

Wylie Planning and Zoning Commission Regular Meeting

January 06, 2026 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider and act upon approval of the meeting minutes from the December 16, 2025, Planning and Zoning Commission Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1 & 2, Block A of Fathullah Addition, creating two commercial lots on 2.00 acres. Property located at 2720 Hensley Lane.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat for Ladera Wylie, Phase 1, creating three lots on 33.629 acres, generally located at 2301 FM 1378.
- D. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 1, Block A of Kreymer Elementary School, establishing one lot on 10.120 acres. Property located at 1200 East Brown.
- E. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1-8, Block A of Wylie Hooper addition, creating 6 commercial lots and 2 open space lots on 13.17 acres generally located at 2710 W FM 544.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 1 & 2, Block A of Fathullah Addition for the development of an office/warehouse development on 2.00 acres. Property located at 2720 Hensley Lane.
- 2. Consider, and act upon, a Site Plan for Lot 6, Block A of Wylie Hooper Addition for the development of a grocery store and retail building on 3.95 acres. Property located at 2710 W FM 544.

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 December 30, 2025, at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

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

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.



Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item: A

Prepared By: Gabby Fernandez

Subject

Consider and act upon the approval of the meeting minutes from the December 16, 2025, Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes from the December 16, 2025, Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

December 16, 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 6:13 PM. In attendance were Chair Joshua Butler, Vice-Chair Rod Gouge, Commissioner Joe Chandler, Commissioner Zeb Black, and Commissioner Keith Scruggs. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent were Commissioner Zewge Kagnev and Commissioner Franklin McMurrian. Chair Butler arrived at 6:13 PM.

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.

None approached the Commission.

CONSENT AGENDA

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

- A. **Consider and act upon approval of the meeting minutes from the December 2, 2025 Planning and Zoning Commission Meeting.**
- B. **Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of BizSpace Wylie, creating one commercial lot on 5.274 acres. Property located at 2800 Hensley Lane.**
- C. **Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 1, Block A of Bufflehead Addition, establishing one light industrial lot on 7.64 acres. Property generally located at 3700 Eubanks Ln.**

BOARD ACTION

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

REGULAR AGENDA

1. **Consider and act upon a Site Plan for Lot 1, Block A of BizSpace Wylie for the development of an office/warehouse development on 5.274 acres. Property located at 2800 Hensley Lane.**

BOARD ACTION

A motion was made by Commissioner Black and seconded by Commissioner Chandler to recommend approval of Regular Agenda Item 1 as presented. A vote was taken and carried 5-0.

2. **Consider, and act upon, a Site Plan for Lot 2, Block A of Summit Private School Addition for the development of a daycare center on 1.847 acres. Property located at 701 W Brown.**

BOARD ACTION

A motion was made by Vice-Chair Gouge and seconded by Chair Butler to recommend approval of Regular Agenda Item 2 as presented. A vote was taken and carried 5-0.

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 Planned Development 2022-51 (PD 2022-51) to Commercial Corridor - Special Use Permit (CC-SUP) on 2.02 acre to allow for a landscaping contractor's maintenance yard. Property located at 703 N Highway 78 (ZC 2025-14).**

Chair Butler opened the public hearing at 6:36 PM. None approached the Commission. Chair Butler closed the public hearing at 6:36 PM.

BOARD ACTION

A motion was made by Commissioner Black and seconded by Commissioner Chandler to recommend approval of Regular Agenda Item 3 as presented. A vote was taken and carried 5-0.

4. **Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP) on 5.578 acres to allow for a warehouse use. Property located at 603 Sanden Blvd (ZC 2025-18).**

Chair Butler opened the public hearing at 7:00 PM. None approached the Commission. Chair Butler closed the public hearing at 7:00 PM.

BOARD ACTION

A motion was made by Vice-Chair Gouge and seconded by Commissioner Black to recommend approval of Regular Agenda Item 4 as presented. A vote was taken and carried 4-1, with Commissioner Scruggs in opposition.

