

# Wylie Planning and Zoning Commission Regular Meeting

May 06, 2025 – 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, approval of the meeting minutes from the April 15, 2025 Planning and Zoning Commission Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat creating Lots 1 and 2, Block A of Stinnett Place on 2.593 acres in the City of Wylie Extra Territorial Jurisdiction, property located at 1275 E FM 544.

## REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 1, Block A of Wylie Ranch East Commercial Park for the development of a restaurant with a drive-thru. Property located on 1.037 acres at 2201 N State Highway 78.
- 2. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor- Special Use Permit (CC-SUP) on 1.47 acres to allow for a Smoking Establishment. Property located at 2771 W FM 544 (ZC 2025-04).
- 3. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.47 acres to allow for a drone delivery service from Flytrex. Property located at 709 Cooper Drive (ZC 2025-05).

## WORK SESSION

## RECONVENE INTO REGULAR SESSION

## EXECUTIVE SESSION

## **RECONVENE INTO OPEN SESSION**

*Take any action as a result from Executive Session.*

## **ADJOURNMENT**

## **CERTIFICATION**

I certify that this Notice of Meeting was posted on May 2, 2025 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

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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: Gabby Fernandez

### Subject

Consider, and act upon, approval of the meeting minutes from the April 15, 2025, Planning and Zoning Commission meeting.

### Recommendation

Motion to approve Item as presented.

### Discussion

The minutes from the April 15, 2025, Planning and Zoning Commission meeting are attached for your consideration.

# Wylie Planning and Zoning Commission Regular Meeting

April 15, 2025 – 6:00 PM

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



## CALL TO ORDER

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

## INVOCATION & PLEDGE OF ALLEGIANCE

Vice-Chair Gouge gave the Invocation and Chair 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 persons were present wishing to address the Commission.

## CONSENT AGENDA

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

- A. **Consider, and act upon, approval of the meeting minutes from the April 1, 2025 Planning and Zoning Commission meeting.**
- B. **Consider, and act upon, a recommendation to City Council regarding a Final Plat creating Lots 1 and 2, Block A of Wagon Wheel Estates on 1.488 acres in the City of Wylie Extra Territorial Jurisdiction, property located at 121 Wagon Wheel Lane.**
- C. **Consider, and act upon, a recommendation to City Council regarding a Final Plat creating Lots 1 and 2, Block A of Paul Wilson Addition on 3.46 acres in the City of Wylie Extra Territorial Jurisdiction, property located at 300 & 304 Paul Wilson Road.**
- D. **Consider, and act upon, a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Lake Trails of Bozman Farm Phase 2 creating one HOA open space lot on 29.609 acres, generally located at 1610 Troy Road.**



- E. Consider, and act upon, a recommendation to City Council regarding a Final Plat of Lot 1, Block A of Lake Trails of Bozman Farm Phase 2 creating one HOA open space lot on 29.609 acres, generally located at 1610 Troy Road.**

### **BOARD ACTION**

A motion was made by Vice-Chair Gouge, seconded by Commissioner McMurrian, to approve the Consent Agenda as presented. A vote was taken and the motion passed 6 – 0.

### **REGULAR AGENDA**

- 1. Consider, and act upon, a Site Plan for a temporary batch plant use on Lot 4, Block A of Wylie Civic Center Addition. Property located at 2315 W FM 544.**

### **BOARD ACTION**

A motion was made by Vice-Chair Gouge and seconded by Commissioner McMurrian to approve Regular Agenda Item 1 as presented. A vote was taken and carried 6 – 0.

### **ADJOURNMENT**

A motion was made by Commissioner Chandler and seconded by Vice-Chair Gouge to adjourn the meeting at 6:15 PM. A vote was taken and carried 6 – 0.

\_\_\_\_\_  
*Joshua Butler, Chair*

### **ATTEST**

\_\_\_\_\_  
*Gabby Fernandez, Secretary*



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: B

### Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat creating Lots 1 and 2, Block A of Stinnett Place on 2.593 acres in the City of Wylie Extra Territorial Jurisdiction, property located at 1275 E FM 544.

### Recommendation

Motion to recommend approval as presented.

### Discussion

**OWNER: Jimmie Stinnett**

**APPLICANT: Trustar Surveying**

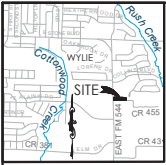
The applicant is proposing to create two lots measuring a total of 2.593 acres located outside of the city limits within the City of Wylie Extra Territorial Jurisdiction at 1275 E FM 544 in the county of Collin.

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

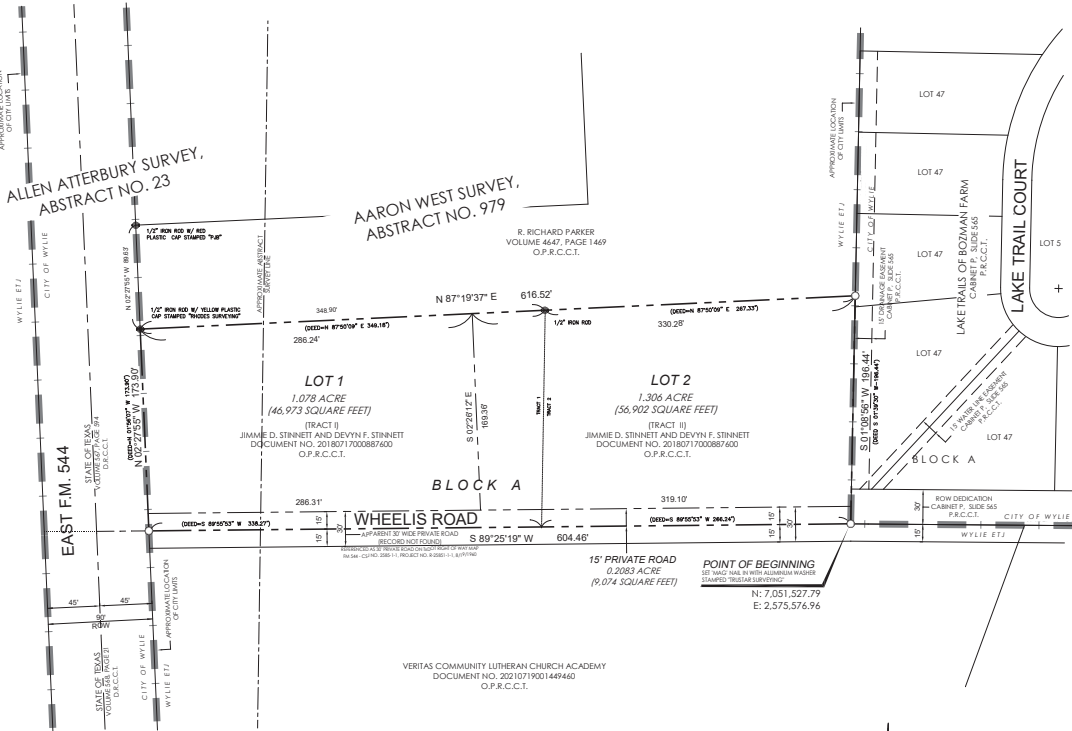
The plat contains a private street named Wheelis Road that is to be owned and maintained by the adjacent property owners.

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 Gov't Code.



