

# Wylie Planning and Zoning Commission Regular Meeting

May 03, 2022 – 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 April 19, 2022 Minutes
- B. Consider, and act upon, a recommendation to City Council regarding a Final Plat for Woodbridge Townhomes Tract A-3 Phase 2, establishing 104 residential lots and three open space lots on 13.125 acres, generally located on the southwest corner of Hooper Road and Hensley Lane.
- C. Consider, and act upon, a recommendation to City Council regarding a Final Plat for Woodbridge Townhomes Tract A-4 Phase 2, establishing 60 residential lots and two open space lots on 5.868 acres, generally located on the southwest corner of Hooper Road and Hensley Lane.
- D. Consider, and act upon, a recommendation to City Council regarding a Final Plat for Woodbridge Townhomes Tract A-4 Phase 3, establishing 75 residential lots on 6.171 acres, generally located on the southwest corner of Hooper Road and Hensley Lane.

## ADJOURNMENT

## CERTIFICATION

I certify that this Notice of Meeting was posted on April 29, 2022 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 April 19, 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

April 19, 2022 – 6:00 PM

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



### CALL TO ORDER

Planning Manager Jasen Haskins called the meeting to order at 6:00pm and announced a quorum.

A nomination was made by Commissioner Butler, seconded by Commissioner Jim Byrne to nominate Commissioner Taylor Newsom as Chair. A vote was taken and carried 4 – 0.

Those present: Chair Taylor Newsom, Commissioner Jim Byrne, Commissioner Joshua Butler, and Commissioner Jacques Lorraine. Those absent: Chair Cory Plunk, Vice Chair Bryan Rogers and Commissioner Dan Norris.

Staff present: Planning Manager Jasen Haskins, Project Engineering Manager Jenneen Elkhaliid, Senior Planner Kevin Molina, and Administrative Assistant Mary Bradley.

### INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Lorraine gave the Invocation and Commissioner Butler led the Pledge of Allegiance.

### COMMENTS ON NON-AGENDA ITEMS

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

No one came forward to address the Commissioners.

### 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 April 5, 2022 Regular Meeting Minutes
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat being a Replat for Sanden Addition, establishing three light industrial lots on 90.309 acres. Property located at 601 Sanden Boulevard.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat being an Amended Plat for Woodlake Village Addition, establishing one commercial lot on 17.691 generally located at 2050 N State Highway 78.
- D. Consider, and act upon a recommendation to City Council regarding a Final Plat for Wyndham Ridge, establishing 119 residential lots and three open space lots on 23.527 acres in the City of Wylie Extra Territorial Jurisdiction, generally located on Sachse Road approximately 900' southwest of Pleasant Valley Road.

### Commissioners Action

Chair Newsom requested Consent Agenda Item B to be pulled. A motion was made by Commissioner Lorraine, and seconded by Commissioner Byrne to approve Consent Agenda Items A, C and D as presented. A vote was taken and carried 4 – 0.

## **REGULAR AGENDA**

- B. Consider, and act upon a recommendation to City Council regarding a Final Plat being a Replat for Sanden Addition, establishing three light industrial lots on 90.309 acres. Property located at 601 Sanden Boulevard.

### Staff Presentation

Senior Planner Molina addressed the Commissioners stating that the applicant is proposing to subdivide the property into three lots. The property totals 90.309 acres and is located at 601 Sanden Boulevard.

The purpose of the replat is to allow for the individual marketing of Lot 2. Lots 1R and Lot 3 currently developed for Sanden International Manufacturing Company. However, the replat identifies Flood Zone A on the southwest corner of Lot 3.

### Commissioner Discussion

Chair Newsom questioned the traffic and if Sanden is planned to be widened at the intersection of State Highway 78 and Sanden Boulevard. Engineering Project Manager Elkhaid addressed the Commissioners stating that the Thoroughfare Plan proposes Old Alanis to intersect with Hensley at State Highway 78 creating a four-lane corridor with a 100-foot right-of-way.

### Commissioners Action

A motion was made by Commissioner Lorraine, seconded by Commissioner Butler, to recommend approval for Item B as submitted. A vote was taken and carried 4 – 0.