5. **Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of two ordinances for a change in zoning from Planned Development 2020-27 (PD 2020-27) to Commercial Corridor & Planned Development - Townhouse District (CC & PD-TH) on 20.381 acres to allow for commercial and townhome development. Property located at 2535 & 2701 S State Highway 78 (ZC 2025- 19).**

Chair Butler opened the public hearing at 7:11 PM. None approached the Commission. Chair Butler closed the public hearing at 7:11 PM.

BOARD ACTION

A motion was made by Commissioner Black and seconded by Chair Butler to recommend approval of Regular Agenda Item 5 as presented. A vote was taken and carried 5-0.

ADJOURNMENT

A motion was made by Vice-Chair Gouge and seconded by Chair Butler to adjourn the meeting at 7:13 PM. A vote was taken and carried 5 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1 & 2, Block A of Fathullah Addition, creating two commercial lots on 2.00 acres. Property located at 2720 Hensley Lane.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Jalil H Fathullah

APPLICANT: Roome Surveying

The applicant has submitted a Preliminary Plat to create Lot 1 & 2, Block A of Fathullah Addition on 2.00 acres. The property is located at 2720 Hensley Lane.

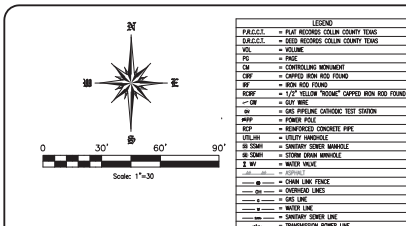
The purpose of the Preliminary Plat is to create two lots for an office/warehouse development that contains two 7,000 square foot structures. The proposed use is allowed by right within the Light Industrial zoning district and the site plan is on the regular agenda for consideration.

A similar development for this site was approved by P&Z and City Council in early 2022. A re-submittal is being made due to the plan now being revised to include a detention pond that measures approximately 11,040 sq.ft, located on the southeast corner of the property.

The preliminary plat document contains a fire lane, access utility and drainage easement with access to Hensley Lane and to the adjacent lot to the west.

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.



SURVEYOR'S CERTIFICATE

STATE OF TEXAS §

THAT I, F.E. Bemenderfer, Jr., do hereby certify that I prepared this amended plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the applicable codes and ordinances of the City of Wylie.

PRELIMINARY

NOT FOR RECORDING
F.E. Bemenderfer, Jr.
RPLS No. 4051

SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared F. E. Bemenderfer, Jr., known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 202

Notary Public in and for
The State of Texas

Recommended for Approval

Chairman, Planning and Zoning Commission
City of Wylie, Texas

"Approved for Construction"

Mayor, City of Wylie, Texas

"Accepted"