VICINITY MAP  
NOT TO SCALE



NOTES:

- SELLING A PORTION OF THIS ADDITION BY MEETS AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL COORDINATES AND BEARINGS SHOWN ARE GRID VALUES BASED ON THE TEXAS COORDINATE SYSTEM IN THE NORTH CENTRAL ZONE (4202) USING THE NORTH AMERICAN DATUM OF 1983 (NAD 83). [NAD2011], EPOCH 2010.00, NO SCALE, NO PROJECTION.
- ALL LOT AND BLOCK CORNERS WILL BE SET USING A 1/2-INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "TRUSTAR". IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET A REBAR, A "MAG" NAIL WITH ALUMINUM WASHER STAMPED "TRUSTAR SURVEYING" WILL BE SET.
- LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- NO PART OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN OR IN A IDENTIFIED "SPECIAL FLOOD HAZARD AREA", ZONED "X" (OTHER AREAS) AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PUBLISHED BY FEMA WITH COMMUNITY MAP NUMBER 4808SC03351 OF THE FLOOD INSURANCE RATE MAP, COLLIN COUNTY, TEXAS AND INCORPORATED AREAS DATED JUNE 2, 2009.
- EXISTING AMBIGUOUS WATERLINE EASEMENT AND RIGHT OF WAY (CAN NOT BE PLACED ON PLAT) GRANTED TO EAST FORK SPECIAL UTILITY DISTRICT BY JIMMIE D. STINNETT AND DEVYN F. STINNETT AS RECORDED IN DOCUMENT NO. 2018072300914270 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

- LEGEND
- SET 1/2-INCH REBAR WITH YELLOW PLASTIC CAP STAMPED "TRUSTAR" UNLESS SHOWN OTHERWISE
  - FOUND MONUMENT "AS NOTED"
  - CENTERLINE
  - EASEMENT LINE
  - WYLIE CITY LIMITS (APPROXIMATE LOCATION)
  - P.R.C.C.T.
  - P.R.C.C.T.
  - P.R.C.C.T.
  - OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
  - RECORD/DEED CALL



GRAPHIC SCALE IN FEET  
PLEASE REFER TO BAR SCALE. DRAWING NOT TRUE SIZE REDUCED OF 1/4"=1'-0"

OWNER'S CERTIFICATE

COUNTY OF COLLIN  
STATE OF TEXAS

WHEREAS, as tract of land situated in the Allen Atterbury Survey, Abstract No. 23 and in the Aaron West Survey, Abstract No. 979, in Collin County, Texas, and being described in Warranty Deed with Vendor's Lien to Jimmie D. Stinnett and Devyn F. Stinnett as Tract I and Tract II as recorded in Document No. 20180717000887600 of the Official Public Records of Collin County, Texas (P.R.C.C.T.), and to the southeast corner of said Tract II, same being a point in the approximate center of Wheelis Road (an apparent 30 foot wide private road [record information not found]);

BEGINNING at a set "MAG" nail with aluminum washer stamped "TRUSTAR SURVEYING" at the south most southwest corner of Lake Trails of Rozman Farm, an addition to the City of Wylie, Collin County, Texas as recorded in Cabinet P, Side 565 of the Plat Records of Collin County, Texas (P.R.C.C.T.), and to the southeast corner of said Tract II, same being a point in the approximate center of Wheelis Road (an apparent 30 foot wide private road [record information not found]);

THENCE, along the south lines of said Tracts I and II and along Wheelis Road, South 89 degrees 25 minutes 19 seconds West, a distance of 604.46 feet to a set "MAG" nail with aluminum washer stamped "TRUSTAR SURVEYING" to the southwest corner of said Tract I, same being a point on the East right of way line of East Farm to Market Road No. 544 (a 90 foot wide right of way) as described to the State of Texas recorded in Volume 567, Page 594 and in Volume 568, Page 21 of the Deeds Records of Collin County, Texas (D.R.C.C.T.);

THENCE, along the east right of way line of said East Farm to Market Road No. 544, North 02 degrees 27 minutes 55 seconds West, a distance of 173.90 feet to a found 1/2 inch iron rod with yellow plastic cap stamped "RHODES SURVEYING" at the northwest corner of said Tract I, same being the southwest corner of a tract of land described to R. Richard Parker in Volume 4647, Page 1469, O.P.R.C.C.T., from which a found 1/2-inch iron rod with red plastic cap stamped "J.B. SURVEYING" bears North 02 degrees 27 minutes 55 seconds West, a distance of 89.43 feet;

THENCE, along the south line of said Parker tract, North 87 degrees 19 minutes 37 seconds East, passing a 1/2 inch iron rod for the common north corner of said Tracts I and II at a distance of 348.90 feet, in all, a total distance of 616.52 feet to a set 1/2 inch iron rod with yellow plastic cap stamped "TRUSTAR" to a point on a westerly boundary line of said Lake Trails of Rozman Farm;

THENCE, along a westerly line of said Lake Trails of Rozman Farm, South 01 degree 08 minutes 56 seconds West a distance of 196.44 feet to the POINT OF BEGINNING and CONTAINING an area of 2.593 Acres or 112,949 Square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I/we, JIMMIE D. STINNETT AND DEVYN F. STINNETT, owners, do hereby bind ourselves and our heirs, assigns and successors of file this plat designating the hereinabove described property as **STINNETT PLACE**, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof. The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, pot-holing, 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 the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

By: Jimmie D. Stinnett

By: Devyn P. Stinnett

Authorized signature of Owner

Authorized signature of 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 Jimmie D. Stinnett and Devyn P. Stinnett, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

Signature: \_\_\_\_\_

My commission expires: \_\_\_\_\_

Collin County Clerk Use:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, MARCOS A. MADRID, 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.**

Marcos A. Madrid  
Registered Professional Land Surveyor  
Texas Registration No. 6740  
Firm Registration No. 10194913  
Trustar Surveying  
4509 Rowlett Road  
Rowlett, Texas 75088  
Tele: 214-467-0052

STATE OF TEXAS  
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Marcos A. Madrid 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 \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

Signature: \_\_\_\_\_

My commission expires: \_\_\_\_\_

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission Date  
City of Wylie, Texas

APPROVED FOR CONSTRUCTION

Mayor, City of Wylie, Texas Date

ACCEPTED

Mayor, City of Wylie, Texas Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the STINNETT PLACE, an addition to Collin County and part of the Wylie ETJ was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2025.

City Secretary City of Wylie, Texas

HEALTH DEPARTMENT CERTIFICATE

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 CSSF laws of the State of Texas, that site evaluation have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Collin County Development Services

Designated Representative Date

OWNER:  
JIMMIE & DEVYN STINNETT  
1275 EAST F.M. 544  
WYLIE, TEXAS 75098

DATE OF PREPARATION: 04/29/2025

**STINNETT PLACE**  
FINAL PLAT  
LOTS 1 & 2, BLOCK A  
2.593 ACRES (112,949 SQ. FT.)  
BEING PART OF THE  
ALLEN ATTERBURY SURVEY, ABSTRACT NO. 23 AND THE  
AARON WEST SURVEY, ABSTRACT NO. 979  
COLLIN COUNTY, TEXAS



4509 Rowlett Road | Rowlett, Texas 75088 | PH: 214-467-0052  
L.S.P.S.L.S., Firm Registration No. 10194913

JOB NO. 25-1015

1 OF 1



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 1

### Subject

Consider, and act upon, a Site Plan for Lot 1, Block A of Wylie Ranch East Commercial Park for the development of a restaurant with a drive-thru. Property located on 1.037 acres at 2201 N State Highway 78.

### Recommendation

Motion to approve as presented.

### Discussion

**OWNER: SCSD-FINNELL LTD**

**APPLICANT: Langan Engineering**

The applicant is proposing to develop a restaurant with a drive-thru that measures 3,541 sq.ft. on Lot 1 Block A of Wylie Ranch East Commercial park on 1.037 acres located at 2201 N State Highway 78.