1. Consider, and act upon, an amendment to Walmart Site Plan, a Grocery Store Use on 17.691 acres, property located at 2050 N State Highway 78, being Lot 1R-6R1, Block C of Woodlake Village Addition. Jim parking spaces enough. Yes. Taylor upgrades only for pick up. Applicant Carolyn Kimley-Horn, order online 30 spaces for online pick up, no canopy, pull up parking spaces. Signs. No access change, drive around building,

### Staff Presentation

Senior Planner Molina addressed the Commissioners stating that the applicant is proposing to develop a 4,644 square feet addition to the existing Walmart grocery store located at 2050 N State Highway 78. The purpose of the addition is to facilitate the online ordering and pick-up of products.

The addition is located on the northeast corner of the existing structure. The amended site plan shows the new fire lane and access configuration. The proposed amendment requires the site to provide 688 parking spaces at a ratio of one space for every 300 square feet of building area. The proposed plan provides 734 parking spaces with 19 being ADA accessible.

### Commissioners Discussion

The Commissioners questioned parking design. Applicant Carolyn Koch, Engineer with Kimley-Horn, representative for the applicant addressed the Commissioners, stating that the expansion will include 30 designated parking spaces for online pick-up, with no canopies. The access drives will not change, the expansion will be around the back of the building.

### Commissioners Action

A motion was made by Commissioner Byrne, seconded by Commissioner Lorraine, to approve Item 1 as submitted. A vote was taken and carried 4 – 0.

2. Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from PD-SF-ED to PD-ED to allow for an Accessory Dwelling Unit, property located at 801 Lake Ranch Ln (ZC 2022-09).

#### Staff Presentation

Planning Manager Haskins addressed the Commissioners stating that the applicant is requesting an amendment to Planned Development Ordinance 2018-09, to allow the construction and occupation of a new 4,000 square foot single family home while maintaining the existing structure that currently serves as the home for the property.

In 2018 the applicant applied and was approved for Planned Development Ordinance 2018-09 to allow for the construction of a 4,000 square foot log cabin style home. At that time the ordinance allowed a log cabin style home. The applicant is now changing the design of the home, and desires to keep the existing 2,100 square foot home after completion of the new larger home. Having two habitable structures on the same lot requires a Planned Development.

Seven notifications were mailed to surrounding property owners. No Comment Forms were received in favor or in opposition of the request.

#### Commissioners Discussion

The applicant Ms. Kelli Hohenstein gave a short presentation, stating that the purpose of the additional structure is for a game room or pool house. The new home will be approximately seven to eight feet from the existing structure with an in-ground pool separating the two.

#### Public Comments

Chair Newsom opened the Public Hearing for Item 2 at 6:19pm. With no one approaching the Commissioners, Chair Newsom closed the Public Hearing for Item 2.

#### Commissioners Action

A motion was made by Commissioner Lorraine, seconded by Commissioner Byrne to recommend approval for Item 2 as submitted. A vote was taken and carried 4 – 0.

Staff stated that the next meeting will be May 3, 2022.

#### **ADJOURNMENT**

A motion was made by Commissioner Butler, seconded by Commissioner Lorraine to adjourn the meeting at 6:20pm. A vote was taken and carried 4 – 0.

\_\_\_\_\_  
**Taylor Newsom, Chair**

**ATTEST:**

\_\_\_\_\_  
**Mary Bradley, Administrative Assistant II**



# 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 Woodbridge Townhomes Tract A-3 Phase 2, establishing 104 residential lots and three open space lots on 13.125 acres, generally located on the southwest corner of Hooper Road and Hensley Lane.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Woodbridge Townhomes I LTD**

