made by Commissioner Grieser, seconded by Commissioner Gouge, to recommend approval Item 4 as presented. A vote was taken and carried 5 – 0.

5. Hold a Public Hearing to consider, and act upon, a recommendation to City Council regarding an Amendment to the City of Wylie Zoning Ordinance, Article 5.1 Land Use Charts and Article 5.2 Listed Uses as they relate to Accessory and Temporary Uses of Donation Boxes (ZC 2022-19).

### **Staff Comments**

Community Services Director Haskins approached the Commissioners stating that at a work session with the City Council in November, 2022 staff presented proposed amendments to the Zoning Ordinance regarding donation boxes.

Donation boxes are usually large metal containers and sometimes trailers that are usually placed in existing places of business for the collection of unwanted clothes and other small household items. The sites can be both attended or, more likely, unattended. It is generally the unattended locations that are of concern. An unattended donation box can become a public nuisance when donations overflow into the area around the box or include items that are appropriate for donation, such as used mattresses.

Currently, donation box placement is regulated under the temporary use category and the Health and Sanitation Chapter of the City Ordinance. The proposed amendment would require all donation box placements whether they are existing or new, to obtain a permit and would be allowed as permanent accessory or temporary uses, and provide for city enforcement and penalties.

### **Public Comments**

Chair Rogers opened the Public Hearing, with no questions, Chair Rogers closed the Public Hearing.

### **Board Action**

A motion was made by Commissioner Gouge, seconded by Commissioner Scruggs, to recommend approval Item 5 as presented. A vote was taken and carried 5 – 0.

Staff stated that the next Planning and Zoning meeting will be January 17, 2023. Staff thanked all the Commissioners and stated that it has been a great year!

### **ADJOURNMENT**

A motion was made by Commissioner Gouge, and seconded by Vice Chair Butler to adjourn the meeting at 6:45PM. A vote was taken and carried 5 – 0.

\_\_\_\_\_  
*Bryan Rogers, Chair*

### **ATTEST**

\_\_\_\_\_  
*Mary Bradley, 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 Dement Addition, being Lot 1 & 2, Block A, establishing two lots on 4.374 acres partially within the city limits of Wylie and partially within the City of Wylie Extra Territorial Jurisdiction, located at 950 Paul Wilson Road.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Reyna Torres & Alsson Murphy**

**APPLICANT: Roome Land Surveying**

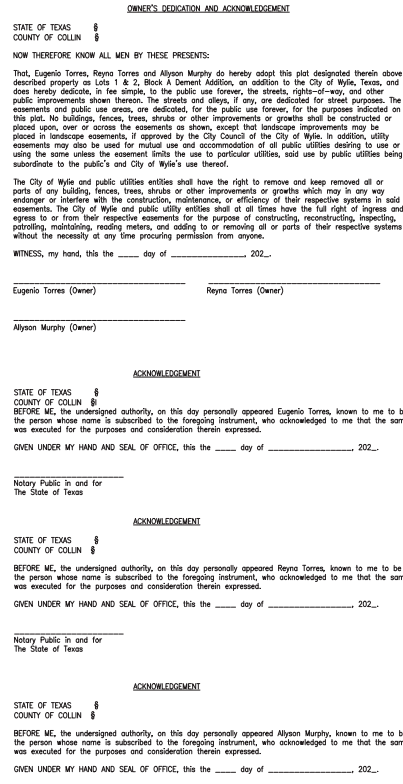
The applicant is proposing to create Lot 1 & 2, Block A of Dement Addition. The purpose of the plat is to create two lots for residential purposes located at and adjacent to 950 Paul Wilson Rd

Lot 1 Block A is entirely within the city limits and is zoned Single Family 10/24, the remanier of the property, Lot 2 Block A, is located both inside city limits and outside of the city limits within the Extra Territorial Jurisdiction.

The Thoroughfare Plan has Paul Wilson Rd listed as collector street. The plat dedicates 0.242 acres for the future widening of the street. The plat also dedicates utility easements.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Gov't Code.



THENCE with the approximate middle of Paul Wilson Road, the west line of said 4.00 acre tract and the west line of said 2.0008 acre tract, North 01°05'23" East, 324.95 feet to the place of beginning and containing 190,518 gross square feet or 4.374 gross acres of land, of which 10,563 square feet and 0.242 acres is dedicated for road right-of-way leaving 179,954 Net square feet or 4.131 net acres of land.

Notary Public in and for  
The State of Texas

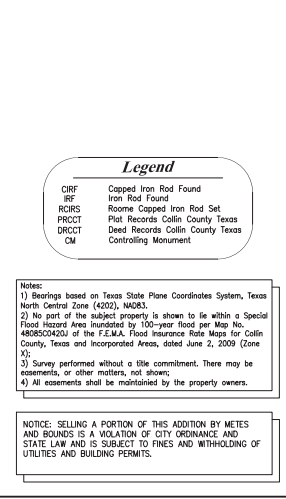
A C K N O W L E D G E M E N T

STATE OF TEXAS            §  
COUNTY OF COLLIN       §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

\_\_\_\_\_  
Notary Public in and for  
The State of Texas



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 site evaluations 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

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing Final Plat of Lots 1 & 2, Block A, Dement Addition, subdivision or addition to the City of Wylie was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2022, and the Council, by formal action, and there accepted the dedication of streets, alleys, park, easement, public places, and water and sewer 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 on hereinafore subscribed.

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

\_\_\_\_\_  
City Secretary  
City of Wylie, Texas

*Final Plat*  
***Lots 1 & 2, Block A***  
***Dement Addition***  
***4.374 Gross Acres / 4.131 Net Acres***  
*Francisco De La Pina Survey, Abstract No. 688*  
*City of Wylie, Collin County, Texas*  
*December 19, 2022*

|                   |   |
|-------------------|---|
| Revised: 1.4.2023 | Owner:<br>Alyson Murphy<br>4134 Go Fish Road<br>Princeton, TX 75407<br>(P) 872-974-7848<br>Alt: Alyson Murphy<br>Email: Alyson.Murphy@sheltenenergy.com |
|                   |   |
|                   |   |
|                   |   |
|                   |   |

**Owner:** Eugenio Torres & Reyna Torres  
950 Paul Wilson Rd  
Wylie, Tx 75098  
(P)  
Attn: Dani Torres  
Attn: daniflorres@yahoo.com

**Surveyor:**  
Roome Land Surveying  
2000 Ave G, Suite 810  
Plano, Tx 75074  
(972) 423-4372  
Attn: Fred Bemenderfer  
fred@roomelc.com



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: C

### Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Collins ET establishing two lots on 2.345 acres located in the City of Wylie Extra Territorial Jurisdiction north of and adjacent to 1224 Bozman Road.

### Recommendation

Motion to recommend approval as presented.

### Discussion

**OWNER: Wendell Collins**

**APPLICANT: Roome Land Surveying**

The applicant is proposing to create Lot 1 & 2, Block A of Collins ET. The purpose of the plat is to create two lots for residential purposes outside of the city limits within the Extra Territorial Jurisdiction of Wylie in Collin County.

The two proposed lots contain access from Bozman Road. The plat dedicates 0.117 acres for the existing right of way of Bozman Road. Both of the residential lots will also provide on-site sewage facilities.

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.

**Collins Addition**  
Lot 1 and 2, Block A  
Collins Addition  
Vol. 2022, Pg. 384-385, CCMR

**Roger M. Hanley**  
Cof. 2013060320044110, CCLR

**Lot 1**  
1.217 Acres  
53,054 Sq. Ft.  
part of a called 2.345 acre tract  
County Clerk No. 2012020200012400, C.C.L.R.

**Lot 2**  
1.011 Acres  
44,049 Sq. Ft.  
part of a called 2.345 acre tract  
County Clerk No. 2012020200012400, C.C.L.R.

**Lot 1, Block A**  
Annotated Plat  
Lots 1 & 2, Block A  
Collins Addition  
Vol. 2022, Pg. 384-385, CCMR

**Lot 2, Block A**  
Annotated Plat  
Lots 1 & 2, Block A  
Collins Addition  
Vol. 2022, Pg. 384-385, CCMR

**OWNER'S CERTIFICATE**

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, Wendell Charles Collins, is the owner of the tract of land situated in the State of Texas, County of Collin and City of Wylie, being part of the J. D. Shelby Survey, Abstract No. 819, and being all of a called 2.345 acre tract recorded under County Clerk No. 2012020200012400 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a May Nail set in the approximate middle of Bazman Lane and marking the southeast corner of said called 2.345 acre tract, and the northeast corner of the Annotated Plat of Lot 1, Block A, Collins Addition as recorded in Volume 2022, Pages 384-385 of the Collin County Map Records, and being in the west line of Moss' 0.55 acre tract as recorded under County Clerk No. 20070821001163250 of the Collin County Land Records;

THENCE with the south line of said 2.345 acre tract, and the north line of Lots 1 and 2, Block A of the Annotated Plat of Collin Addition as recorded in Volume 2022, Pages 384-385 of the Collin County Map Records, South 89°23'-38" East, 208.20 feet to a Roome Capped Iron rod found marking the southwest corner of said 2.345 acre tract, the northeast corner of said Lot 2, and being in the east line of Hanley's called 2.229 acre tract as recorded under County Clerk No. 20070821001163250 of the Collin County Land Records;

THENCE with the west line of said 2.345 acre tract and Hanley's east line, North 00°39'38" East, passing at 12.58 feet a oak found marking Hanley's northeast corner, and continuing with the east line of Hanley's called 1.834 acre tract, a total distance of 173.78 feet to a 1-inch iron rod found marking the northeast corner of said 2.345 acre tract, and the southeast corner of Collins Addition, Lots 1 and 2, Block A as recorded in Volume 2106, Page 824 of the Collin County Map Records;

THENCE with the north line of said 2.345 acre tract and the south line of Collins Addition, North 89°56'51" East, 59.26 feet to a May Nail set for corner in a middle of Bazman Road marking the northeast corner of said 2.345 acre tract, the southeast corner of Collins Addition, and being in the west line of the aforementioned Moss's called 0.55 acre tract;

THENCE with the middle of Bazman Road, the east line of said 2.345 acre tract, and the west line of Moss' 0.55 acre tract, South 00°00'00" West, 167.99 feet to the place of beginning and containing 2.345 gross acres and 102,147 gross square feet of land, 1.116 acres and 5,044 square feet are Dedicated for Road Right-of-Way leaving 2.229 net acres and 97,103 net square feet of land.

**OWNER'S DEDICATION AND ACKNOWLEDGEMENT**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, Wendell Charles Collins, Owner, does hereby adopt this plat designating the herein above described property as Final Plat of Lots 1 & 2, Block A, Collins ET, an addition to the City of Wylie, County of Collin, and does hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the necessity at any time of procuring the permission of anyone. Additionally, we certify that we are the sole owners of the dedicated property and that no other's interest are attached to this property unless otherwise indicated on the required Mortgage Holder Certification that is included on this plat. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

Witness our hands at WYILE, Texas, \_\_\_\_\_

Wendell Charles Collins (owner)

STATE OF TEXAS §  
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Wendell Charles Collins, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they each executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_.