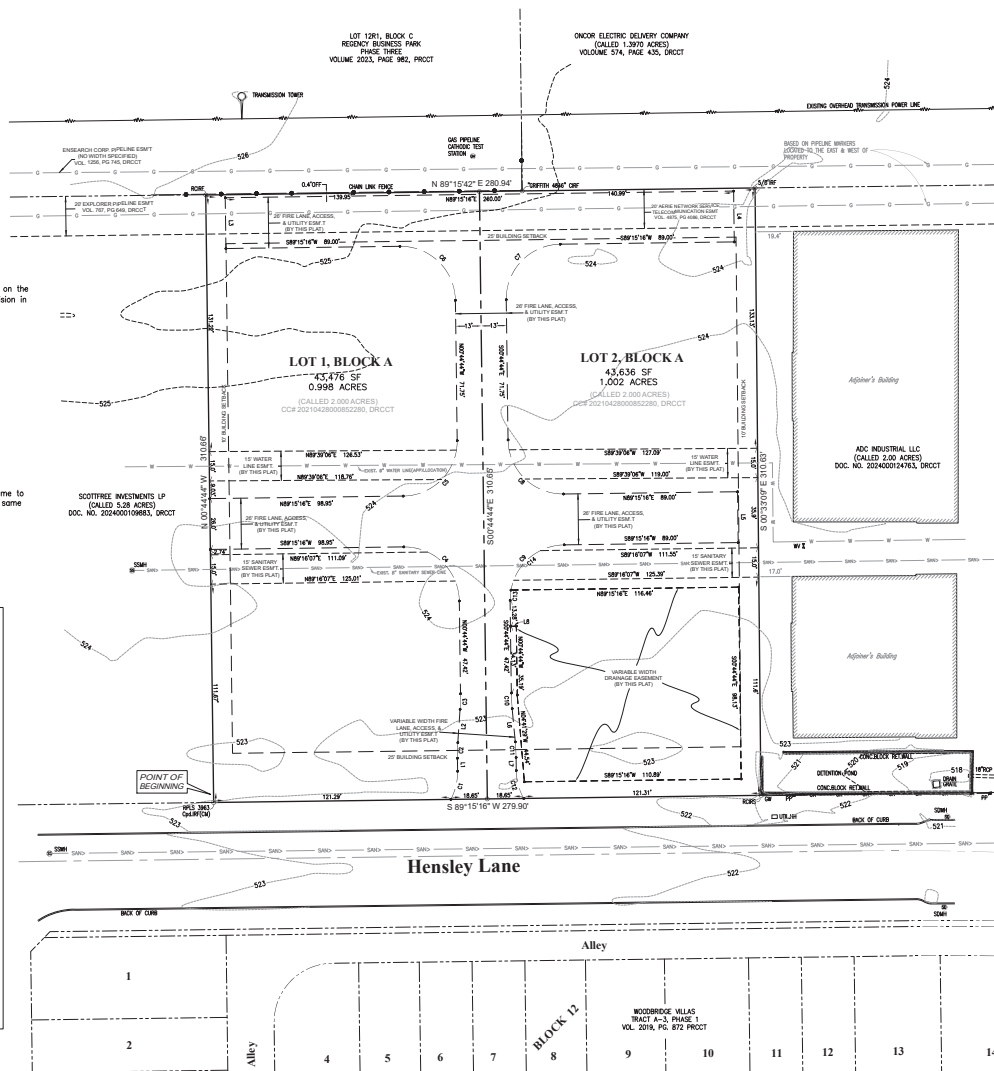
 Mayor, City of Wylie, Texas Date _____

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing Preliminary Plat of Fathallah Addition Lots 1 & 2, Block A, to the City of Wylie was submitted to the City Council on the _____ day of _____, 202____, 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 _____, A.D., 202__

City Secretary
City of Wylie, Texas

LOCATION MAP
N.T.S.



NOTE

1) NOTICE: SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATTING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.

2) BEARINGS BASED ON TEXAS STATE PLANE COORDINATES SYSTEM, TEXAS NORTH CENTRAL ZONE (4202), NAD83, AS DERIVED BY SURVEY-GRADE GLOBAL POSITIONING SYSTEM;

3) ELEVATIONS ARE BASED ON SEA LEVEL DATUM (NAVD88), AS DERIVED BY SURVEY-GRADE GLOBAL POSITIONING SYSTEM;

4) NO PART OF THE SUBJECT PROPERTY IS SHOWN TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD PER MAP NO. 48085C0415J OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, DATED JUNE 2, 2009 (ZONE X);

5) ALL EASEMENTS THAT THE SURVEYOR IS AWARE OF ARE SHOWN.

5) ALL EASEMENTS THAT THE SURVEYOR IS AWARE OF ARE SHOWN

Firelane Curve Table

CHORD	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	14.36	28.74 51°	N13.32° E	14.81	
C2	7.88	15.77	N01.02° E	7.98	
C3	7.88	15.77	N01.02° E	7.98	
C4	43.98	87.97	N45.44° W	35.00	
C5	43.98	87.97	N45.44° W	35.00	
C6	43.98	87.97	N45.44° W	35.00	
C7	43.98	87.97	N45.44° W	35.00	
C8	43.98	87.97	N45.44° W	35.00	
C9	43.98	87.97	N45.44° W	35.00	
C10	43.98	87.97	N45.44° W	35.00	
C11	7.88	15.77	N01.02° E	7.98	
C12	14.36	28.74 51°	S13.32° W	14.78	
C13	7.88	15.77	N01.02° E	7.98	
C14	38.74	77.47 43°	N08.37° E	35.72	