**APPLICANT: Johnson Volk Consulting**

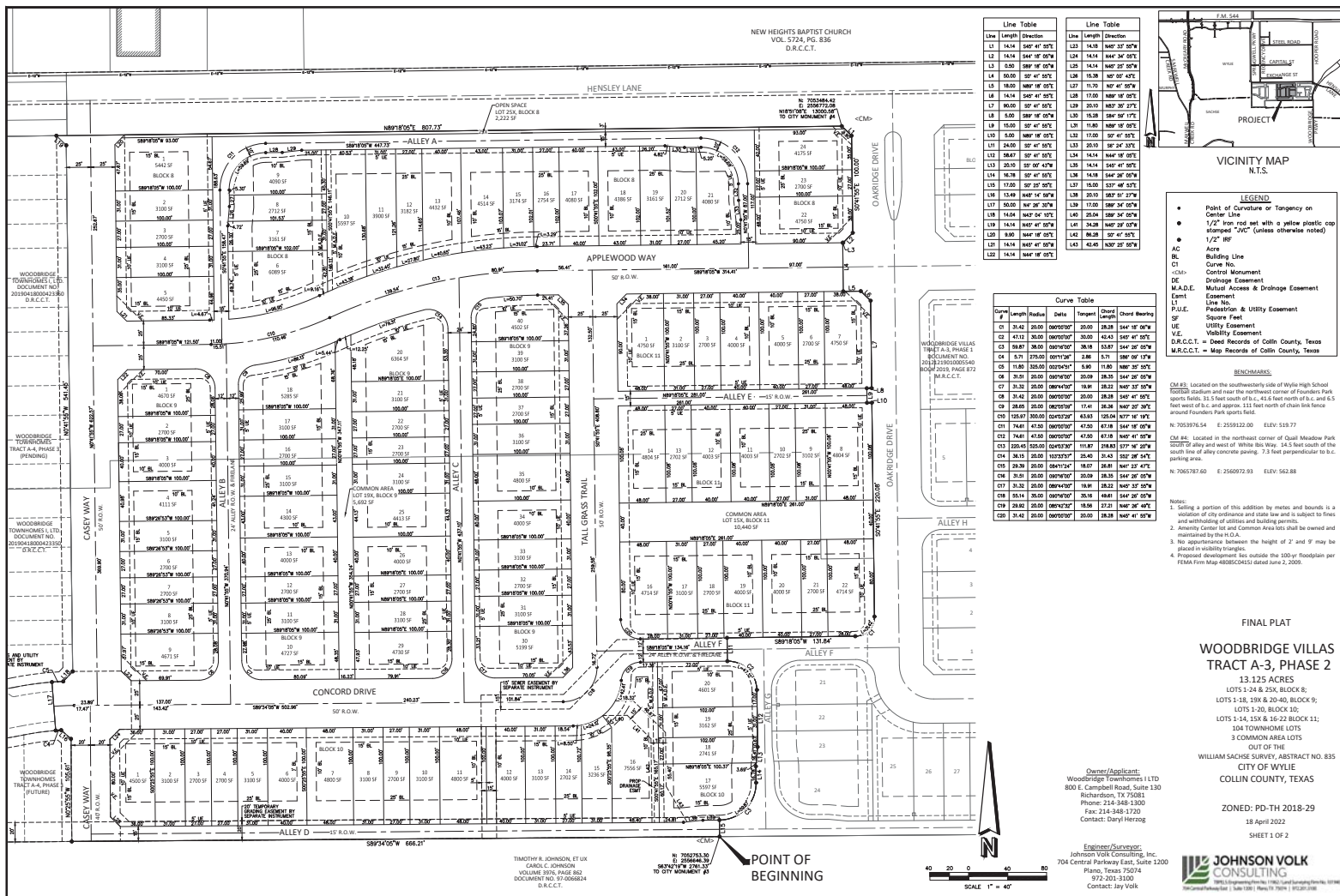
The applicant has submitted a final plat creating 104 single family attached lots and three open space lots on 13.125 acres generally located on the southwest corner of Hooper Road and Hensley Lane.

The preliminary plat for this development was approved in August of 2017. A modification was made from the preliminary plat where an open space lot adjacent to Applewood Way was removed. Reasons for the removal of the open space lot were to allow for all residential lots to have street frontage and due to the open space lot not serving as a functional community space. The street, Casey Court, has also been revised to Casey Way and is no longer a cul-de-sac. This change was made due to Casey Court connecting to the Manors at Woodbridge development south of the subject property to allow a second entrance to the Manors subdivision..

The subdivision is part of Planned Development 2018-19 and allows for an attached single-family development. The P&Z Agenda contains two additional Final Plats being Woodbridge Townhomes Tract A-4 Phase 2 and Phase 3.

The plat meets the requirements of the Subdivision Regulations, including engineering review and fire code (by providing fire sprinklers within each residential home). All open space lots shall be dedicated and maintained by the HOA.

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.









# Wylie Planning & Zoning Commission

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## AGENDA REPORT

Department: Planning

Item Number: C

Prepared By: Kevin Molina

### Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Woodbridge Townhomes Tract A-4 Phase 2, establishing 60 residential lots and two open space lots on 5.868 acres, generally located on the southwest corner of Hooper Road and Hensley Lane.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Woodbridge Townhomes I LTD**

**APPLICANT: Johnson Volk Consulting**

The applicant has submitted a final plat to create 60 single family attached lots and two open space lots on 5.868 acres generally located on the southwest corner of Hooper Road and Hensley Lane. The preliminary plat for this development was approved in August of 2017.