The development is proposed to contain a McDonald's restaurant. The property is zoned within Planned Development Ordinance 2023-18 and allows for the proposed use by-right.

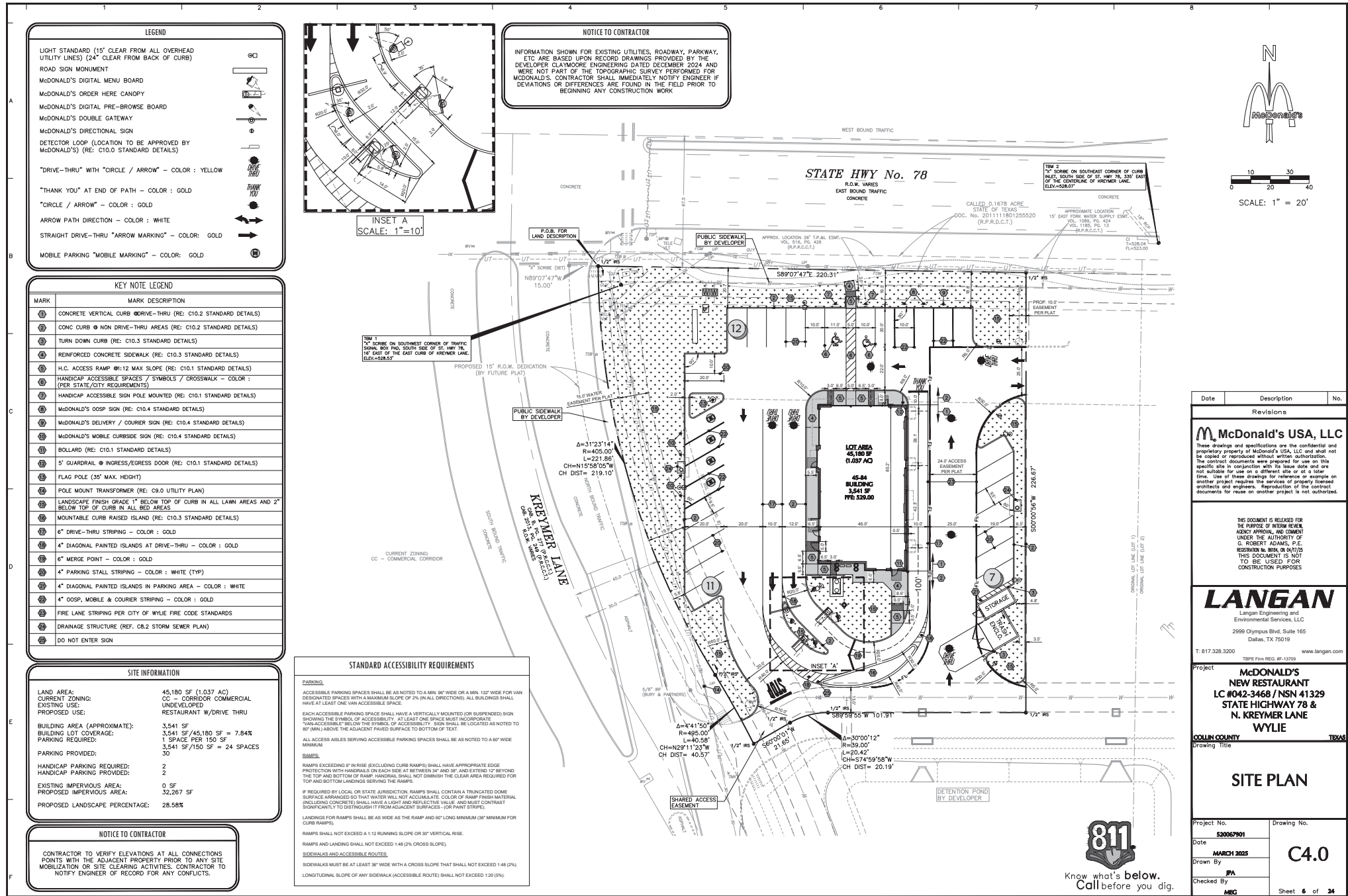
The development is providing 30 parking spaces with two being ADA accessible. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance.

Access to the site is proposed from an access drive that connects to State Highway 78 and to Kremymer Lane. The site contains a previously platted 24' fire lane on the south and east areas of the subject property.

The site is providing 13,546 sq.ft. of landscaping being 28.58% of the overall landscaped area which complies with the 20% minimum landscaping requirement. The landscape plan includes a 10' landscape buffer with sidewalks along State Highway 78 and along Kreymer Lane. Additional tree plantings are provided along the property borders and within the parking areas.

The structure's exterior material consists of brick, limestone, and aluminum woodgrained siding. Entrances are emphasized with canopies and recessed architectural features.

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





Refer to Sitework Specifications for all information needed for landscape work.

In all landscape planting areas illustrated General Contractor shall provide three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (filled) to a depth of nine inches (9") below finished grade. If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. Excavation may be necessary to

All landscaped areas will be irrigated with an underground automatic system.

1. Plants shall not be planted in areas closer than six inches (6") from any utility line or sidewalk, and to the outside of spray easements with a clear air line (3') around fire hydrants. Furthermore, planting within areas of turf shall give priority to landscape trees. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz., woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See plantlist details).

The property owner, tenant, or agent shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly, and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the landscaping. Landscaped areas shall be kept free of trash, litter, weeds, and other such material not a part of the landscaping. Plant materials that do shall be placed with plant materials of similar variety and size.

EROSION CONTROL:

All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall have four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of six (6") inches below finish grade. Soil shall be further prepared by the

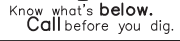
1. Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, viable system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

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## Wylie, TX

SYMBOL	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT
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BUILDING MATERIAL CALCULATIONS BUILDING										
Materials	Front Elevation	Non-DT Elevation	Drive-Thru Elevation	Rear Elevation	Totals					
Brick	113	15.74%	886	62.84%	967	59.14%	573	63.87%	2,537	54.37%
Limestone	70	9.75%	168	11.84%	239	14.62%	99	11.07%	576	12.34%
Stucco	350	48.75%	273	19.24%	77	4.40%	32	3.58%	727	15.58%
Metal Trim/Battens	385	25.77%	92	6.48%	357	21.83%	192	21.48%	826	17.70%
<b>Totals (Excluding Glazing)</b>	<b>718</b>	<b>100%</b>	<b>1,419</b>	<b>100%</b>	<b>1,635</b>	<b>100%</b>	<b>894</b>	<b>100%</b>	<b>4,666</b>	<b>100%</b>
Materials	SF	%	SF	%	SF	%	SF	%	SF	%
Glazing/Openings	237	24.82%	323	18.54%	194	10.61%	64	6.68%	818	14.92%
<b>Total Facade</b>	<b>955</b>	<b>28%</b>	<b>1,742</b>	<b>18%</b>	<b>1,829</b>	<b>11%</b>	<b>958</b>	<b>7%</b>	<b>5,484</b>	<b>18%</b>

BR - BRICK "ONYX"