Notary Public in and for the State of Texas \_\_\_\_\_

**OSSE NOTES**

- All lots must utilize alternative type On-Site Sewage Facilities.
- Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations). No variances will be granted for setbacks or for OSSE reduction.
- Other than typical, property line drainage/utility easements (maximum of 15'), there are no easements on either lot.
- There were no permitted/approved existing structures with associated OSSE(s) on either lot 1 or 2 at the time of approval. Any existing structures or OSSEs on lots must be reviewed and permitted by Collin County Development Services prior to any use.
- Tree removal and/or grading for OSSE may be required on individual lots.
- There are no water wells noted in 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/discharged sewage each day.
- Individual site evaluations and OSSE design plans (meeting all State and County requirements) must be submitted to and approved by Collin County for each lot prior to construction of any OSSE 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 OSSE laws of the State of Texas, that site evaluations 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 \_\_\_\_\_

**Legend**

|          |                           |
|----------|---------------------------|
| Outline  | Capped Iron Rod Set       |
| C.C.L.R. | Collin County Map Records |
| RORS     | Roome Capped Iron Rod Set |
| CM       | Controlling Monument      |
| §        | Centerline Road           |

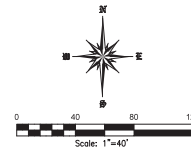
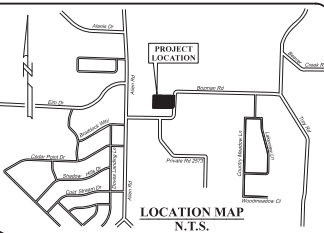
Notice: Selling a portion of this addition by metes and bounds is a violation of the ordinance and state law and is subject to fines and withholding of utilities and building permits.

**Owner:**  
Wendell Charles Collins  
1225 Bazman Road  
Wylie, Texas 75098  
(972) 345-4551  
Attn: Wendell.Collins@verizon.net

**Surveyor:**  
Roome Land Surveying  
2000 Avenue G, Suite 810  
Piano, TX 75074  
(972) 423-4372  
Attn: Fred Bemenderfer

P-NC 702023 (NCBMR) Rev. 04-20

Notes: 1) CM is a controlling monument; 2) Source bearing on Warranty Deed Recorded in Volume 3823, Page 11 of the Collin County Deed Records; 3) No Part of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 4808502035 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 02, 2009 (Zone X).



**Final Plat**  
**Lots 1 & 2, Block A**  
**Collins ET**  
**2.345 Gross Acres**  
**less R.O.W. Dedication**  
**leaving 2.228 Net Acres**  
**Being all of a 2.345 Acre Tract**  
**Recorded in CC# 2012020200012400, C.C.L.R.**  
**J.D. Shelby Survey, Abstract No. 819**  
**City of Wylie ETJ, Collin County, Texas**  
**December 19, 2022**

P-NC 702023 (NCBMR) Rev. 04-20







# 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 for Browngate Pointe Addition, establishing 39 residential, seven open space, and one commercial lot on 6.55 acres, generally located at the northeast corner of W. Brown Street and Sanden Boulevard.

### Recommendation

Motion to recommend approval as presented.

### Discussion

**OWNER: Browngate Land Investments LLC**

**APPLICANT: Global Land Surveying, Inc.**

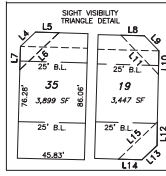
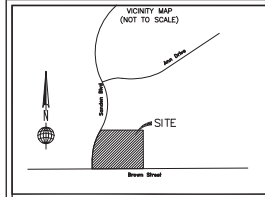
The applicant has submitted a Final Plat for Browngate Pointe Addition. Zoning for the single family attached development approved by the City Council in August 2020 as Planned Development Ordinance 2020-43. The Preliminary Plat was approved in December 2020.

The plat consists of 39 residential lots, seven open space lots, and one commercial lot. The development contains private streets and a fire lane access easement for the commercial lot.

The plat dedicates the necessary rights-of-way and utility easements. All open space lots, easements, and private streets shall be owned and maintained by the development H.O.A.

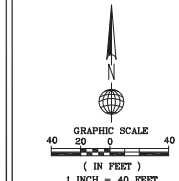
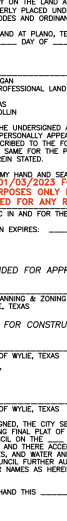
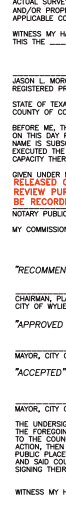
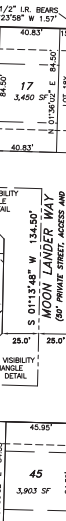
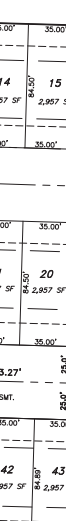
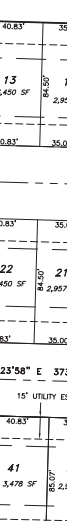
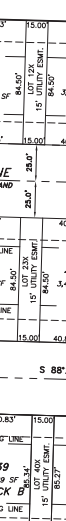
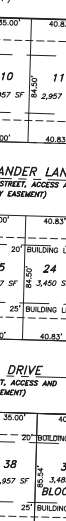
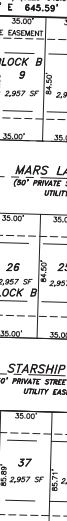
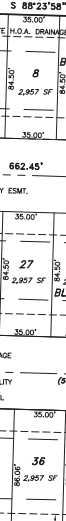
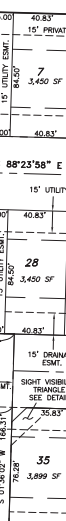
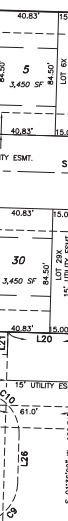
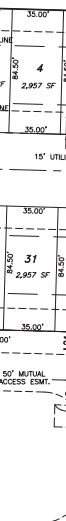
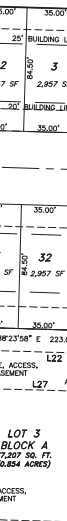
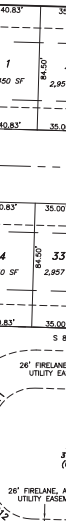
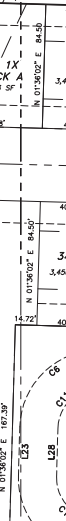
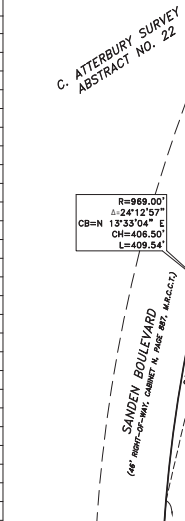
The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

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.

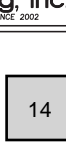
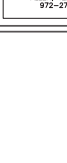
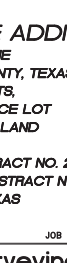
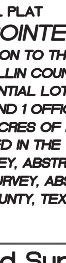
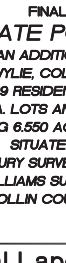
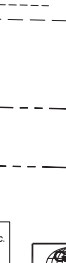
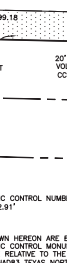
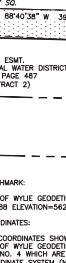
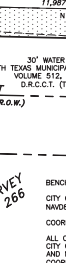
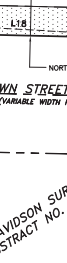
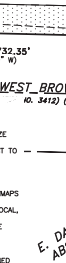
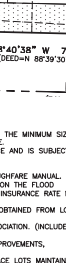
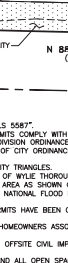
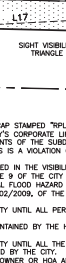
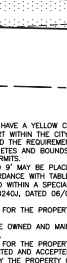
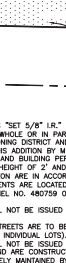
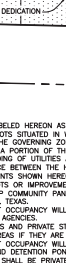
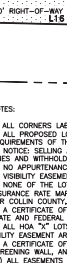
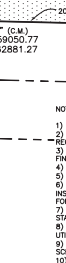
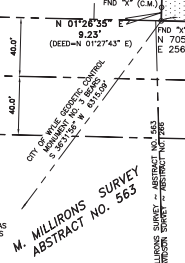


| Curve Table |         |               |           |         |         |
|-------------|---------|---------------|-----------|---------|---------|
| CURVE       | RADIUS  | CHORD BEARING | DELTA     | CHORD   | LENGTH  |
| C1          | 969.00' | N 9°38'19" E  | 15°07'02" | 254.93' | 255.67' |
| C2          | 969.00' | N 17°58'03" E | 1°32'27"  | 28.06'  | 26.06'  |
| C3          | 969.00' | N 19°30'53" E | 1°33'13"  | 26.27'  | 26.27'  |
| C4          | 969.00' | N 22°58'31" E | 5°22'03"  | 90.74'  | 90.77'  |
| C5          | 969.00' | N 3°24'41" E  | 2°39'47"  | 45.03'  | 45.04'  |
| C6          | 54.00'  | S 46°36'02" W | 90°00'00" | 76.37'  | 84.82'  |
| C7          | 54.00'  | S 43°23'58" E | 90°00'00" | 76.37'  | 84.82'  |
| C8          | 28.00'  | S 63°36'11" E | 49°36'44" | 23.49'  | 24.25'  |
| C9          | 28.00'  | N 46°36'02" E | 90°00'00" | 39.60'  | 43.98'  |
| C10         | 28.00'  | S 43°23'58" W | 90°00'00" | 39.60'  | 43.98'  |
| C11         | 28.00'  | S 46°36'02" W | 90°00'00" | 39.60'  | 43.98'  |
| C12         | 28.00'  | S 43°23'58" E | 90°00'00" | 39.60'  | 43.98'  |

| LINE TABLE |               |         |
|------------|---------------|---------|
| LINE       | DIRECTION     | LENGTH  |
| L1         | N 13°02'06" E | 237.12' |
| L2         | N 21°36'37" E | 116.53' |
| L3         | S 88°23'58" E | 4.16'   |
| L4         | S 88°23'58" E | 16.00'  |
| L5         | S 46°36'02" W | 36.77'  |
| L6         | N 01°36'02" E | 16.00'  |
| L7         | N 01°36'02" E | 16.00'  |
| L8         | S 88°23'58" E | 16.00'  |
| L9         | S 01°13'48" W | 16.00'  |
| L10        | S 01°13'48" W | 16.00'  |
| L11        | N 43°35'05" W | 36.89'  |
| L12        | S 00°00'00" E | 16.00'  |
| L13        | S 47°21'39" W | 14.35'  |
| L14        | N 88°23'58" W | 16.00'  |
| L15        | N 48°24'55" E | 36.65'  |
| L16        | S 88°40'38" E | 196.91' |
| L17        | N 86°58'08" E | 111.57' |
| L18        | S 88°40'38" E | 243.32' |
| L19        | S 88°40'38" E | 181.03' |
| L20        | N 88°23'58" W | 50.00'  |
| L21        | S 01°36'02" W | 15.50'  |
| L22        | N 88°23'58" W | 114.00' |
| L23        | S 01°36'02" W | 33.21'  |
| L24        | S 88°24'53" E | 92.67'  |
| L25        | S 88°23'58" E | 95.50'  |
| L26        | N 01°36'02" E | 33.21'  |
| L27        | N 88°23'58" W | 95.50'  |
| L28        | S 01°36'02" W | 33.21'  |



LEGEND:  
BL-BUILDING LINE  
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS  
M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS  
E.M.F.A.C.C.T. = EASEMENT RECORDS, COLLIN COUNTY, TEXAS  
C.M.A.C.C.T. = CONTROLLING MONUMENT  
FND 1/2" LR. = FOUND 1/2" IRON ROD





# 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 Dominion of Pleasant Valley Phase 4, establishing 95 single family residential lots and four open space lots on 23.436 acres, generally located at the northeast corner of Pleasant Valley Road and Dominion Drive.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Wylie DPV, LP**

**APPLICANT: J. Volk Consulting**

The applicant has submitted a Final Plat for Dominion of Pleasant Valley Phase 4. Zoning for the single family development was approved by the City Council in October 2020 as Planned Development Ordinance 2020-54. The Preliminary Plat was approved in June 2021.