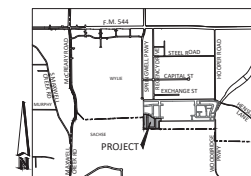
The proposed subdivision is part of Planned Development 2018-19 and allows for an attached single family development. The P&Z Agenda contains two additional Final Plats being Woodbridge Townhomes Tract A-3 Phase 2 and Woodbridge Townhomes Tract A-4 Phase 3.

The plat meets the requirements of the Subdivision Regulations, including engineering review and fire code (by providing fire sprinklers within each residential home). All open space lots shall be dedicated and maintained by the HOA.

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.

Line	Length	Direction
L1	13.54	S37°49'00"E
L2	50.01	S74°58'00"E
L3	13.43	N07°58'40"E
L4	18.53	S37°54'10"E
L5	80.00	S88°34'40"E
L6	14.28	N48°18'00"E
L7	37.73	S44°43'20"E
L8	70.04	S88°37'00"E
L9	14.25	N44°58'11"W
L10	14.03	S40°01'27"W
L11	10.50	N07°34'24"E

Curve #	Length	Radius	Delta	Chord	Bearing
C1	38.78	265.00	089°52'48"	38.78	S87°30'04"E
C2	5.89	100.00	000°00'00"	5.89	S37°58'00"W
C3	1.53	265.00	000°00'00"	1.53	N17°50'51"E
C4	81.86	265.00	089°52'48"	81.86	S87°46'51"E
C5	145.79	265.00	077°22'34"	144.48	S87°21'17"E
C6	8.43	175.00	000°00'00"	8.43	S87°24'30"E
C7	0.24	125.00	000°00'00"	0.24	N01°30'33"E
C8	11.71	265.00	002°11'07"	11.71	S88°18'57"E
C9	58.79	265.00	014°14'57"	58.56	S88°41'10"W
C10	54.42	265.00	089°52'37"	48.03	S48°38'37"E
C11	55.53	265.00	089°54'23"	48.88	S48°52'23"E
C12	4.77	100.00	000°00'00"	4.77	S87°38'47"W

VICINITY MAP  
N.T.S.

Symbol	Legend
•	Point of Curvature or Tangency on Center Line
•	1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
•	1/2" Iron
•	Acres
•	Building Line
•	Curve No.
•	Control Monument
•	Drainage Easement
•	M.A.D.E. Mutual Access & Drainage Easement
•	Cont. Easement
•	Line No.
•	Postulation & Utility Easement
•	Square Feet
•	Utility Easement
•	Visibility Easement
•	V.E.
•	D.R.C.C.T. = Deed Records of Collin County, Texas
•	M.R.C.C.T. = Map Records of Collin County, Texas

## BENCHMARKS

BM #1: Located on the southwestern side of Wylie High School football stadium and near the northeast corner of Founders Park sports fields. 31.3 feet south of b.c., 41.6 feet north of b.c. and 6.5 feet west of b.c. and approx. 211 feet north of chain line fence around Founders Park sports field.

N: 705376.54 E: 750932.00 ELEV: 538.77

BM #2: Located in the northeast corner of Quail Meadows Park south of alley and west of White Iris Way. 14.5 feet south of the south line of alley concrete paving. 7.3 feet perpendicular to b.c. parking area.

N: 705787.60 E: 750697.93 ELEV: 552.88

## NOTES

- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
- Annuity Center lot and Common Area lots shall be owned and maintained by the H.O.A.
- No support structure between the height of 2' and 8' may be placed in visibility triangles.
- Proposed development lies outside the 100-year floodplain per FEMA Form Map 4805C(0415) dated June 2, 2009.