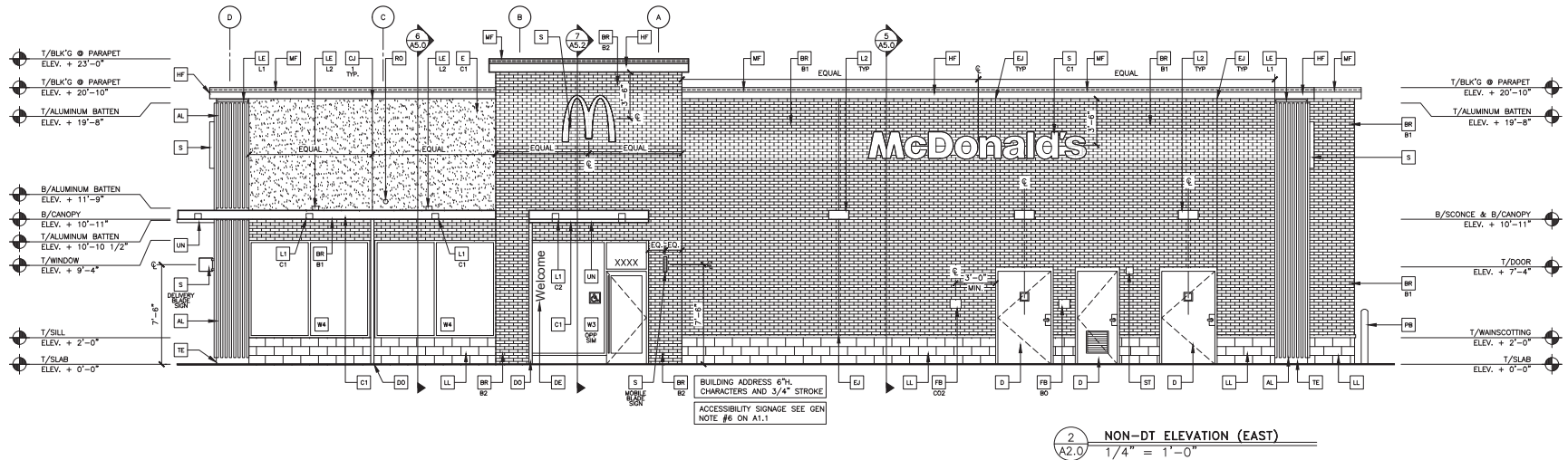
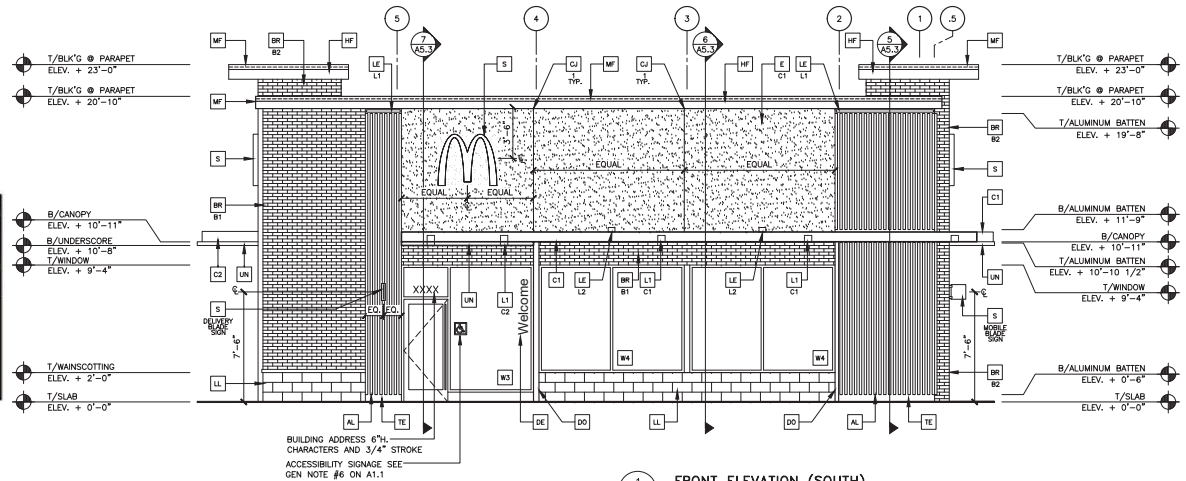
LL - LIMESTONE "LINEN"

BR - BRICK "SLATE GRAY"

CN - ALUM CANOPY WHITE  
UN - UNDERSCORE YELLOW

AL - ALUMINUM BATTENS

AP - APOLIC METAL PANELS



## KEY NOTES:

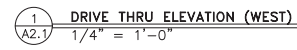
- AL ALUMINUM BATTEN SYSTEM  
SIZE: 7/32" PROFILE COLOR: WOOD GRAIN "EARL WALNUT"  
BACKLAP UNFINISHED, ENDOCAP PAINTED TO MATCH  
SUBSTRATE: 1/2" EXTERIOR HIGH DENSITY OVERLAY (HDO) PLYWOOD, BR.  
GROUP 1, HDO BOTH FACES, APA TRADEMARKED.  
COARSE GRIT SAND SURFACES PRIOR TO PRIME AND PAINT BOTH  
SIDES AND ALL EDGES PRIOR TO INSTALLATION.  
SUBSTRATE COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- AP APOLIC METAL PANEL (COLOR: DON GRAY)
- BR MODULAR FACE BRICK COLOR:  
B1 = "SLATE GRAY" SMOOTH BY HERBON BRICK COMPANY  
B2 = "ONYX" SMOOTH BY HERBON BRICK COMPANY  
(GROUT TO MATCH BRICK COLOR AS MUCH AS POSSIBLE)
- C1 ALUMINUM CANOPY SYSTEM W/FASCIA  
COLOR: WHITE
- C2 ALUMINUM CANOPY SYSTEM  
COLOR: RAL 7022
- C3 CONTROL JOINT  
1-TYPE: 1 = STUCCO
- D HOLLOW METAL DOOR  
PAINT: "GAUQUET GREY" SW7019 BY SHERWIN WILLIAMS
- DE DECAL BY GRAPHICS SUPPLIER  
SURFACE APPLIED, YIELD INSTALLED, PRE CUT, PRE SPACED.  
SUPPLIERS:  
VONMELA (866) 330-7337, vonmela@vonmela.com  
GEX INTERNATIONAL (847) 543-4600, mcdonaldsdecor@gxi.com
- DO 3" DOWNPOUT BY CANOPY SYSTEM MANUFACTURER  
COLOR: RAL 7022
- E 7/8" 3-COAT STUCCO SYSTEM, REF WALL ASSEMBLY NOTES  
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- EA EXPANSION JOINT, SEE DETAIL 7/A4.1
- FB CONTROL JOINT  
CO2 = BULK CO2 FILL BOX (ECPM SCHEDULE ITEM 49.00)  
BO = BULK OIL FILL BOX (ECPM SCHEDULE ITEM 700.18)
- GR GUARD RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTH  
USE SPANLESS STEEL OR GALVANIZED STEEL
- HF JAMES HANCO FASCIA BOARD & VENTED SOFFIT  
PAINT TO MATCH RAL 7022
- LC RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL  
C1-COLOR:  
C1 = WHITE OR C2 = GOLD
- L2 RAIL SCIENCE LIGHT FIXTURE - SEE ELECTRICAL  
COLOR: BRONZE
- LE ACCENT LIGHTING - SEE ELECTRICAL  
L1-LED LIGHTS  
L2 = SUM LED (DOWN ONLY)  
L3 = UP ONLY FLOOD FIXTURE
- LL NATURAL LIMESTONE BY SALADO LIMESTONE  
(ARCHITECTURAL, CUT) FINISH: ROND SIZE: 8"x16"x4"  
COLOR: LINEN FINISH: BRUSHED
- LM LIMESTONE TO HAVE 1/4" RATED MORTAR JOINTS  
(MORTAR COLORS TO BE LIGHT GRAY/WHITE)  
SUBMIT TO ARCHITECT FOR APPROVAL
- MF METAL FASCIA - PRE-FAB ANCHOR-TITE FASCIA  
COLOR: RAL 7022
- PT (RMC) CON. COLLECTOR MODEL: #NPT STD  
CALL 1-888-743-7435 TO ORDER
- PF PIPE BOLLARD - PAINTED YELLOW
- RO ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
- S1 McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.  
C1-COLOR:  
C1 = WEATHERED ZINC RACEWAY  
C2 = RAL 7022 RACEWAY
- ST CO2 STROKE/ALARM, SEE MECHANICAL DRAWINGS  
FOR SPECIFICATION
- TE TRU EXTERIOR 1"x6" TRIM, PAINTED ON SITE  
COLOR: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
- UN METAL UNDERSCORE  
COLOR: GOLD
- WF EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS  
COLOR: DARK BRONZE SEE SHEET A4.0  
(SPANDREL)-OPAQUE TEMP. SPANDREL GLASS
- W2 DRIVE-THRU WINDOW BY READY ACCESS  
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL  
OPER. ELECTRONIC RELEASE  
COLOR: DEEP BRONZE  
L-SLIDE DIRECTION: RL = RIGHT TO LEFT  
LL = LEFT TO RIGHT