The plat consists of 95 residential lots and four open space lots. The Planned Development allows for a maximum of 1,104 single family residential lots. Within Phase 1-4 of the Dominion of Pleasant Valley Development there are 652 residential lots leaving 452 residential lots that can be developed in future phases.

The plat dedicates the necessary rights-of-way and utility easements. Open space lots are to be dedicated to the City of Wylie and maintained by the H.O.A.

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.





BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1100, City of Wylie, Collin County, Texas and the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, City of Wylie, Dallas County, Texas and being part of those tracts of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document Nos. 201300334380 and 20131029001473050, Deed Records, Dallas County, Texas and being all of that tract of land described in Deed to Wylie DPV, LP, as recorded in Document No. 20170622000816940, Deed Records, Collin County, Texas and Document No. 201700176627, Deed Records, Dallas County, Texas and being more particularly described as follows:

THENCE Northeasterly, with the east line of said Addition, the following eighteen (18) courses and distances:

Northeasterly, with said east line of Rosemary Drive and said curve to the left, an arc distance of 99.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

Easterly, with said south line and said curve to the left, an arc distance of 1.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

Easterly, with said curve to the left, leaving said east line of Torch Lilly Lane, an arc distance of 743.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southeast corner of Lot 4, Block P of said Addition;

North 58 degrees 25 minutes 06 seconds East, a distance of 63.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 32 degrees 29 minutes 15 seconds East, leaving the east line of said Addition, a distance of 680.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the east corner of the above mentioned Wylie DPV, LP tract;

THENCE South 44 degrees 35 minutes 15 seconds West, a distance of 281.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the northeast line of the above mentioned Wylie DPV Limited Partnership tract recorded in Document No. 201300334380 for the south corner of said Wylie DPV, LP tract;

THENCE Northwesterly, with said northeast line and said curve to the left, an arc distance of 211.19 feet to the POINT OF BEGINNING and containing 23.436 acres of land, more or less.

## My Commission Expires: \_\_\_\_\_

## My Commission Expires: \_\_\_\_\_

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

My Commission Expires: \_\_\_\_\_

Email: [claudio.segovia@johnsonvolk.com](mailto:claudio.segovia@johnsonvolk.com)

City Secretary, City of Wylie, Texas

The area or areas shown on the plat as Visibility, Access, Maintenance, and/or Drainage Easements are hereby given and granted to the City, its successors and assigns, or its authorized agents, for the purpose of providing for visibility and drainage upon and across said easements. The City shall have the right but not the obligation to maintain any and all landscaping within the easements shown on this plat. The City shall have the right to remove any trees, shrubs, flowers, ground cover and fixtures. The City may remove any trees, shrubs, flowers, ground cover and fixtures without any liability or responsibility for the easements shall rest upon the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger the safety of the public or the City, shall be placed within the easements shown on this plat. The City shall also have the right but not the obligation to add any landscape improvements to the easements, to erect any traffic control signs or other signs on the easements, to erect any traffic control signs on the City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the easements, or any part thereof for the purposes and with the right and privilege to place, erect, install, maintain, repair, and remove any and all improvements on the easements.



**JOHNSON VOLK  
CONSULTING**  
TOPICS Engineering/Plumbing 11962 • Land Surveying/Plumbing 101740033  
Total Central/Phoenix/Scottsdale • Suite 1000 • Phoenix, TX 75074 • 972.201.2100



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: F

### Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Dominion of Pleasant Valley Phase 5, establishing 68 single family residential lots and five open space lots on 25.822 acres, generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Wylie DPV, LP**

**APPLICANT: J. Volk Consulting**

The applicant has submitted a Final Plat for Dominion of Pleasant Valley Phase 5. Zoning for the single family development was approved by the City Council in October 2020 as Planned Development Ordinance 2020-54. The Preliminary Plat was approved in June 2021.

The plat consists of 68 residential lots, and five open space lots. The Planned Development allows for a maximum of 1,104 single family residential lots. Within Phase 1-5 of the Dominion of Pleasant Valley Development there are 720 residential lots leaving 384 residential lots that can be developed in future phases.

The plat dedicates the necessary rights-of-way and utility easements. Open space lots are to be dedicated to the City of Wylie and maintained by the H.O.A.

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.

N.T.S.

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic stamped "JVC" (unless otherwise noted)
- 1/2" IRF
- AC Acre
- BL Building Line
- C1 Curve No.
- <CM> Control Monument
- DE Drainage Easement
- P.D.E. Private Drainage Easement
- Eam Easement
- L1 Line-Of
- R.O.W. Right-of-Way
- SF Square Feet
- SSE Sanitary Sewer Easement
- E & SWE Utility Easement & Sidewalk Easement
- V.E. Visibility Easement
- W.M.E. Wall Maintenance Easement
- D.R.C.D. = Deed Records of Dallas County, Texas
- D.C.C.T. = Deeds of Collin County, Texas
- M.R.C.C.T. = Map Records of Collin County, Texas

**CM #82:** Located north of State Highway No. 78 and west of South Ballar Street approximately 10.0' south of 10' and 10.4' south of the southeast corner of the building located at 104 South Ballar Street.

N: 705734.76      E: 2560951.00  
ELEV: 550.24' (PLAN)      550.37' (FIELD)

**CM #84:** Located in the northeast corner of Quail Meadow Park South of the intersection of White Iris Way. 24.5 feet south of the south line of alley concrete paving. 7.3 feet perpendicular to b.c. parking area.

N: 705787.66      E: 2560973.09  
ELEV: 562.91' (PLAN)      562.86' (FIELD)

**CM #85:** Located north of the northeast intersection of Troy Road and County Road 732 (Beaver Creek). The monument is located approximately 8.5' west of the southeast corner of a chain link fence and 5.3' south of the south chain link fence.

N: 7050425.89      E: 2578666.91  
ELEV: 454.28' (PLAN)      454.17' (FIELD)

LOTS 1-15, BLOCK 1; LOTS 1-16, BLOCK 2; LOTS 1-19,  
BLOCK 3; LOTS 1-5, BLOCK 4; LOTS 1-13 BLOCK 5;  
68 SINGLE FAMILY LOTS  
5 OPEN SPACES/Common Areas  
OUT OF THE  
GUADALUPE DE LOS SANTOS SURVEY,  
ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE  
DALLAS COUNTY, TEXAS

**JOHNSON VOLK**  
CONSULTING  
TS/PLS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194015  
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

| Line Table |        |                   |
|------------|--------|-------------------|
| Line       | Length | Direction         |
| L1         | 50.01  | S40° 15' 51" 51"E |
| L2         | 42.51  | S44° 46° 55" 58"E |
| L3         | 62.08  | N46° 21' 33" 35"E |
| L4         | 80.00  | S7° 46° 58" 58"E  |
| L5         | 64.32  | S28° 26° 41" 41"E |
| L6         | 54.63  | S31° 32" 36" 36"E |
| L7         | 50.00  | S26° 56° 56" 56"E |
| L8         | 22.16  | S50° 10' 32" 32"E |
| L9         | 50.00  | N82° 59' 02" 02"E |
| L10        | 21.21  | S33° 13' 07" 07"E |
| L11        | 59.60  | S27° 41' 47" 47"E |
| L12        | 45.67  | N07° 36° 56" 56"E |
| L13        | 110.00 | S49° 29° 39" 39"E |
| L14        | 19.14  | S7° 46° 58" 58"E  |
| L15        | 14.14  | N52° 46° 58" 58"E |
| L16        | 14.14  | N37° 13' 02" 02"E |
| L17        | 14.14  | S52° 46° 58" 58"E |
| L18        | 61.00  | N7° 46° 58" 58"E  |

| Line Table |        |                |
|------------|--------|----------------|
| Line       | Length | Direction      |
| L19        | 14.14  | N86° 10' 12" E |
| L20        | 14.14  | S23° 49' 48" E |
| L21        | 13.86  | N76° 48' 48" E |
| L22        | 13.54  | S42° 49' 59" E |
| L23        | 31.67  | N34° 46' 41" E |
| L24        | 14.14  | S52° 48' 58" E |
| L25        | 54.09  | S82° 15' 02" W |
| L26        | 14.14  | S37° 13' 02" E |
| L27        | 70.44  | S28° 23' 02" W |
| L28        | 14.14  | S88° 29' 39" E |
| L29        | 14.14  | S1° 30' 21" W  |
| L30        | 109.29 | N46° 35' 21" E |
| L31        | 15.39  | N15° 09' 16" W |
| L32        | 14.12  | S70° 44' 26" W |
| L33        | 197.41 | N82° 13' 02" W |
| L34        | 21.21  | N52° 46' 58" E |
| L35        | 20.03  | S40° 20' 11" E |
| L36        | 20.03  | S82° 15' 02" W |

| Curve Table |        |         |            |              |               |
|-------------|--------|---------|------------|--------------|---------------|
| Curve #     | Length | Radius  | Delta      | Chord Length | Chord Bearing |
| C1          | 14.873 | 355.00  | 028°05'40" | 148.07       | S77°06' 43"W  |
| C2          | 56.616 | 470.00  | 069°26'46" | 535.43       | N34°06' 26"W  |
| C3          | 168.47 | 400.00  | 023°53'35" | 168.58       | N05°05' 33"W  |
| C4          | 128.63 | 1000.00 | 07°22'15"  | 128.54       | S04°05' 05"W  |
| C5          | 10.19  | 34.50   | 090°00'00" | 87.89        | N52° 46' 58"E |
| C6          | 54.943 | 50.00   | 159°30'35" | 84.65        | N39° 53' 51"E |
| C7          | 93.48  | 400.00  | 032°23'4"  | 93.21        | N41° 28' 35"E |
| C8          | 31.192 | 280.00  | 026°59'44" | 30.75        | S21° 16' 16"W |
| C9          | 65.667 | 525.00  | 007°00'00" | 65.85        | N85° 48' 02"E |
| C10         | 163.57 | 300.00  | 031°53'1"  | 161.65       | N16° 02' 31"E |
| C11         | 174.68 | 280.00  | 035°24'41" | 171.91       | N84° 21' 42"W |
| C12         | 196.88 | 280.00  | 034°43'13" | 190.79       | S80° 25' 21"W |
| C13         | 235.62 | 50.00   | 270°00'00" | 230.71       | S33° 13' 35"E |
| C14         | 58.14  | 250.00  | 032°23'4"  | 58.28        | S14° 28' 35"W |

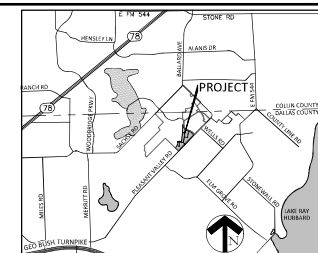


Notes:

1. 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 penalties for the same.
2. Open space lots shall be dedicated to the City of Wylie and shall be subject to the H.O.A. per Ordinance 2020-54 (See Exhibit 8, General Standards No. 4).
3. No appearance between the height of 2' and 5' may be placed on the property.
4. Per FEMA FIRM Panel 4813100235K dated July 7, 2014, the Final Flood Insurance Rate Map (FIRM) shows the property is located in the "Zone X" area of minimal flood hazard. The City of Wylie is not required to provide flood insurance, but this property was permitted to allow a 5' year upward encroachment.
5. A Certificate of Occupancy will not be issued for the property until the City of Wylie is satisfied that all required utility, mail, and detention pond are constructed and accepted by the City.
6. The City shall not be responsible for the maintenance of any improvements, although the owner has the right to enter upon easements for public purposes.
7. Maintenance responsibility of retaining walls is the property owner's responsibility. The City will not be responsible for any screening improvements, in which case, the HOA shall maintain.
8. Mail maintenance easements are provided for maintenance of the mail delivery easement.