## FINAL PLAT

WOODBRIDGE TOWNHOMES  
TRACT A-4, PHASE 2  
5.868 ACRES

LOTS 1-18 & 20-35, BLOCK 3;  
LOTS 1X, 2-27, 28X, BLOCK 4  
60 TOWNHOME LOTS  
2 COMMON AREA LOTS  
OUT OF THE  
WILLIAM SACHSE SURVEY, ABSTRACT NO. 835  
CITY OF WYLIE  
COLLIN COUNTY, TEXAS

ZONED: PD-TH 2018-29

18 April 2022

SHEET 1 OF 2

Owner/Applicant:  
Woodbridge Townhomes I, LTD  
800 E. Campbell Road, Suite 130  
Richardson, TX 75081  
Phone: 214-348-1300  
Fax: 214-348-1720  
Contact: Darryl Herroig

Engineer/Surveyor:  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite 1200  
Plano, Texas 75074  
972-201-3100  
Contact: Jay Volk







# Wylie Planning & Zoning Commission

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## AGENDA REPORT

Department: Planning

Item Number: D

Prepared By: Kevin Molina

### Subject

Consider, and act upon, a recommendation to City Council regarding a Final Plat for Woodbridge Townhomes Tract A-4 Phase 3, establishing 75 residential lots on 6.171 acres, generally located on the southwest corner of Hooper Road and Hensley Lane.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Woodbridge Townhomes I LTD**

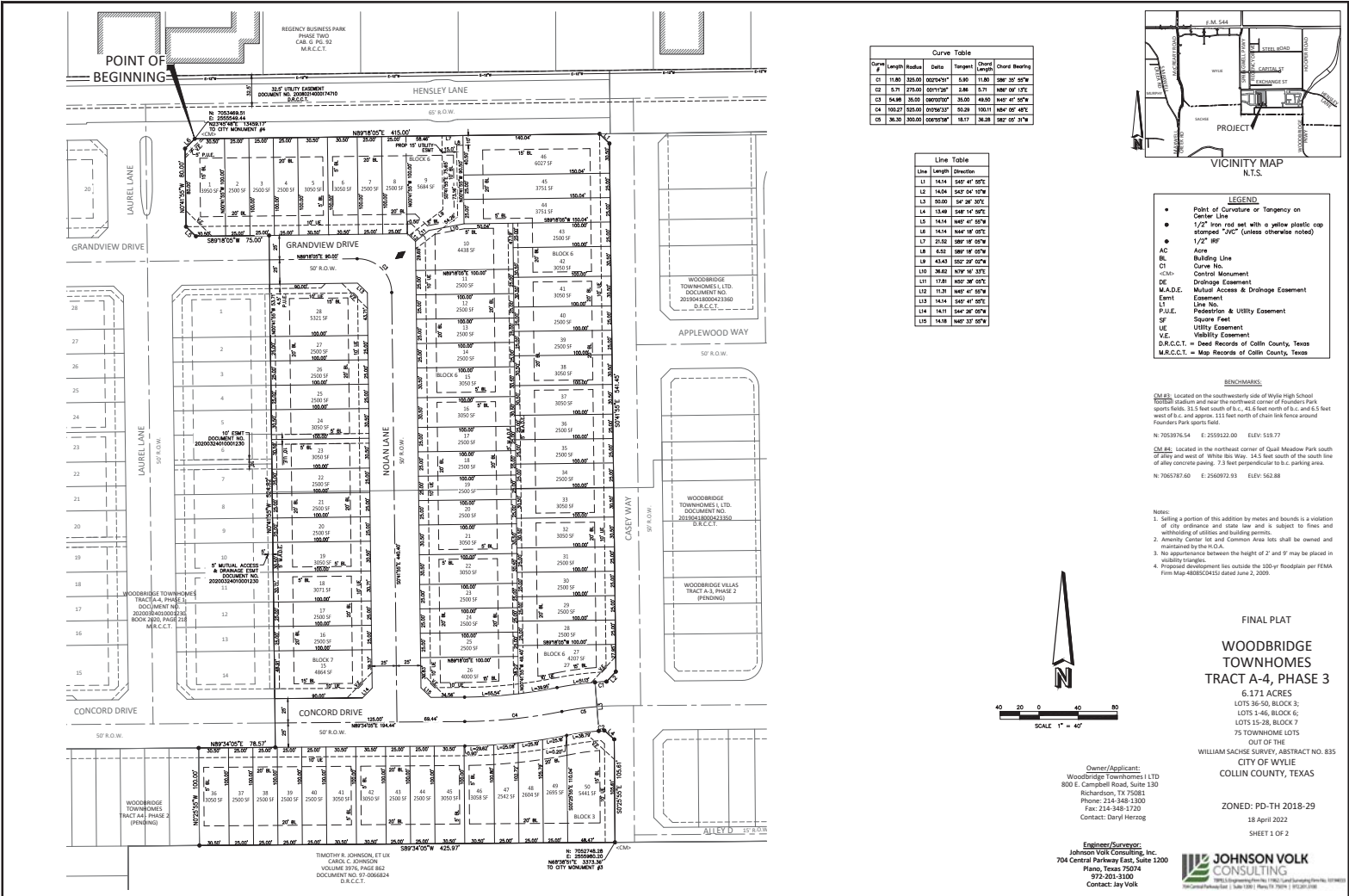
**APPLICANT: Johnson Volk Consulting**

The applicant has submitted a final plat to create 75 single family attached lots on 6.171 acres generally located on the southwest corner of Hooper Road and Hensley Lane. The preliminary plat for this development was approved in August of 2017.