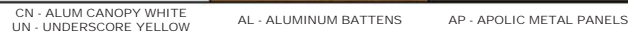
McDonald's USA, LLC

2024 STANDARD BUILDING - BB20  
2454-WOOD/WOOD  
WOOD BRICK WALLS 8"x4" BRICK/STONE UNDER  
WOOD ROOF TRUSS FRAMING  
STUCCO/PAINT/METAL/STONE/BRICK EXTERIOR FINISHES  
DATE: 08/16/2024  
BY: JAW  
REV: 08/16/2024  
SEC OF STATE: HPT 78 & BREWER LANE, WILE TEXAS

TITLE: JAW-24-0116  
SHEET NO. A2.0  
ELEVATIONS



BR - BRICK "ONYX"      LL - LIMESTONE "LINEN"      BR - BRICK "SLATE GRAY"



**W2** EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS  
COLOR: DARK BRONZE SEE SHEET A6.0  
(SPANDREL)-OPAQUE TEMP. SPANDREL GLASS

**W2** DRIVE-THRU WINDOW BY READY ACCESS  
MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL  
OPEN; ELECTRONIC RELEASE  
COLOR: DEEP BRONZE

**XX** SLIDE DIRECTION: RL = RIGHT TO LEFT  
LR = LEFT TO RIGHT





# 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 the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor- Special Use Permit (CC-SUP) on 1.47 acres to allow for a Smoking Establishment. Property located at 2771 W FM 544 (**ZC 2025-04**).

### Recommendation

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

### Discussion

**OWNER: Nirmal Investments LLC**

**APPLICANT: Rafat Hamam**

The applicant is requesting a Special Use Permit (SUP) on 1.47 acres to allow for the expansion of a Hookah Lounge use located at 2771 W FM 544 . The floor area of the existing structure measures 1,800 sq.ft. and is being requested to be expanded by 900 sq.ft. for a total of 2,700 sq.ft. The current zoning is Commercial Corridor and the existing use is legally non-conforming due to the business being in operation prior to the Smoking Establishment use category being created in Zoning Ordinance as of June of 2023.

Per section 9.5 of the Zoning Ordinance expansion of a non-conforming use requires the business to be granted a Special Use Permit for a Smoking Establishment in order to be in compliance with the Zoning Ordinance.

The SUP conditions allow for the Hookah House and Lounge as a Smoking Establishment use. All on-site smoking shall be conducted inside the establishment The establishment is limited to the selling of hookah products only and is not permitted for any other style of smoking or vaping products.

The proposed development contains a lounge area for hookah smoking and eating. The request for the expansion is being made for additional space for online food orders.

The property to the north is developed with a railroad track adjacent to a single family detached residential subdivision. The property to the east is developed with retail and personal service uses. The property to the south is zoned Agricultural and developed with a single family home. The property to the west is undeveloped.

The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. Development within this sector's main purpose is to provide areas to allow for a broad range of commercial, retail, and office uses oriented toward major roadways. Heavy commercial or light industrial uses may be appropriate depending on compatibility with surrounding areas.

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

If zoning is approved, a permit for the expansion shall be required prior to the space being allowed to be occupied by the business. Should the SUP be denied, the use will be able to continue in its current location and form.



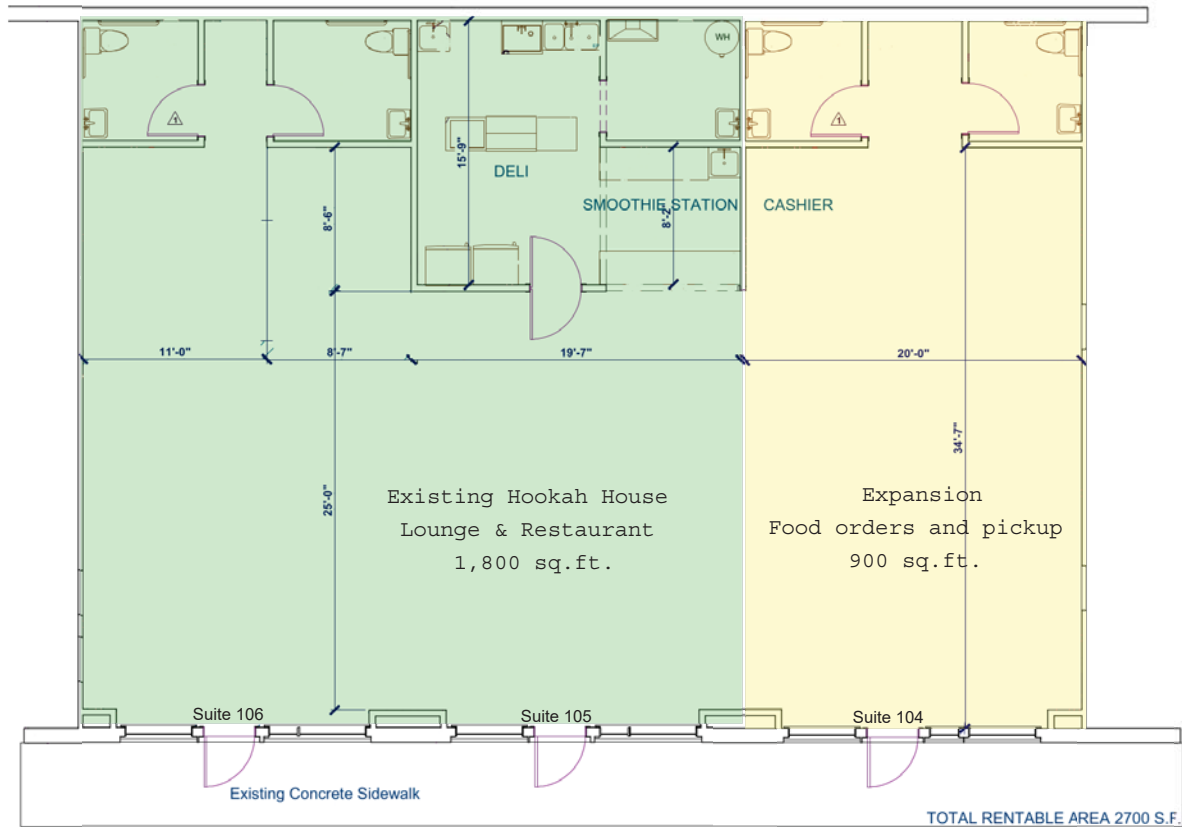


**Locator Map**

05/06/2025 Item 2.