Owner/Applicant:  
Wylie DPV Limited Partnership  
c/o Team Phillips, Inc.  
1914 Skillman Street, Suite 110-310  
Dallas, Texas 75206  
Phone: 214-535-1758  
Contact: Nancy E. Phillips  
Email: [nancy@teamphillipsinc.com](mailto:nancy@teamphillipsinc.com)

Engineer/Surveyor:  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite 1200  
Plano, Texas 75074  
Phone: 972-201-3102  
Contact: Claudio Segovia  
Email: [claudio.segovia@johnsonvolk.com](mailto:claudio.segovia@johnsonvolk.com)



VICINITY MAP  
N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
  - 1/2" Iron rod stamped with a yellow plastic marking "JVC" (unless otherwise noted)
  - 1/2" IRP
- AC     Access
- BL     Building Line
- C1     Curve No.
- <CM>     Control Monument
- DE     Drainage Easement
- P.O.E.     Private Drainage Easement
- Easmt     Easement
- L1     Line No.
- R.O.W.     Right-of-Way
- SF     Square Feet
- SSE     Sanitary Sewer Easement
- E & SWE     Utility Easement & Sidewalk Easement
- V.E.     Visibility Easement
- W.M.E.     Wall Maintenance Easement
- D.R.D.C.T.     = Deep Records of Dallas County, Texas
- D.R.C.T.     = Record Records of Collin County, Texas
- M.R.C.T.     = Map Records of Dallas County, Texas

## BENCHMARKS

CM #2: Located north of State Highway No. 78 and west of South Ballard Street approximately 10.0' west and 10.4' south of the southeast corner of the building located at 104 South Ballard Street.

N: 7057346.76      E: 2569521.09  
ELEV: 550.24' (PLAN)      550.37' (FIELD)

CM #4: Located in the northeast corner of Quail Meadow Park south of alley and west of White Ibis Way. 14.5 feet south of the south line of alley concrete paving. 7.3 feet perpendicular to b.c. parking area.

N: 7065787.66      E: 2560973.09  
ELEV: 562.91' (PLAN)      562.86' (FIELD)

CM #5: Located north of the northeast intersection of Troy Road and County Road 732 (Beaver Creek. The monument is located approximately 8.5' west of the southeast corner of a chain link fence and 5.3' south of the south chain link fence.

N: 7050245.89      E: 2578669.13  
 ELEV: 454.28<sup>s</sup> (PLAN)      454.17<sup>s</sup> (FIELD)

FINAL PLAT

DOMINION OF  
PLEASANT VALLEY  
PHASE 5

25.822 ACRES

LOTS 1-15, BLOCK 1; LOTS 1-16, BLOCK 2; LOTS 1-19,  
BLOCK 3; LOTS 1-5, BLOCK 4; LOTS 1-13 BLOCK 5;  
68 SINGLE FAMILY LOTS

5 OPEN SPACES/COMMON AREAS

OUT OF THE

ALUPE DE LOS SANTOS SURVEY,  
TRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE  
DALLAS COUNTY, TEXAS

10 January 2023



**JOHNSON VOLK**  
CONSULTING

204 Central Expressway East | Suite 1300 | El Paso, TX 79904 | 972.201.3100

Owner/Applicant:  
Wylie DPV Limited Partnership  
c/o Team Phillips, Inc.  
1914 Skillman Street, Suite 110-310  
Dallas, Texas 75206  
Phone: 214-535-1758  
Contact: Nancy E. Phillips  
Email: nancy@teamphillipsinc.com

**Engineer/Surveyor:**  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite 1200  
Plano, Texas 75074  
Phone: 972-201-3102  
Contact: Claudio Segovia  
Email: [claudio.segovia@johnsonvolk.com](mailto:claudio.segovia@johnsonvolk.com)

Contact: Claudio Segovia  
Email: [claudio.segovia@johnsonvolk.com](mailto:claudio.segovia@johnsonvolk.com)

20



BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, City of Wylie, Dallas County, Texas and being part of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 201300334379, Deed Records, Dallas County, Texas and being more particularly described as follows:

THENCE Southwesterly, with said northwest line, the following three (3) courses and distances:

South 43 degrees 29 minutes 39 seconds West, a distance of 1,100.30 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC'set for corner;

21



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: G

### Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Wellstar Addition, establishing two industrial lots on 2.31 acres and replating lots 12R, Block C and 15R, Block B of Regency Business Park, Phase Three, generally located east of the cul-de-sac of Capital street.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Wellstar Properties LLC**

**APPLICANT: Roome Land Surveying**

The applicant has submitted a Final Plat for Wellstar Addition to create two industrial lots. The plat also contains a replat of lots 12R, Block C and 15R, Block B of Regency Business Park, Phase Three. The site plan for the industrial development was approved in December 2021. The preliminary plat was approved by City Council in January 2022.

The replatting of lots 12R, Block C and 15R, Block B of Regency Business Park was required in order for the two lots of Wellstar addition to have access to Capital Street.

The plat dedicates the necessary rights-of-way and utility easements. All easements shall be maintained by the private property owners.

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  
Prepared By: Kevin Molina

Item Number: H

### Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 2R of Wyndham Estates Phase III, being a Replat of Lot 2, 3 & 4 of Wyndham Estates Phase III, establishing one industrial lot on 2.68 acres, located on the northeast corner of Eubanks Lane and Squire Drive.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Wylie Economic Development Corporation**

**APPLICANT: Eagle Surveying**

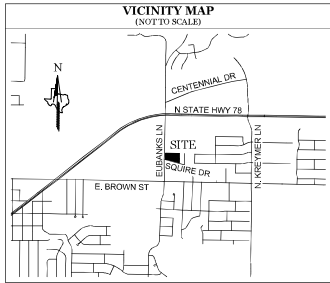
The applicant has submitted a Replat to combine Lot 2, 3 & 4 of Wyndham Estates Phase III into Lot 2R of Wyndham Estates Phase III. The property is located on the northeast corner of Eubanks Lane and Squire Drive and is zoned Light Industrial.

The purpose of the replat is to create one lot out of three existing lots and allow for the development of two office/ warehouse buildings. The site plan for the development is on the agenda.

The plat dedicates the necessary rights-of-way, utility easements and provides access easements from Eubanks Lane and Squire Drive.

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.



### GENERAL NOTES

- 1.) The purpose of this plat is to combine three (3) lots of record into one (1).
- 2.) This property is located in "Non-shaded Zone X" according to the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 as shown on Map Number 48050C0420.
- 3.) The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- 4.) 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/or withholding of utilities and building permits.
- 5.) All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- 6.) The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network, NAD 83(2011) Datum.
- 7.) Approximate locations of the Underground Utilities, if shown on the survey, were derived from above ground observations, utility marking, and/or record documents, or as provided by others. No excavation was performed on this site at the time of this survey. For the exact location of Underground Utilities call 1-800-545-5405. Eagle Surveying, LLC accepts no liability as to the accuracy of the Underground Utilities.

### CERTIFICATE OF APPROVAL

#### RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission  
City of Wylie, Texas

Date

#### APPROVED FOR CONSTRUCTION

Mayor  
City of Wylie, Texas

Date

#### ACCEPTED

Mayor  
City of Wylie, Texas

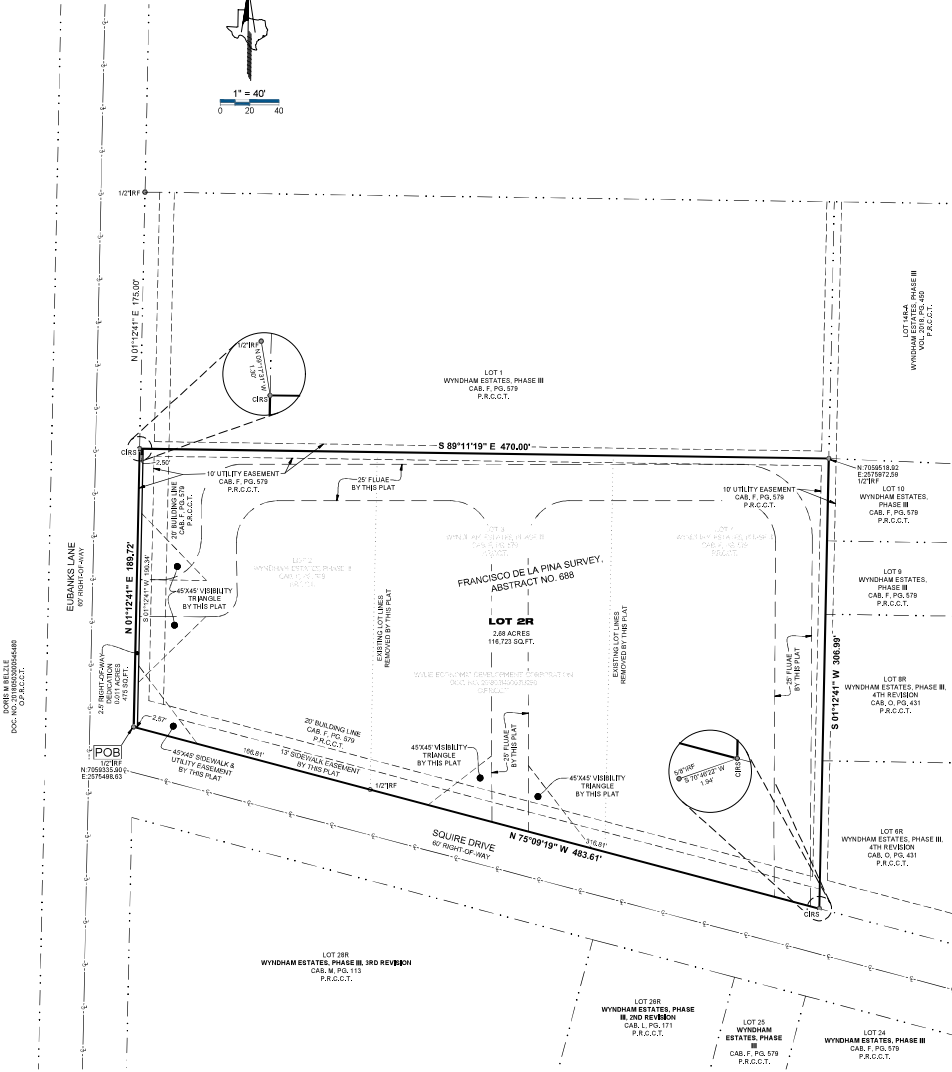
Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of Wyndham Estates, Phase III to the City of Wylie was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2019, 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 \_\_\_\_\_, 2023.

City Secretary  
City of Wylie, Texas

OWNER: WYLE ECONOMIC DEVELOPMENT CORPORATION  
DOC. NO. 20180314000313280  
O.P.R.C.C.T.