The proposed subdivision is part of Planned Development 2018-19 and allows for an attached single-family development. The P&Z Agenda contains two additional Final Plats being Woodbridge Townhomes Tract A-3 Phase 2 and Woodbridge Townhomes Tract A-4 Phase 2.

The plat meets the requirements of the Subdivision Regulations, including engineering review and fire code (by providing fire sprinklers within each residential home).

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.





**LEGAL DESCRIPTION**  
**WOODBIDGE TOWNHOMES, TRACT A-4, PHASE 3**  
**6.171 ACRES**

Being a tract of land situated in the WILLIAM SACHSE SURVEY, ABSTRACT NO. 835, City of Wylie, Collin County, Texas and being part of those tracts of land described in Deed to Woodbridge Townhomes I, Ltd., as recorded in Document Nos. 20190418000423350 and 20190418000423360, Deed Records, Collin County, Texas and being more particularly described as follows:

**BEGINNING** at a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found at the intersection of the south line of Hensley Lane, a 60 foot right-of-way, with the east line of Laurel Lane, an 80 foot right-of-way;

**THENCE** North 89 degrees 16 minutes 05 seconds East, with said south line, a distance of 415.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

**THENCE** South 45 degrees 41 minutes 55 seconds East, leaving said south line, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

**THENCE** South 00 degrees 41 minutes 55 seconds East, a distance of 541.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

**THENCE** South 43 degrees 04 minutes 10 seconds West, a distance of 14.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non-tangent curve to the left having a central angle of 02 degrees 04 minutes 50 seconds, a radius of 325.00 feet and a chord bearing and distance of South 86 degrees 35 minutes 50 seconds West, 11.80 feet;

**THENCE** Westerly, with said curve to the left, an arc distance of 11.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

**THENCE** South 04 degrees 26 minutes 30 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non-tangent curve to the right having a central angle of 01 degree 11 minutes 26 seconds, a radius of 275.00 feet and a chord bearing and distance of North 86 degrees 09 minutes 13 seconds East, 5.71 feet;

**THENCE** Easterly, with said curve to the right, an arc distance of 5.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

**THENCE** South 48 degrees 14 minutes 50 seconds East, 13.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

**THENCE** South 00 degrees 25 minutes 55 seconds East, a distance of 105.61 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the south line of the above mentioned Woodbridge Townhomes I, Ltd. tract recorded in Document No. 20190418000423350;

**THENCE** South 89 degrees 34 minutes 05 seconds West, with said south line, a distance of 425.97 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

**THENCE** North 00 degrees 25 minutes 55 seconds West, leaving said south line, a distance of 100.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the south line of WOODBRIDGE TOWNHOMES TRACT A-4, PHASE 1, an Addition to the City of Wylie, Collin County, Texas according to the Plat thereof recorded in Document No. 20200334010001230 (Book 2020, Page 216), Map Records, Collin County, Texas;

**THENCE** North 89 degrees 34 minutes 05 seconds East, with said south line, a distance of 78.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for the southeast corner of said Addition;

**THENCE** Northerly, with the east line of said Addition, the following five (5) courses and distances:

North 00 degrees 41 minutes 55 seconds West, a distance of 524.82 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

South 89 degrees 18 minutes 05 seconds West, a distance of 75.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

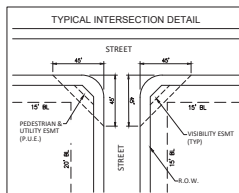
North 45 degrees 41 minutes 50 seconds West, a distance of 14.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

North 00 degrees 41 minutes 50 seconds West, a distance of 80.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

North 44 degrees 18 minutes 05 seconds East, a distance of 14.14 feet to the POINT OF BEGINNING and containing 6.171 acres of land, more or less.