**SITE**





1 SCALE: 1/4"=1'-0"



**Hookah House Lounge & Cafe**  
2771 FM 544  
Wylie, Texas 75098



**JV CADD, LLC**  
Consulting Architectural Design Professionals  
JOHN A. VILLARREAL  
PROJECT CONSULTANT

P.O. Box 1264 Wylie, Texas 75098 972-442-2135 jvcadd@aol.com

Drawn By: JV  
Checked By: JV

Project: **20-118**  
Date: AUGUST 20, 2020  
Scale: As Indicated

Sheet

**A2**

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## Hookah Menu



Regular Hookah

all fruity and mint flavors from Al-Fi



Hookah Tower

## Fruit Smoothies & Milk Shakes

Fresh Fruits only Allowed! No Additives! No Added Sugar!



Fruit Salad

Fresh Fruit Salad in a pineapple! With nuts and honey.



Lemon Mint



Oreo Shake



Snickers Milk Shake



Banana-Strawberry



Strawberry-Mango

## Mediterranean Pies

Tasty Pizza-Like Pies that come hot straight from the Oven



Zaatar-Akkawi Pie



Akkawi Pie

Special Mediterranean White Cheese! Fully Melted and Smooth.



Sujuk Pizza

Beef Sausage, Cheese and Tomatoes! A classic Mediterranean Pie with extravagant spices

## Pizzas

Fresh Pizzas and made on the spot upon order!



Pepperoni Lovers

Who doesn't like this classic Pepperoni Pizza!



Cheese Lovers Pizza

For all of those who are in love with Cheese or prefer a vegetarian option! Lots of Mozzarella and Cheddar



Buffalo Chicken

Only for those with a strong heart with great love to Buffalo Sauce! Of course with Ranch



Taco Pizza

Gigantic pizza filled with all the flavors



Chicken Alfredo

Alfredo Sauce Based Pizza with Chicken!



Veggie Lovers

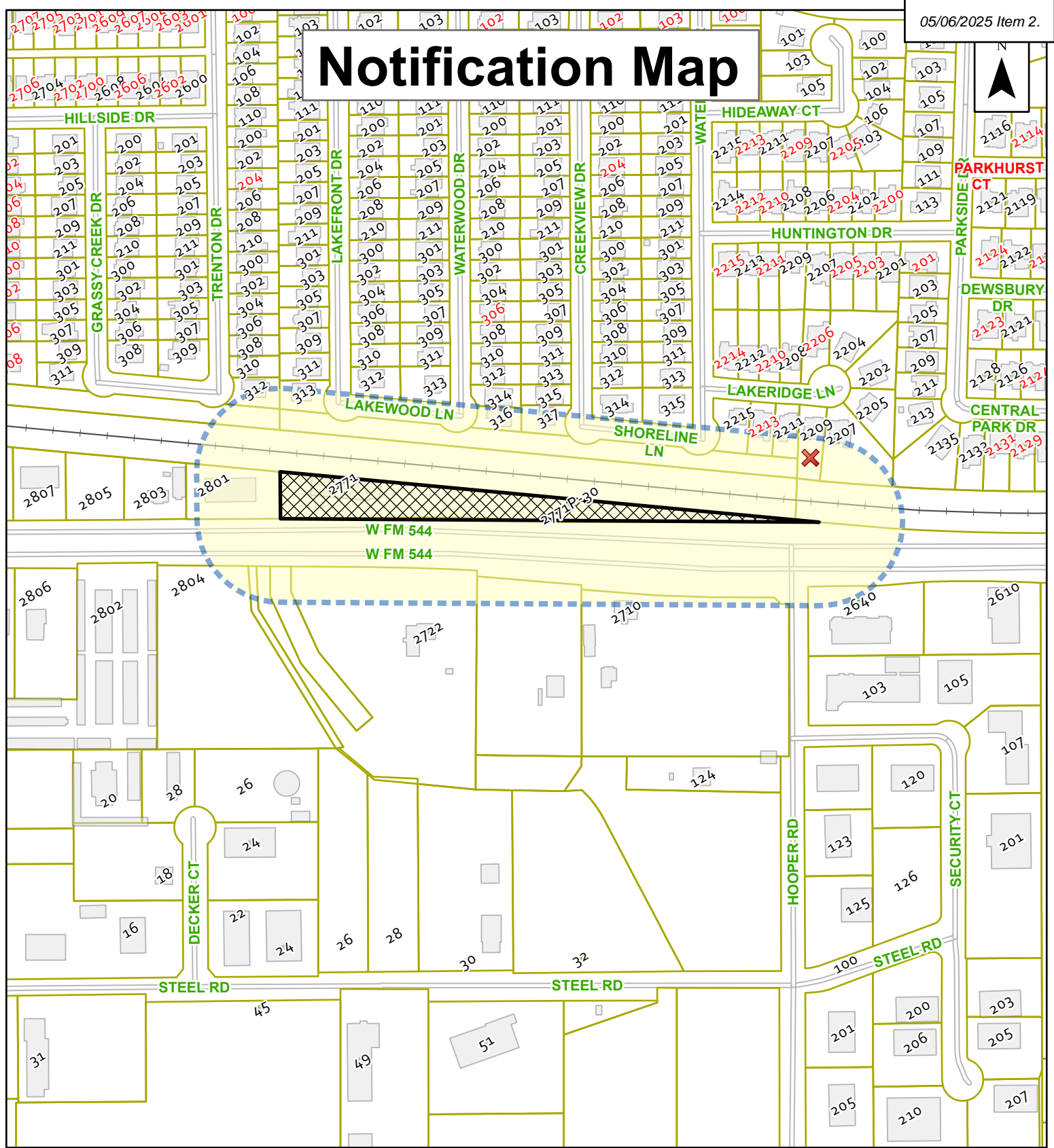
Tomatoes, Onions, Black Olives, Green Peppers, Mushrooms and Mozzarella Cheese





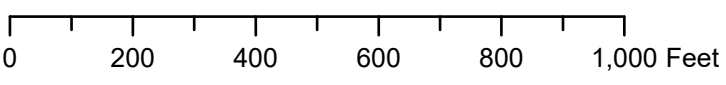


# Notification Map



ZONING CASE:  
ZC 2025-04 2771 W FM 544

 SUBJECT property  200 foot Notification Buffer



Date: 3/27/2025





## Public Comment Form

**First Name \***

Jane

**Middle Name**

Marie

**Last Name \***

Fuhrman

**Address \***

Street Address

2209 Lakeridge Ln

Address Line 2

City

Wylie

State / Province / Region

Texas

Postal / Zip Code

75098

**Case # \***

ZC2025-04 2711 W FM 544

**Response \***

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

**Comments**

*I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.*

**Signature \***

A digital representation of a handwritten signature in cursive script, reading 'Jane Fuhrman', displayed within a light gray rectangular box.

**Date of Signature**

4/27/2025





# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 3

### Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.47 acres to allow for a drone delivery service from Flytrex. Property located at 709 Cooper Drive (**ZC 2025-05**).

### Recommendation

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

### Discussion

**OWNER: Wylie Economic Development Corporation**

**APPLICANT: Flytrex**

The applicant is requesting a Special Use Permit (SUP) on 0.47 acres to allow for a drone delivery service from Flytrex located at 709 Cooper Drive. A Special Use Permit is required as the proposed use is unlisted and undefined within the Listed Uses of the Zoning Ordinance found in Section 5.2. The SUP allows for conditions to be established for the proposed use as allowed by Section 5.6 of the Zoning Ordinance.