### LEGEND

PG = PAGE  
VOL = VOLUME  
POB = POINT OF BEGINNING  
IRF = IRON ROD FOUND  
CRS = CAPPED IRON ROD SET  
DOC. NO. = DOCUMENT NUMBER  
P.R.C.C.T. = PLAT RECORDS  
COLLIN COUNTY, TEXAS  
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS  
COLLIN COUNTY, TEXAS

### OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS, WYLE ECONOMIC DEVELOPMENT CORPORATION is the owner of a 2.68 acre tract of land situated in the Francisco De La Pina Survey, Abstract Number 688, City of Wylie, Collin County, Texas, being a tract of land conveyed to WYLE ECONOMIC DEVELOPMENT CORPORATION by Special Warranty Deed of record in Document Number 20180314000313280 of the Official Public Records of Collin County, Texas, being all of Lots 2, 3, and 4, Wyndham Estates, Phase III, an addition to the City of Wylie, Collin County, Texas according to the plat recorded in Cabinet F, Page 579 of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

**BEGINNING**, at a 1/2" iron rod found at the intersection of the north right-of-way line of Squire Drive (60' right-of-way) and the east right-of-way line of Eubanks Lane (60' right-of-way), being the southwest corner of said Lot 2;

**THENCE**, N01°12'41"E, along the east right-of-way line of Eubanks Lane, being the common west line of said Lot 2, a distance of 189.72 feet to 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set, being the southwest corner of Lot 1 of said Wyndham Estates and the northwest corner of said Lot 2, from which a found 1/2" iron rod bears N09°17'31"W, a distance of 1.30 feet and from which a found 1/2" iron rod bears N01°12'41"E, a distance of 175.00 feet, being the northwest corner of said Lot 1;

**THENCE**, S89°11'19"E, along the south line of said Lot 1, being the common north line of said Lot 2, 3 and 4, a distance of 470.20 feet to a 1/2" iron rod found, being the southeast corner of said Lot 1, the northwest corner of Lot 10 of said Wyndham Estates, the southwest corner of Lot 14P-A, Wyndham Estates, Phase III, an addition to the City of Wylie, Collin County, Texas according to the plat recorded in Volume 2018, Page 450 of the Plat Records of Collin County, Texas and the northeast corner of said Lot 4;

**THENCE**, S01°12'41"W, along the west lines of Lots 9 and 10 of said Wyndham Estates (Cabinet F, Page 579), the west lines of Lots 6R and 8R, Wyndham Estates, 4th Revision, an addition to the City of Wylie, Collin County, Texas according to the plat recorded in Cabinet O, Page 431 of the Official Plat Records of Collin County, Texas, being the common east line of said Lot 4, a distance of 306.96 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the north right-of-way line of said Squire Drive, being the southwest corner of said Lot 6R and the southeast corner of said lot 4, from which a found 5/8" iron rod bears S70°46'22"W, a distance of 1.34 feet;

**THENCE**, N17°07'19"W, along the north right-of-way line of said Squire Drive, being the common south lines of said Lots 2, 3 and 4, a distance of 483.61 feet to the **POINT OF BEGINNING**, containing 2.68 acres or 116,723 square feet, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WYLE ECONOMIC DEVELOPMENT CORPORATION, acting herein by and through its (its) duly authorized officers, does hereby adopt this plat designating the herein abovesubscribed property as **WYNDHAM ESTATES, PHASE III**, an addition to Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, right-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 articular 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 and from their respective easements for the purpose of constructing, reconstructing, inspecting, installing, 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 pitting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

BY: WYLE ECONOMIC DEVELOPMENT

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §  
COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, Owner, 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 considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

### SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

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

### PRELIMINARY

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Matthew Raabe, R.P.L.S. # 6402

Date

STATE OF TEXAS §  
COUNTY OF §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **MATTHEW RAABE**, 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 considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Notary Public in and for the State of Texas

## FINAL PLAT WYNDHAM ESTATES, PHASE III LOT 2R

BEING A REPLAT OF LOT 2, 3 & 4  
WYNDHAM ESTATES, PHASE III  
ONE COMMERCIAL LOT  
BEING 2.68 ACRES OF LAND SITUATED IN THE  
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688,  
CITY OF WYLIE, COLLIN COUNTY, TEXAS

|         |            |  |  |
|---------|------------|--|--|
| Project | 2212.014   |  | <b>EAGLE SURVEYING, LLC</b><br>222 S. Elm Street, Suite 200<br>Denton, TX 76201<br>(940) 222-3009<br>TX Firm #10194177 |
| Date    | 01/05/2022 |  |  |
| Drafter | EN         |  |  |
|         |            |  |  |

**SURVEYOR**  
Eagle Surveying, LLC  
Contact: Brad Eubanks  
222 S. Elm Street, Suite 200  
Denton, TX 76201  
(940) 222-3009

**ENGINEER**  
DHR Engineering, Inc.  
Contact: David Reetz  
511 E. John Carpenter Freeway, Suite 500  
Irving, TX 75062  
(972) 711-0100

**OWNER**  
Wyle Economic Development Corporation  
Contact: Sam Saltwaterwhite  
250 South Highway 78  
Wylie, TX 75058



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning

Item Number: 1

Prepared By: Kevin Molina

### Subject

Consider, and act upon, a Site Plan for Lot 2R of Wyndham Estates Phase III, for an office/warehouse development on 2.68 acres. Property generally located on the northeast corner of Eubanks Lane and Squire Drive.

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: Wylie Economic Development Corporation**

**APPLICANT: DHR Engineering**

The applicant is proposing to develop two office warehouse buildings that total 47,380 sq.ft on 2.68 acres, located on Lot 2R of Wyndham Estates Phase III. The property is zoned Light Industrial and allows for the proposed use.

The development is required to provide one parking space for every 750 square feet of building area, a total of 63 parking spaces are required. The site plan provides 68 parking spaces, four being handicapped spaces.

The light industrial zoning requires for 10% of landscaped area with trees and sidewalks along the street frontages. The development is providing 12% of landscaped area and includes a 4' wide meandering sidewalk along Eubanks Lane and Squire Drive.

The development includes fire lanes and access drives that connect to Eubanks Lane and Squire Drive.

The exterior material of the primary structure consists of brick and metal panels. The entrances are architecturally enhanced with metal awnings and exterior wall offsets to meet the City's architectural requirements. The development contains roll up doors that shall be required to be screened with landscaping from Eubanks Lane.

As presented, the site plan is in general 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. A replat for the site has been applied for and is on the consent agenda.

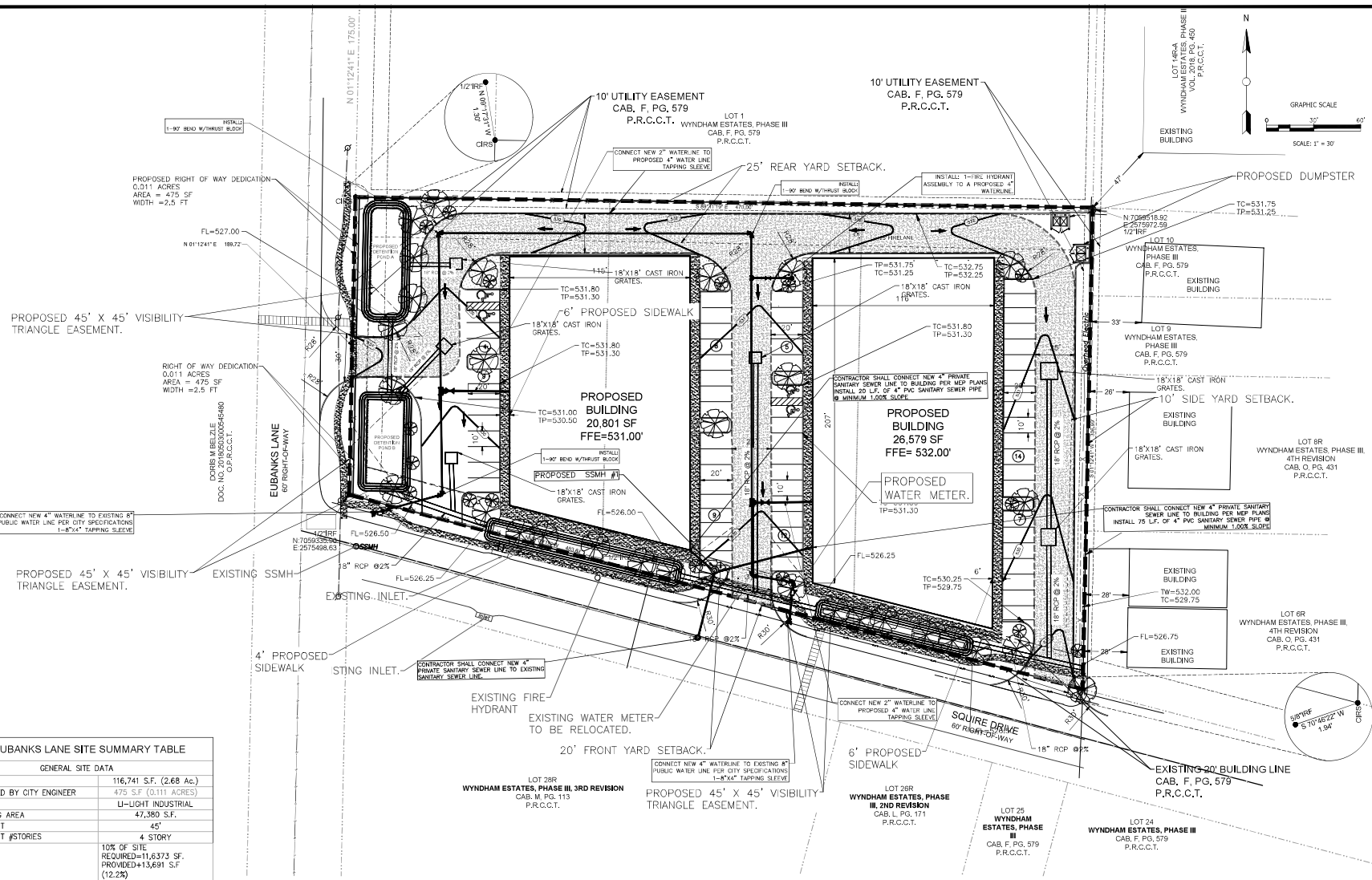
The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.



FILE: SITE PLAN.DWG

PLOTTER: 1/1/2023 12:29:13 PM

| 3503 EUBANKS LANE SITE SUMMARY TABLE                         |   |
|--|---|
| GENERAL SITE DATA  |   |
| LOT AREA   | 116,741 S.F. (2.68 Ac.)   |
| AREA DEDICATED BY CITY ENGINEER                              | 475 S.F. (0.111 ACRES)  |
| ZONING   | U-LIGHT INDUSTRIAL  |
| TOTAL BUILDING AREA  | 47,380 S.F.   |
| BUILDING HEIGHT #STORIES                                     | 45'   |
| LANDSCAPE  | 10% OF SITE<br>REQUIRED=11,637.3 SF.<br>PROVIDED=13,691 S.F.<br>(12.2%) |
| PARKING  |   |
| PARKING REQUIRED (1 SPC PER 750 BLDG S.F.) 47,380 S.F. / 750 | 63 SPACES (20X10)   |
| HANDICAP (1 SPC PER 25 PARKING SPACES) 63 / 25 = 2.52        | 4 SPACES  |
| TOTAL PARKING PROVIDED                                       | 68 SPACES   |
| LOCATION OF SERVICE & LOADING AREAS                          | NOT VISIBLE FROM PUBLIC STREET  |
| PARKING PLACEMENT  | BUILDING WITH NO MORE THAN ONE ROW PARKING IN FRONT                     |
| BUILDING PLACEMENT   | FRONT FACADE ORIENTED TO THE STREET                                     |
| ACCESS DRIVES  | COMBINED ACCESS POINTS WITH ADJACENT TRACTS                             |

VICINITY MAP  
NTS

| No. | Revision/Issue               | Date     |
|-----|------------------------------|----------|
| 1   | PRELIMINARY FOR CONSTRUCTION | 10/28/22 |
| 2   | PRELIMINARY FOR CONSTRUCTION | 10/31/22 |
| 3   | PRELIMINARY FOR CONSTRUCTION | 12/19/22 |
| 4   | PRELIMINARY FOR CONSTRUCTION | 1/12/23  |
| 5   | PRELIMINARY FOR CONSTRUCTION | 1/12/23  |

CLIENT ADDRESS

CONSTRUCTION PLANS  
10000 E. Square Dr.  
Suite 200  
Dallas, TX 75246  
CONTACT: MIA INVESTMENTS  
PH: 310-664-9810  
EMAIL: mia@miainvestments.com