Findings Line Table

LINE	BEARING	DISTANCE
L1	N00°44'44"W	6.66'
L2	N03°49'42"E	17.09'
L3	N00°44'44"W	26.00'
L4	S00°44'44"E	26.00'
L5	S00°44'44"E	26.00'
L6	S05°19'10"E	17.09'
L7	S00°44'44"E	6.66'

LINE	BEARING	DISTANCE
L8	S89°15'16"W	3.00'

LINE	BEARING	DISTANCE
LB	S89°15'16" W	3.00'

PRELIMINARY PLAT FOR
REVIEW PURPOSES ONLY

Submitted: Dec. 8, 2023

Revised: Dec. 17, 2025

Revised: Dec. 29, 2025

Engineer:
MAS Consulting Engineers
101 Summit Ave., Suite 103
Forth Worth, Tx 76102
(817) 708-2422
Attn: Anthony Torres
atc@mas-cs.com

Owner:
Jaili Fathallah
3106 Silver Springs Ln
Richardson, Texas 75082
(P) 214-505-9731
Attn: Jaili Fathallah
Email: j.05.Fathallah@earthlink.net

Surveyor:
Roome Land Surveying
1255 W.15th St., Suite 100
Plano, Tx 75075
(972) 423-4372
Albin Fred Bemenderfer
afr@roome.com



Roome
Land Surveying
1255 W. 15th St., Suite 100
Plano, Texas 75075
Phone (972) 423-6372 / Fax (972) 423-6373

Preliminary Plat
Fathullah Addition
Lots 1 & 2, Block A
2.000 Acres
2 Commercial Lots
Zoned Light Industrial
William Sachse Survey, Abstract No. 835
City of Wylie, Collin County, Texas
December 2025

P:\AC\202504\AC952787.doc



Roome
Land Surveying
1255 W. 15th St., Suite 100
Plano, Texas 75075
Phone (972) 423-6372 / Fax (972) 423-6373



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 Ladera Wylie, Phase 1, creating three lots on 33.629 acres, generally located at 2301 FM 1378.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: WYLADERA LLC

APPLICANT: GM Civil Engineering & Surveying

The applicant has submitted a Final Plat for Ladera Wylie, Phase 1 on 33.629 acres being the initial phase of an age restricted condominium-style residential community that measures a total of 47.374 acres. Zoning for the development was approved by the City Council in April 2024 as Planned Development Ordinance 2024-17. The preliminary plat was approved by the City Council in July of 2024.

The Final Plat creates three lots with Lot 1, Block A being part of the residential development and Lot 2X and 3X being open space lots located within the Floodplain.

The final plat shows the dedication of five private streets which lead to the additional phase of development. In total the subdivision will have eight private streets to serve a maximum of 168 residential units with gated access.

The plat dedicates the necessary rights-of-way and utility easements. Open space lots, easements and private streets are to be maintained by the Condominium Owners Association.

As presented the final plat is in compliance with the Planned Development and is consistent with the approved Zoning Exhibit.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations and of Planned Development Ordinance 2024-17. 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.





DEVELOPED BY:

LADERA LIVING 55+ COMMUNITIES!
361 W BYRON NELSON BLVD STE 104
ROANOKE, TX 76262
EMAIL: JOHN@INTEGRITYGROUPS.COM
PHONE: 817.252.4281

GMcivil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-234-4373
Tolling Firm # 1-2944 | T&S Firm # 10021700

3 HOA LOTS
Date: December 2025 SHEET 2 of 3

LOT 1, BLOCK A
RITA SMITH ELEMENTARY SCHOOL
VOL. 2007, PG. 459
P.R.C.T.