The Flytrex business model has drones fly to local partnered commercial shops and restaurants for the delivery of items of less than 6.6lbs within a 5 mile roundtrip area.

The drone delivery service shall be required to maintain a Federal Aviation Administration (FAA) Part 135 certification to operate in accordance with Title 14 of the Code of Federal Regulations. The drone operations are approved and overseen by the FAA with the FAA maintaining sole enforcement duties. The drone service provider, Flytrex, has obtained and maintains all necessary approvals to operate in the greater Dallas-Fort Worth Area.

The SUP conditions allow for the use of a 115' X 50'' ornamental metal fence perimeter for drone docking at a height of six feet. Two gates for access are proposed along the perimeter fencing. Within the perimeter 14' launch pads are proposed and a 18'X 16' shed for storage and operations. The entire site will be powered by the electric grid and not require the use of a generator. Hours of operation shall be between 8:00am and 9:30pm.

If approved, the zoning exhibit shall serve as the site plan for the drone delivery development.

The property to the east, west, and south is undeveloped and owned by the same property owner of this zoning request being the Wylie Economic Development Corporation. The property to the north is zoned Commercial Corridor and developed with a storage building with an outside storage area.

The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. Development within this sector's main purpose is to provide areas to allow for a broad range of commercial, retail, and office uses oriented toward major roadways. Heavy commercial or light industrial uses may be appropriate depending on compatibility with surrounding areas.

Notices were sent to seventeen property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor or in opposition of the request.



# Locator Map



ZONING CASE:  
ZC 2025-05      709 Cooper Drive

 SUBJECT property

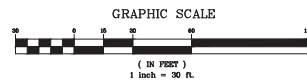
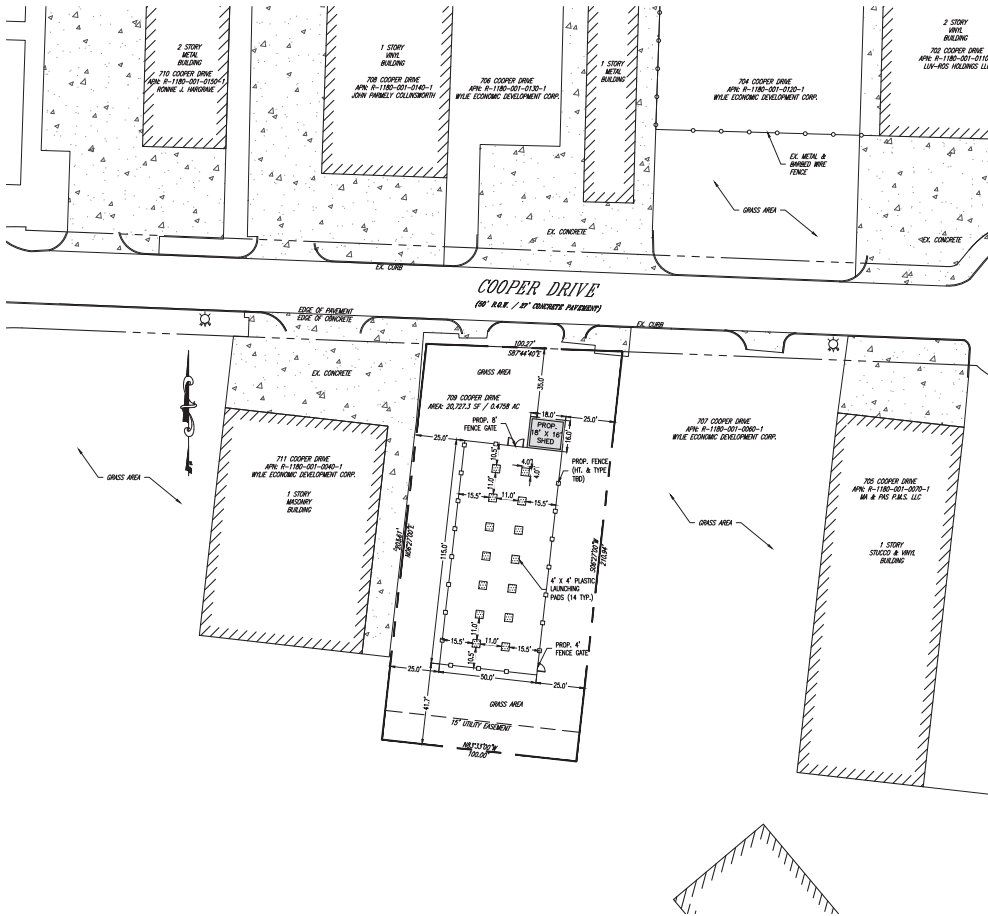


0      0.1      0.2      0.3      0.4 Miles

Date: 4/10/2025





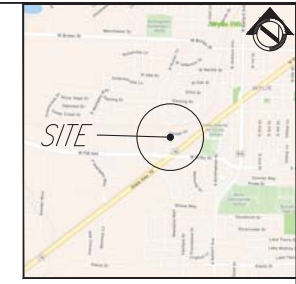


## GENERAL NOTES:

1. THIS PLAN REFERENCE: P.O. BOX 8671, GUNNERSBY, TX 76049  
PLAN DATED: 05-02-2005
2. OWNER: WYLE ECONOMIC DEVELOPMENT CORPORATION  
250 S. HIGHWAY 78, WYLE, TX 75088
3. APPLICANT: FLYTREX  
4425 N. BARRANCA AVE., #3333, CONNA, CA 91733  
ATTN: WALE HADEN  
PH: (916) 832-2588  
EM: WADE@FLYTREX.COM
4. PROJECT LOCATION: 700 COOPER DRIVE (APN: R-1180-001-0000-1)  
CITY OF WYLE, COLLIN COUNTY,  
STATE OF TEXAS, 75088
5. EXISTING USE: VACANT LOT  
PROPOSED USE: 288 SF SHED, WITH 5,750 SF FENCED AREA CONTAINING 14 4' x 4' PLASTIC DRONE LAUNCHING MATS
6. LOT AREA: 20,727.3 SF / 0.4708 AC TOTAL LOT AREA  
IMPROVED COVERING:  
EXISTING: 0.1%  
PROPOSED: 1% - 1.26%
7. DEVELOPMENT SCHEDULE: SPRING 2025 - CONSTRUCTION TO BEGIN UPON OBTAINING REQUIRED PERMITS AND APPROVALS
8. THIS LOT IS NOT IN THE 100 YEAR FLOOD HAZARD ZONE, ZONE A, ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 48082C DATED 0, DATED 1/19/96. THIS LOT IS CLEAN X. LOCAL DRAINAGE WAS NOT INVESTIGATED.
9. ADJOINING PARCEL INFORMATION SHOWN PURSUANT TO TAX RECORDS
10. NO PROPOSED WATER OR SEWER UTILITY CONNECTIONS ARE PROPOSED FOR THIS PROJECT