ENGINEERING, INC.  
Civil Engineers  
9116 JOHN CAMPBELL HWY, SUITE 500  
TEL: (972) 715-0800 FAX: (972) 710-0111  
TXBPE No. F-0184

3503 EUBANKS LANE  
CONSTRUCTION PLANS  
CITY OF WYLLIE, COLLIN COUNTY, TX

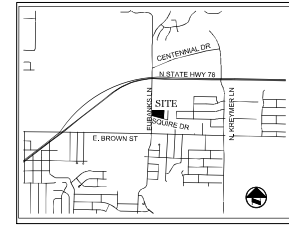
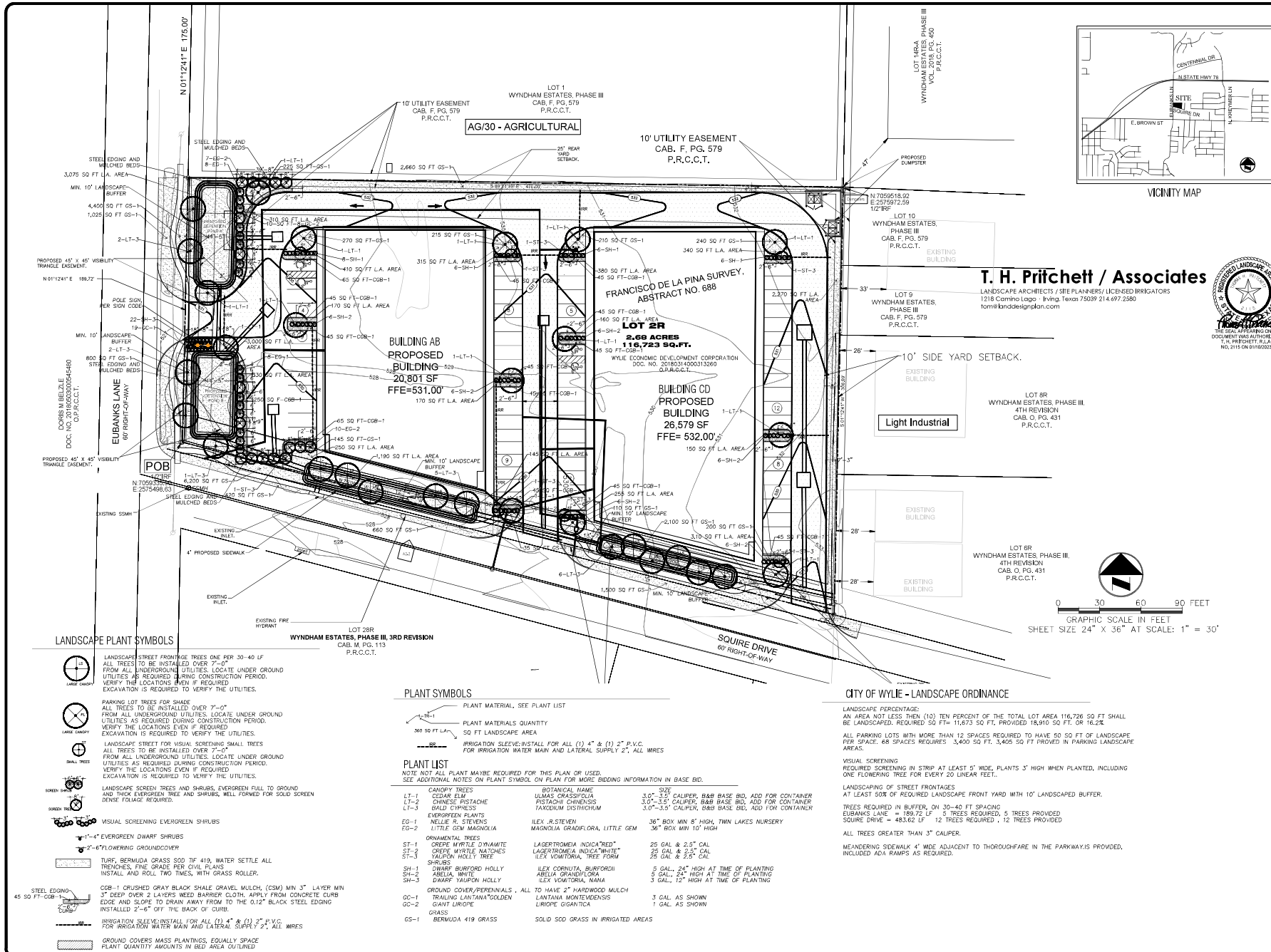
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DAVID H. RECHT, P.E. No. 91982  
Professional Engineer  
FOR RECORD, PERMITTING, OR CONSTRUCTION PURPOSES.

CHECKED BY  
DHR JOB NO. 2244

ISSUE DATE: 10/29/22

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**C-2.0**



**T. H. Pritchett / Associates**

LANDSCAPE ARCHITECTS / SITE PLANNERS / LICENSED IRRIGATORS  
1218 Camino Logo - Irving, Texas 75039 214.697.2580  
tpritchett@tpritchett.com



| No. | Revision/Issue | Date |
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CONSTRUCTION PLANS  
1001-1011 SQUIRE DRIVE  
SITE DEVELOPMENT PLANS  
CONTACT TALK INVESTMENTS  
PH. 314.694.3010  
FAX. 314.694.3010  
WWW.TALKINVESTMENTS.COM

**ENGINEERING, INC.**  
Civil Engineers  
5116 JOHN CORPUS DRIVE, SUITE 500  
TEL. (817) 717-0101 FAX (817) 717-0111  
TPE No. F-6104

1001-1011 SQUIRE DRIVE  
SITE DEVELOPMENT PLANS  
CITY OF WYLLIE, ROCKWALL COUNTY, TX  
LANDSCAPE PLAN

CHECKED BY  
DHR JOB No.  
ISSUE DATE: 01.10.2023  
SHEET  
LP - 1



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6440 N. Central Expy, Suite 715  
Dallas, Texas 75206  
c. 214.394-8174  
juris@larch.com

**Warehouse Development - Scheme 11**  
Eubanks Drive at Squire Lane  
Wiley, Texas

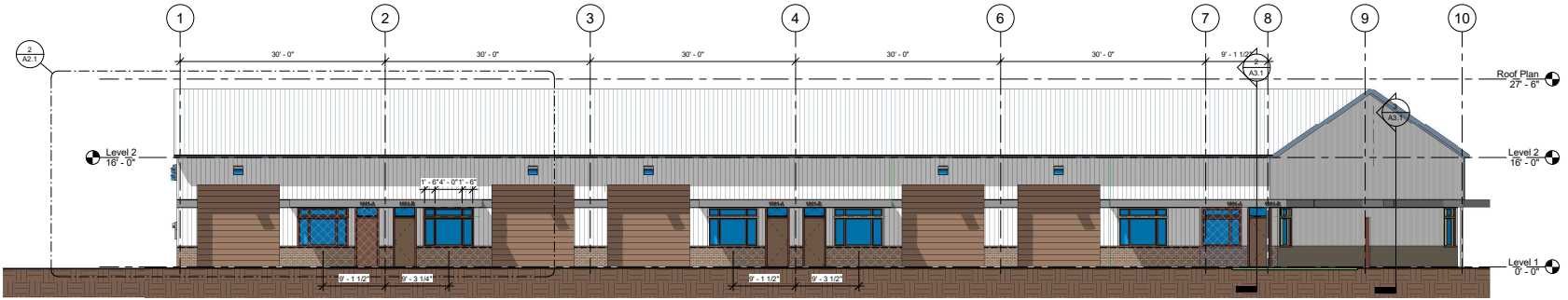
Revision

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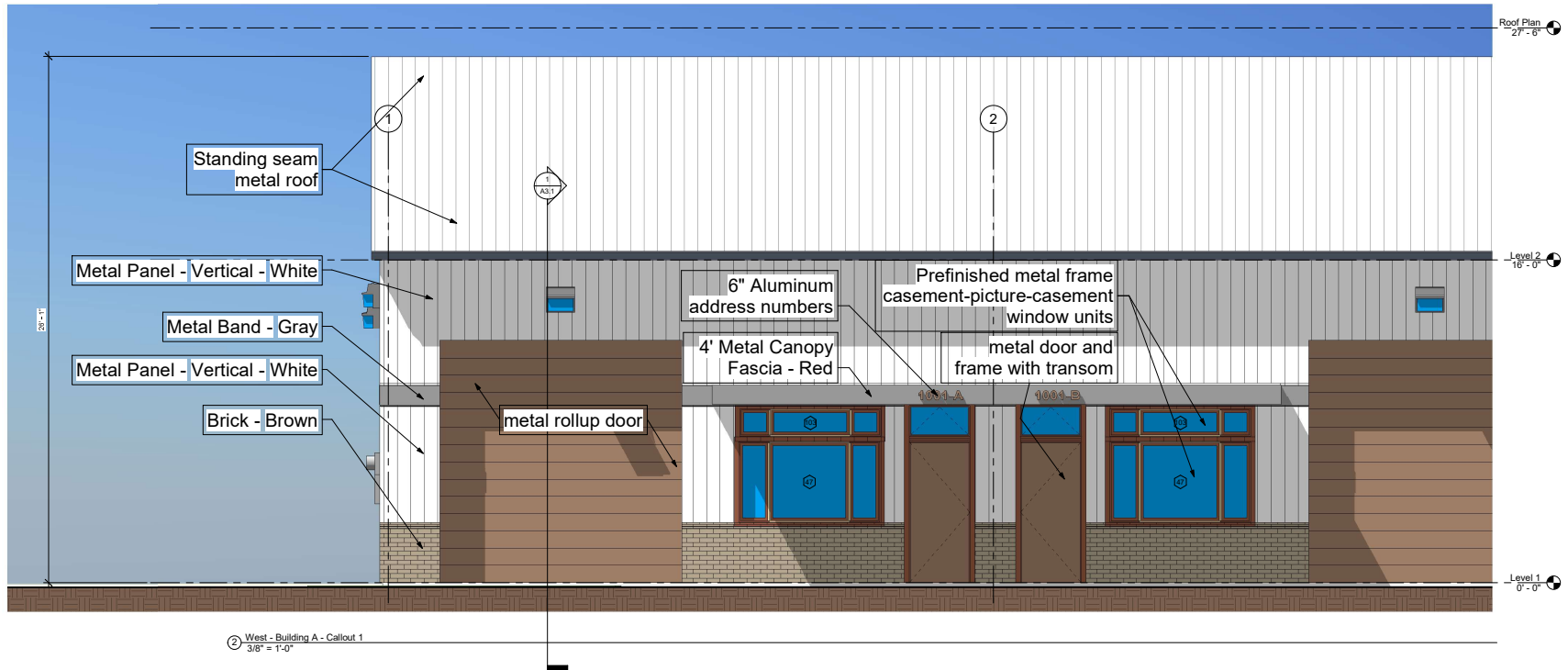
Exterior Elevations

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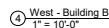
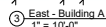
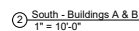
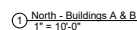
① West - Building A  
1/8" = 1'-0"

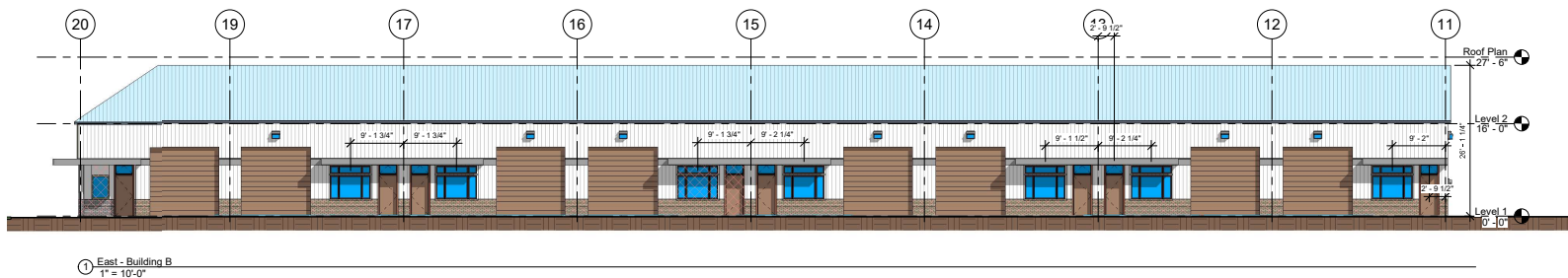


② West - Building A - Callout 1  
3/8" = 1'-0"