SIGHT VISIBILITY EASEMENT DETAIL FOR
COUNTRY CLUB ROAD & BRISA WAY
 N.T.S.

PHONE: 817-252-4281

TYPICAL SIGHT VISIBILITY EASEMENT
DETAIL
 N.T.S.

LEGEND	
O	1/2" CAPPED IRON ROD SET STAMPED "CMC/VCL" UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
P-E-A-U-E	PRIVATE - EMERGENCY ACCESS UTILITY EASEMENT
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
B.L.	BUILDING LINE
S.V.E.	SIGHT VISIBILITY EASEMENT
R/W	RIGHT-OF-WAY
INT. NO.	INSTRUMENT NUMBER
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
S.L.	SIDE
D.R.C.C.I.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.I.	PLAT RECORDS, COLLIN COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	IRON PIPE FOUND
C.I.R.F.	IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET STAMPED "CMC/VCL"
=====	BOUNDARY LINE
-----	CENTERLINE
-----	ADJONER LINE
-----	EASEMENT LINE
-----	ABSTRACT LINE
=====	FLOODPLAIN LINE
=====	ROADWAY LINE
=====	CITY LIMIT LINE



Date: December 2025

3 HOA LOTS

Date: December 2025

SHEET 3 of 3



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 of Lot 1, Block A of Kreymer Elementary School, establishing one lot on 10.120 acres. Property located at 1200 East Brown.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wylie Independent School District

APPLICANT: Surdukan Surveying

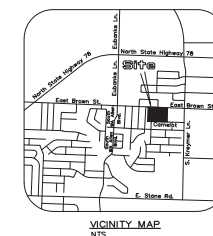
The applicant has submitted a Final Plat to create Lot 1, Block A of Kreymer Elementary School on 10.120 acres. The property is located at 1200 E Brown. The purpose of the Final Plat is to create one lot for the development of an elementary school for the Wylie Independent School District. The property is zoned Agricultural (AG/30) and allows for the use by right. The site plan and preliminary plat for the development were approved in May of 2024.

The final plat document contains fire lane access & utility easements with driveway entrances from East Brown Street and Springdale Way. The fire lane width when adjacent to the main structure has been increased to 26' due to the proposed height of the school being 33' 3.

The drive aisle is configured in a manner that allows for vehicle stacking for school services and activities. The development shall be required to provide two deceleration lanes on East Brown Street located at the driveway entrance and at the turn into Springdale Way.

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.

[illegible]

SHEET 1 OF 2

FINAL PLAT

KREYMER
ELEMENTARY SCHOOL

LOT 1, BLOCK A
10.120 Acres Situated In The
FRANCISCO DE LA PINA SURVEY ~ ABST. 688
WYLIE, COLLIN COUNTY, TEXAS

Owner

Wylie Independent School District
951 South Ballard Avenue
Wylie, Texas 75098
Telephone 972 429-3000

Engineer

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor

Surveyor
Surdukan Surveying, Inc.
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
Job No. 2023-137
December 19, 2025

NOTE:
No appurtenance between the height of 2' and 9' may be placed in the visibility triangles.

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, the Wylie Independent School District is the owner of a tract of land situated in the Francisco de la Pina Survey, Abstract No. 688, City of Wylie, Collin County, Texas, and being all of a celled 10,000 acre tract conveyed to the Wylie I.S.D. as recorded in Volume 2447, Page 673, Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner at the northwest corner of said 10,000 acre tract, said iron rod being S00°37'41"W, a distance of 0.61 feet from the northeast corner of Lot 1, Block D, Oak Meadow, an addition to the City of Wylie, Texas, according to the plat thereof recorded in Cabinet L, Page 614 of the Plat Records of Collin County, Texas, said iron rod being in the south Right of Way line of East Brown Street;

THENCE S88°33'43"E, following the south line of East Brown Street, a distance of 777.22 feet to a 1/2 inch iron rod set for corner at the intersection with west line of Springdale Way (a 50' R.O.W.);

THENCE S00°10'25"W, with the west line of Springdale Way, a distance of 560.62 feet to a 1/2" iron rod set for corner at the intersection of the north line of Camelot Drive (a variable width R.O.W.);

THENCE N88°34'10"W, with the north line of Camelot Way, a distance of 795.73 feet to a capped 1/2" iron rod found for corner in the east line of said Oak Meadow Addition;

THENCE N02°03'58"E, following the east line of said Oak Meadow Addition, a distance of 560.62 feet to the POINT OF BEGINNING and CONTAINING 440,846 square feet, or 10.120 acres of land.