## LEGEND &amp; ABBREVIATIONS

---	PROPERTY BOUNDARY
---	ADJOINER BOUNDARY
---	RIGHT OF WAY LINE
---	BUILDING SETBACK LINE
---	EXISTING CONTOUR
---	EXISTING SPOT ELEVATION
---	EXISTING PRELINE
---	EXISTING FENCE
---	ON --- EXISTING OVERHEAD WIRE
---	G --- APPROXIMATE UNDERGROUND GAS LINE
---	M --- APPROXIMATE UNDERGROUND WATER LINE
---	C --- APPROXIMATE UNDERGROUND CABLE LINE
---	E --- APPROXIMATE UNDERGROUND ELECTRIC LINE
---	S --- APPROXIMATE UNDERGROUND SANITARY LINE
---	---
---	EXISTING CURB
---	EXISTING DEPRESSION CURB (DC)
---	EXISTING SIGN
---	EXISTING UTILITY POLE (UP)
---	CONDUIT - TRANSFORMER
---	LIGHT - METER - BOX
---	OUT WIRE
---	LANDSCAPE AREA
---	LAMP POST
---	STORM MANHOLE
---	SANITARY MANHOLE
---	COMMUNICATION MANHOLE
---	ELECTRIC MANHOLE
---	WATER MANHOLE
---	UNKNOWN MANHOLE
---	TANK LID
---	STORM INLET
---	GRS METER
---	WATER METER
---	TRANSIT SIGNAL BOX
---	ELECTRIC VAULT
---	GRS VAULT
---	WATER VAULT
---	CLEAN OUT
---	MONITORING WELL
---	CONCRETE MONUMENT FOUND
---	IRON PIN FOUND
---	IRON PIPE FOUND
---	NAIL FOUND
---	STONE FOUND
---	REINFORCEMENT
---	STONE PLANE
---	DEED
---	PROF. FENCE



FLYTREX

**Cornerstone**  
Consulting Engineers & Design Services, Inc.  
1176N. Irving Street, Allentown, PA 18109  
Phone: 610-820-8200 Fax: 610-820-3706  
WWW.CORNERSTONECONSULT.COM

NO.	BY	DATE	REVISIONS
1	JB	4/20/2021	REVISED FOR CITY OF WYLE COMMENTS



JOHN B. ANDERSON

TEXAS PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 134145

## PROJECT LOCATION

709 COOPER DRIVE  
CITY OF WYLE,  
COLLIN COUNTY, TEXAS  
75088

PREPARED FOR:  
FLYTREX  
TITLE

## SITE ZONING EXHIBIT

PROJ. #	25-0209	DATE	05-17-2025
CAD/D	25-0209	DRN/RY	MED
SCALE	AS NOTED	1/300	BY

SHEET 1 OF 1

REVISION: 1

## EXHIBIT "C"

Flytrex  
Conditions For Special Use Permit

## I. PURPOSE:

1. The purpose of this Special Use Permit is to allow for a drone delivery use within the Commercial Corridor district.

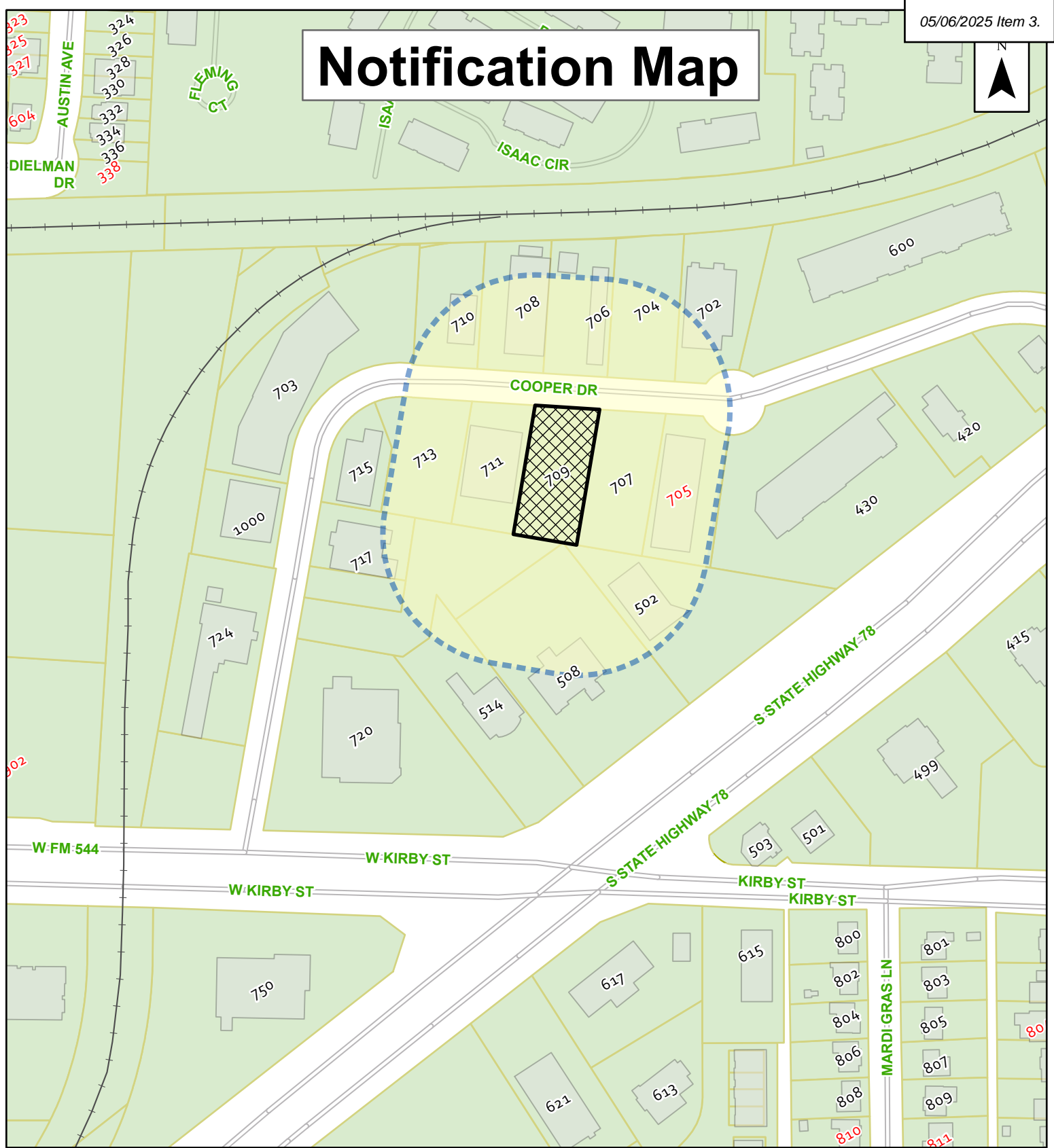
## II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4 and 5 of the Comprehensive Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
2. The design and development of the drone delivery development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).

## III. SPECIAL CONDITIONS:

1. The development will have an approximately 115' X 50 area (as depicted on Exhibit B) with 4' X 4' plastic launch pads screened by an ornamental metal fence at a minimum of 6' in height.
2. A maximum of 14 drones shall be allowed to be operating from the site.
3. A maximum 18' X 16' storage shed shall be allowed on site.
4. Hours of operation shall be limited to between 8:00am and 9:30pm
5. All aircraft "drones" utilized shall be approved by the Federal Aviation Administration (FAA) for commercial delivery.
6. The Zoning Exhibit (Exhibit B) shall serve as the Site Plan for the Drone Delivery development. Approval of the Special Use Permit shall act as site plan approval.
7. Should the proposed use cease operations for more than 180 days, the SUP shall expire and the zoning shall revert to the base Commercial Corridor zoning.

# Notification Map



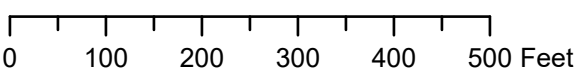
ZONING CASE:  
ZC 2025-05    709 Cooper Drive



SUBJECT property



200 foot Notification Buffer



Date: 4/10/2025