[illegible]

## A2.2





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# Warehouse Development - Scheme 11

Eubanks Drive at Squire Lane  
Wiley, Texas

## Revision

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Exterior  
Elevations

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Warehouse Development - Scheme 11  
Eubanks Drive at Squire Lane  
Wiley, Texas

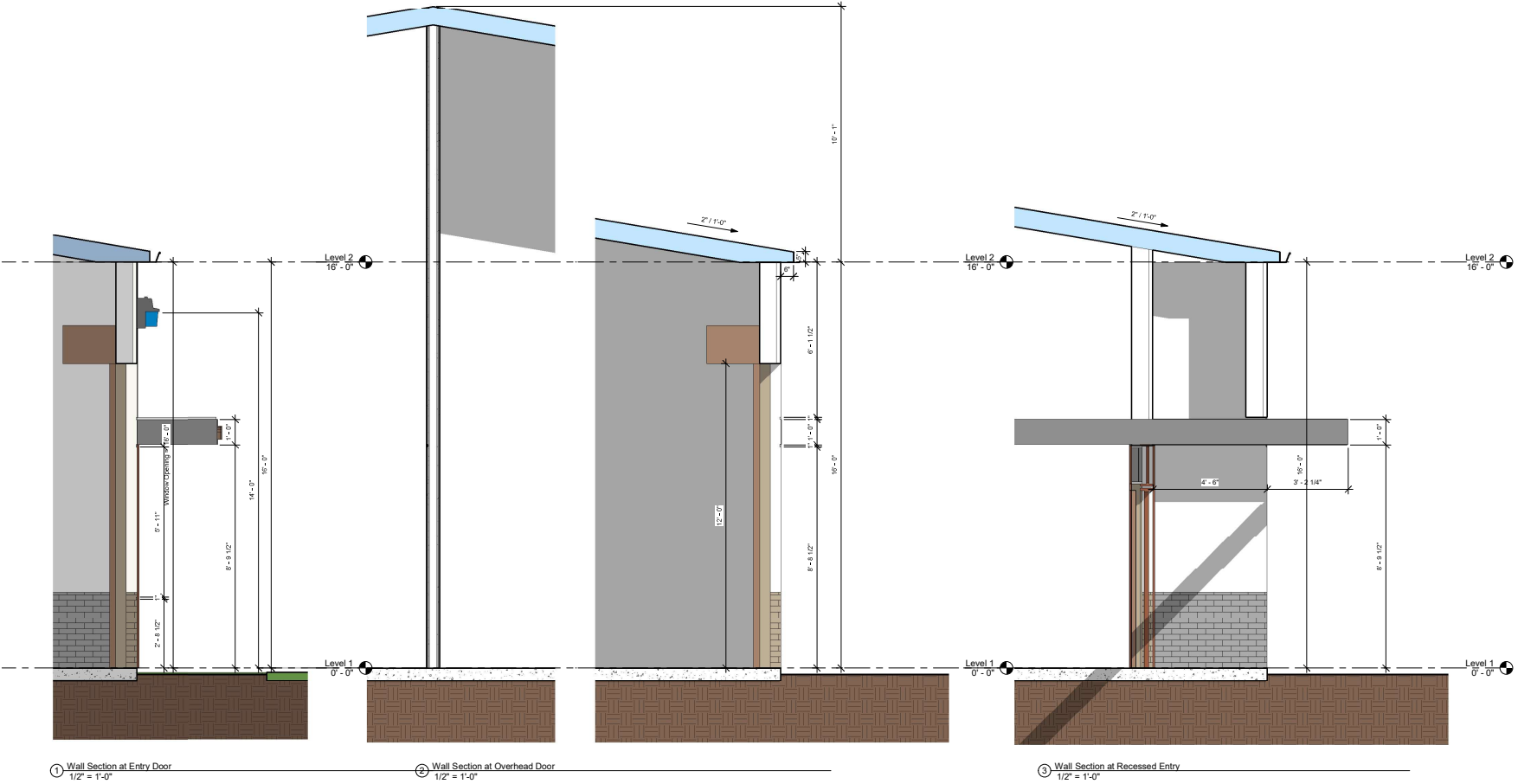
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Wall Sections

A3.1

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juris@larch.com

# Warehouse Development - Scheme 11

Eubanks Drive at Squire Lane  
Wiley, Texas

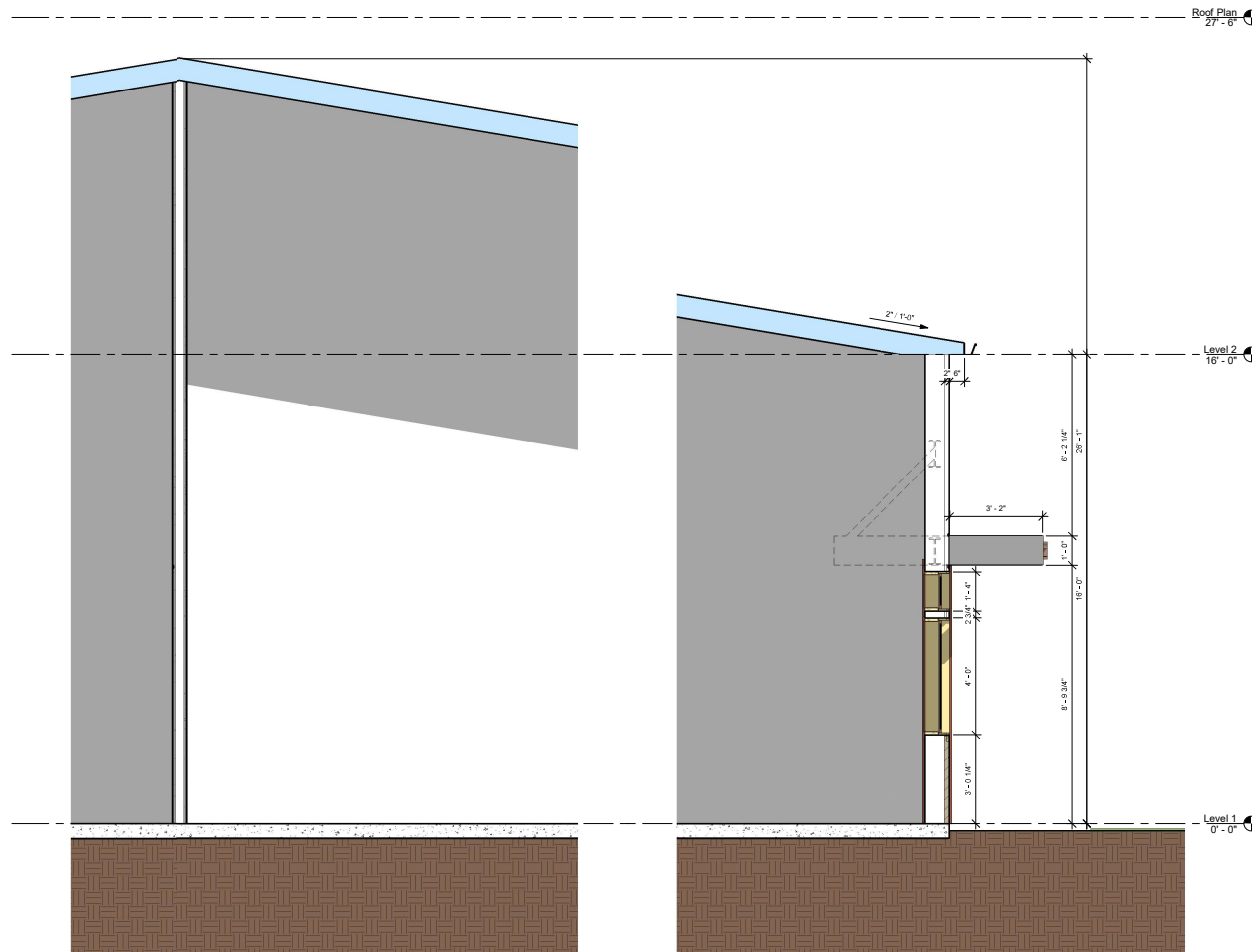
## Revision

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## Wall Sections

A3.2

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① Wall Section at Window  
1/2" = 1'-0"



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 2

### Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (PD-SUP) on 0.917 acres located at 2505 FM 1378 (ZC 2022-17).

### Recommendation

Motion to recommend **denial** as presented.

### Discussion

**OWNER: Newzad Brifki**

**APPLICANT: Newzad Brifki**

The applicant is requesting to rezone 0.917 acres located at 2505 FM 1378. The current zoning is Commercial Corridor (CC) and the requested rezoning is Commercial Corridor - Special Use Permit (CC-SUP) to allow for an office use within a residential structure.

The property is currently zoned Commercial Corridor by Ordinance 2019-07. City Council approved the zoning change from Agricultural in February 2019. The request for the change in zoning was submitted by a previous property owner with a plan to develop a one story retail building. However, per the Zoning Ordinance requirements, a new change of zoning request is required as the new proposal is not consistent with the approved zoning exhibit. The approved zoning exhibit is included for reference.

The applicant is proposing to use an existing residential structure as an office use with the addition of a driveway and seven parking stalls.

The Special Use Permit conditions modify the Commercial Corridor design requirements to allow for the existing residential structure and exterior of brick and wood paneling. No additions or major alterations shall be allowed to the existing structure or the Special Use Permit shall null and void.

The properties adjacent to the subject property on the west and south are zoned Agricultural. The property to the north is zoned for commercial development.. The property to the east is located outside of the City limits and contains commercial development.

The subject property lies within the Local Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan, but the design is not.

Notices were sent to four property owners within 200 feet as required by state law. At the time of posting one response was received in favor and none in opposition of the request.



# Locator Map



ZONING CASE:  
ZC 2022-17; Brifki Business Center

 SUBJECT property



Date: 11/2/2022





## Brifki Business Center

## EXHIBIT "B"

## Conditions For Special Use Permit

## I. PURPOSE:

The purpose of this Special Use Permit is to allow for an existing residential structured to be converted into a commercial multi-service office.

## II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4, Section 4.1 of the Comprehensive Zoning Ordinance (adopted as of April 2021), except as specifically provided herein.
2. The design and development of the Brifki Business Center development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).

## III. SPECIAL CONDITIONS:

1. Design criteria of the Commercial Corridor Architectural Design Requirements of the Zoning Ordinance (adopted as of April 2021) shall be modified to allow for the existing residential structure's material and design comprised of brick and wood paneling to comply with the design standards for the proposed commercial office development.
2. No additions or major alterations shall be allowed to the existing structure or the SUP shall be null and void.
3. The Zoning Exhibit (Exhibit C) shall serve as the Site Plan for the development. Approval of the SUP shall act as site plan approval.