BASIS OF BEARINGS:

Bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State CENTRAL RTK Network, Texas State Plane Coordinates Epoch 2002.0.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That the Wylie Independent School District, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Kreymer Elementary School, Lot 1, Block A, 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, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of 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 _____, 2026.

Wylie Independent School District
Name:
Title:

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 _____, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2026.

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, 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.

David J. Surdukan
Registration No. 4613



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 David J. Surdukan, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ____ day of _____, 2026.

Notary Public in and for
the State of Texas

APPROVAL BLOCK

"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 Final Plat of Kreymer Elementary School, an addition to the City of Wylie was submitted to the City Council on the ____ day of _____, 2026, and the Council, by formal action then and there accepted the dedication of right-of-ways, streets, easements and alleys, 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., 2026.

City Secretary
City of Wylie

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. All easements are recorded in Cabinet 2010, Page 247 unless noted otherwise.

According to Flood Insurance Rate Map No. 48085C0420J, dated June 2, 2009, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.

The NTMWD easement restricts construction of permanent structures such as foundations, walls, pools, and permanent storage buildings. Items such as driveways, fences/posts no deeper than two feet below original ground, sprinklers and normal landscaping plans/(no trees) that encroach on the NTMWD easements are allowed. However, the NTMWD assumes no responsibility for damages resulting from the need to repair or maintain the NTMWD pipelines. Further, any cost for repair for damage to the pipelines resulting from construction by the developer, contractor, or owner will be the responsibility of the developer, contractor, or owner.

Appurtenance between the height of 2ft and 9ft may not be placed in the visibility triangles

Onsite stormwater detention basin shall be maintained by the property owner.

SHEET 2 OF 2
FINAL PLAT

KREYMER
ELEMENTARY SCHOOL
LOT 1, BLOCK A
10.120 Acres Situated In The
FRANCISCO DE LA PINA SURVEY ~ ABST. 688
WYLIE, COLLIN COUNTY, TEXAS

Owner

Wylie Independent School District
951 South Ballard Avenue
Wylie, Texas 75098
Telephone 972 429-3000

Engineer

RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor

Surdukan Surveying, Inc.
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
Job No. 2023-137
December 19, 2025



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 Preliminary Plat of Lots 1-8, Block A of Wylie Hooper addition, creating 6 commercial lots and 2 open space lots on 13.17 acres generally located at 2710 W FM 544.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Textstone Capital LLC

APPLICANT: Golden Land Surveying

The applicant has submitted a Preliminary Plat to create Lots 1-8, Block A of Wylie Hooper addition. The property is generally located on the southeast corner of FM 544 and Hooper Road at 2710 W FM 544. The 13.17 acre development was approved by the City Council as Planned Development (PD 2025-41) in November of 2025 for the purpose of a commercial multi-lot planned development.

The site plan for Lot 6, Block A of Wylie Hooper addition is also on the regular agenda for the approval of a 12,500 sf grocery store and for a 5,999 sf retail shell building.