**VISIBILITY, ACCESS AND MAINTENANCE EASEMENTS**

The area or areas shown on the plat as "VAM" (Visibility, Access and Maintenance) Easements are hereby given and granted to the City, its successors or assigns, as an easement to provide visibility, right of access for maintenance upon and across said VAM Easement. The City shall have the right but not the obligation to maintain any and all landscaping within the VAM Easement. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the VAM Easement at any time. The ultimate maintenance responsibility for the VAM Easement shall rest upon the owner. No building, fence, shrub, tree or other improvements or growths, which in any way may encroach or interfere with the visibility, shall be constructed in, on, over or across the VAM Easement. The City shall also have the right but not the obligation to add any landscape improvements to the VAM Easement, to erect any traffic control devices or signs on the VAM Easement and to remove any destruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the VAM Easement or any part thereof for the purposes and with all rights and privileges set forth herein.



**OWNER'S DEDICATION:**

**NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:**

THAT WOODBRIDGE TOWNHOMES I LTD, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the heretofore described property as WOODBRIDGE TOWNHOMES TRACT A-4, PHASE 3, an addition to the City of Wylie, 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 uses 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 or shown, except that landscape improvements may be placed in frontset easements. If approved by the City Council of the City of Wylie, in addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinated 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 city buildings, fences, trees, shrubs or other improvements or growths which may in any way encroach or interfere with the construction, maintenance, or efficiency of their respective easements in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

WOODBIDGE TOWNHOMES I LTD, a Texas Limited Partnership

By: HOC WOODBRIDGE, LLC, a Texas Limited Liability Company

Its: General Partner

By: \_\_\_\_\_  
Daryl F. Herzog, Member

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared \_\_\_\_\_, Owner's Agent, 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 \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

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

**SURVEYORS CERTIFICATE:**

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

RYAN S. REYNOLDS, R.P.L.S.  
Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Ryan S. Reynolds, Land Surveyor 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 \_\_\_\_\_, 20\_\_\_\_.

Notary Public in and for the State of Texas

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

**"RECOMMENDED FOR APPROVAL"**

Chairman, Planning & 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 first plat of the WOODBRIDGE TOWNHOMES TRACT A-4, PHASE 3 subdivision to the City of Wylie was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and the Council, by formal action, then and there accepted the dedication of the streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name on heretofore subscribed.

WITNESS MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

City Secretary  
City of Wylie, Texas

**BENCHMARKS**

CM 81: Located on the southwestern side of Wylie High School football stadium just West the northwest corner of Founders Park sports field, 31.5 feet south of S.C., 41.6 feet north of S.C. and 6.5 feet west of S.C. and approx. 111 feet north of chain link fence around Founders Park sports field.  
N: 7053975.54 E: 2559122.00 ELEV: 519.77  
CM 86: Located in the northeast corner of Quail Meadow Park south of alley and west of White Box Way, 14.5 feet south of the south line of alley concrete paving, 7.3 feet perpendicular to S.C. parking area.  
N: 7056787.60 E: 2560972.93 ELEV: 562.88

**Notes:**

1. Setting a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
2. Amenity Center lot and Common Area lots shall be owned and maintained by the P.O.A.
3. No appurtenance between the height of 2' and 9' may be placed in visibility triangles.
4. Proposed development lies outside the 100-yr floodplain per FEMA Firm Map 48050C034 issued June 2, 2009.

**FINAL PLAT**

**WOODBIDGE TOWNHOMES TRACT A-4, PHASE 3**

6.171 ACRES

LOTS 36-50, BLOCK 3;

LOTS 1-46, BLOCK 6;

LOTS 51-58, BLOCK 7;

75 TOWNHOME LOTS

OUT OF THE  
WILLIAM SACHSE SURVEY, ABSTRACT NO. 835

CITY OF WYLIE

COLLIN COUNTY, TEXAS

ZONED: PD-TH 2018-29

18 April 2022

SHEET 2 OF 2

Owner/Applicant:  
Woodbridge Townhomes I LTD  
800 E. Campbell Road, Suite 130  
Richardson, TX 75081  
Phone: 214-348-1300  
Fax: 214-348-1720  
Contact: Daryl Herzog

Engineer/Surveyor:  
Johnson Volk Consulting, Inc.  
704 Central Parkway East, Suite 1200  
Plano, Texas 75074  
972-201-3100  
Contact: Jay Volk

**JOHNSON VOLK CONSULTING**  
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