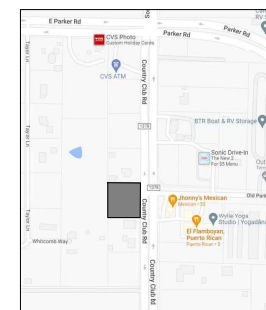
**OWNER**  
NEWZAD BRIFIKI  
2505 FM 1378  
WYLIE, TX 75098  
218.329.0145  
newzadbrifki.kw.com

**ARCHITECT**  
KERMIT ARCHITECTURE  
909 SKILLMAN STREET  
#182-A BOX 130  
DALLAS TEXAS, 75243  
469.261.8972  
wbateman@kermitarch.com

### SITE DATA TABLE

|                                  |                                |
|----------------------------------|--------------------------------|
| ZONING                           | (CC) COMMERCIAL CORRIDOR       |
| PROPOSED USE                     | COMMERCIAL – OFFICE            |
| TOTAL LOT AREA                   | 1,000 ACRES                    |
| MAX. ALLOWABLE LOT COVERAGE      | 50%                            |
| PROPOSED LOT COVERAGE            | EXISTING TO REMAIN             |
| MIN. LANDSCAPING                 | 20%                            |
| FRONT SETBACK                    | 25'-0"                         |
| SIDE SETBACK                     | 10' SIDE +10'<br>LANDSCAPE=20' |
| REAR SETBACK                     | 10' SIDE +10'<br>LANDSCAPE=20' |
| MIN. PARKING REQUIRED (1/400 SF) | 3                              |
| MAX. PARKING (125% OF REQ)       | 7                              |
| TOTAL PARKING PROVIDED           | 11                             |
| ADA PARKING                      | 1                              |

## VICINITY MAP



2505 COUNTRY CLUB RD  
WYLIE, TX

LEGEND

PROPERTY LINE  
EASEMENT/SETBACK  
FENCE  
NEW SIDEWALK

PROJECT TITLE  
BRIFKI  
BUSINESS CENTER

2505 FM 1378  
WYLLIE, TX 75098

COMMISSION NO. 22001

COMMISSION NO. 22001

ISSUE DATE 10/21/2011

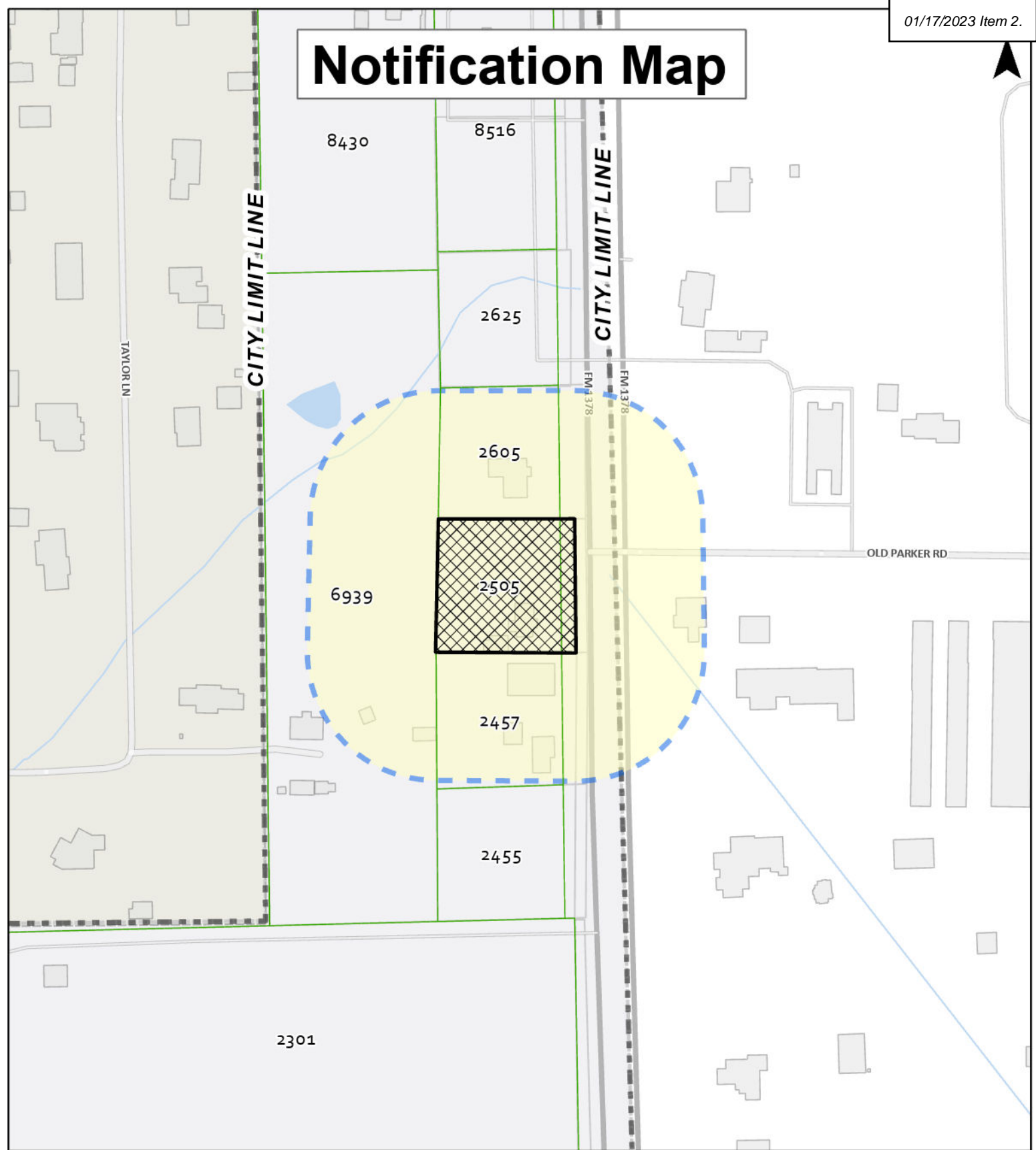
SHEET TITLE

# SITE PLAN

SHEET NO.

## A0.1

# Notification Map



ZONING CASE:  
ZC 2022-17; Brifki Business Center

 SUBJECT property  200 foot Notification Buffer

0 100 200 400 600 800 Feet



Date: 11/2/2022



**PUBLIC COMMENT FORM***(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 #2022-17.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2022-17.

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, January 17, 2023 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of

City Council meeting:

Tuesday, February 14, 2023 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Newzod Brifki  
 (please print)

Address: 2505 FM 1378  
Wylie, TX 75098

Signature: Nawal Brifki

Date: 01/03/2023

**COMMENTS:**


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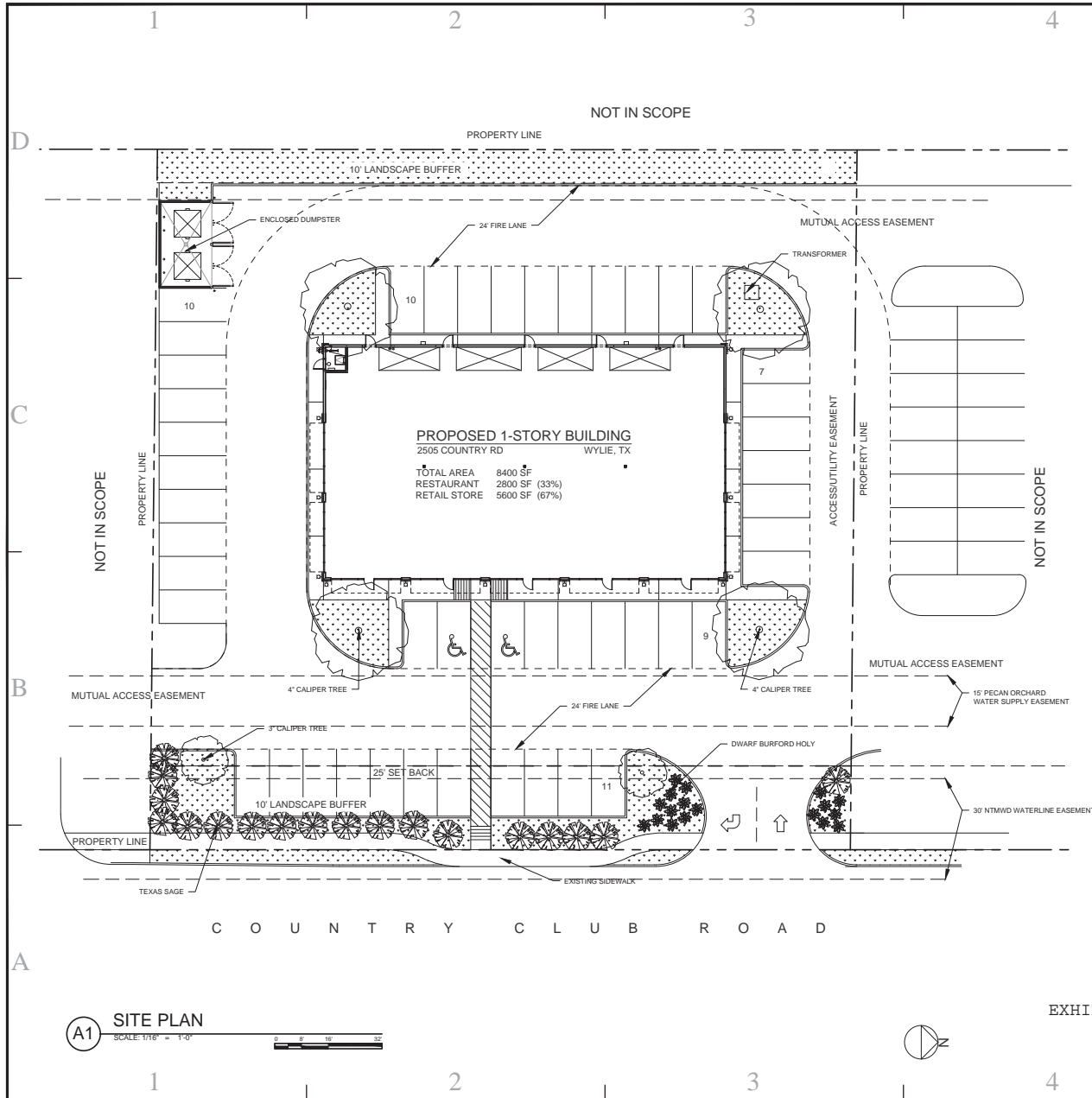
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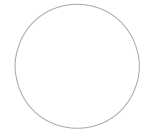
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**PROJECT DATA**

|                                      |            |                     |
|--------------------------------------|------------|---------------------|
| ZONING                               | AG/30      | CURRENT             |
| PROPOSED USE                         | CR         | PROPOSED            |
| LOT AREA                             | 1.0 ACRE   | RETAIL / RESTAURANT |
| MAX. BUILDING HT                     | 36'        |                     |
| FRONT SET BACK                       | 25'        |                     |
| REAR/SIDE SET BACK                   | 10'        |                     |
| LANDSCAPE BUFFER                     | 10' TO SF  |                     |
|                                      | 5' TO MF   |                     |
| PARKING REQUIRED                     | RESTAURANT | 28                  |
|                                      | RETAIL     | 14                  |
|                                      | TOTAL      | 42                  |
| PARKING PROVIDED                     |            | 48                  |
| 20 SPACES (42%) IN FRONT OF BUILDING |            |                     |
| PROPOSED BUILDING                    | 8400 SF    |                     |
| FLOOR AREA RATIO                     | 19.3%      |                     |

**CONSULTANTS**



**RETAILS AT**  
2505 COUNTRY CLUB RD  
WYLIE, TX

|          |        |
|----------|--------|
| 11/28/18 | REVIEW |
| 12/12/18 | REVIEW |

**MARK DATE DESCRIPTION**

|             |  |
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| PROJECT NO: |  |
| MODEL FILE: |  |
| DRAWN BY:   |  |
| COPYRIGHT:  |  |

**SHEET TITLE**

CONCEPT PLAN  
PRELIMINARY ONLY

**A-0.1**

SHEET #LayNo 1 OF 1