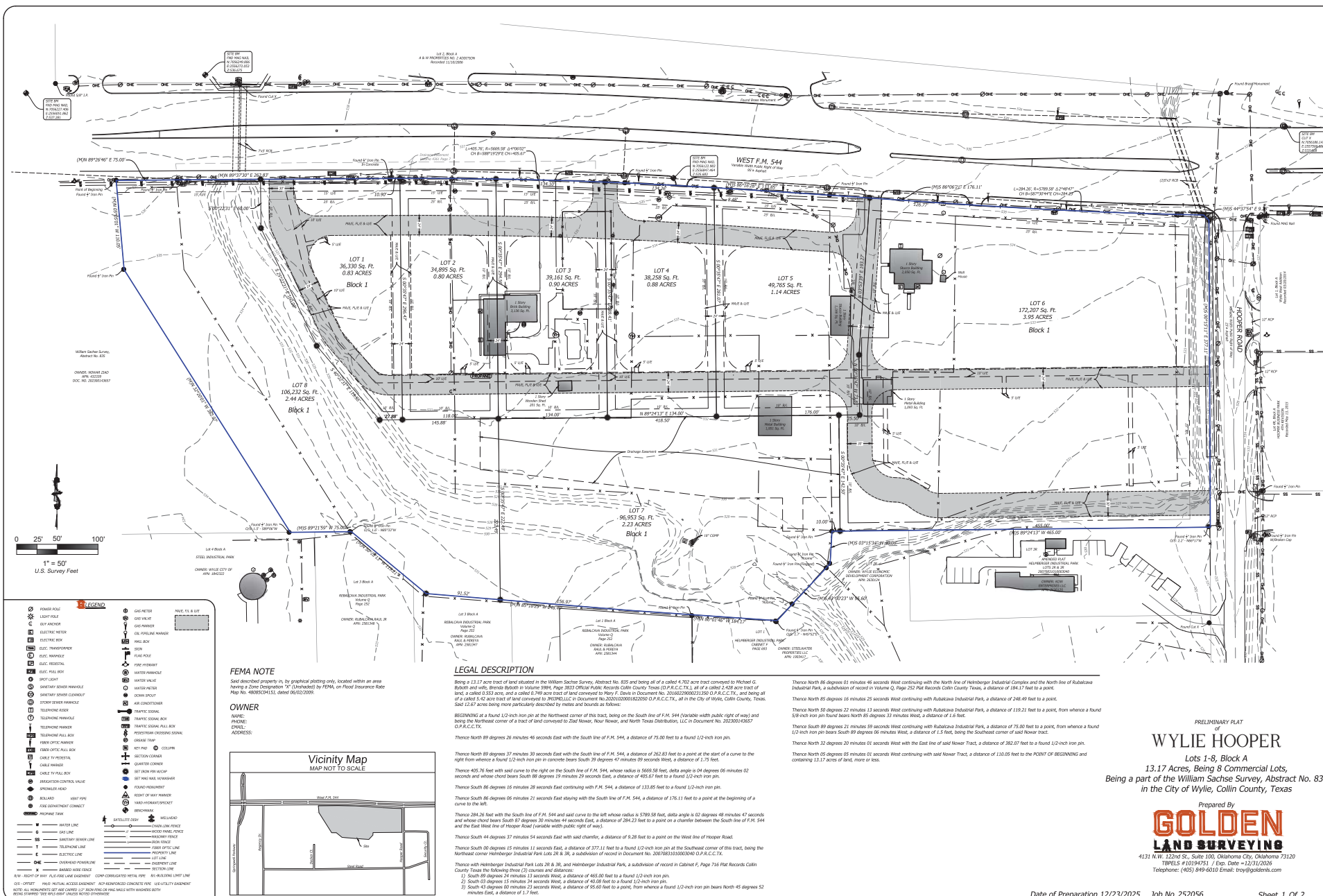
This plat is dedicating access, fire and utility easements for the entire Planned Development. Three access points are provided from FM 544 and two from Hooper Road.

Additional amended plats and site plan reviews shall be required for any additional fire lane or utility easement that the commercial padsites will require.

Lots 7-8, Block A of Wylie Hooper are proposed to stay undeveloped and function as the general location of drainage for the site.

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.



OWNER'S CERTIFICATE AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That _____ do hereby adopt this plat designating the herein described property as WYLIE HOOPER Lots 1-8, Block A, 13.17 Acres, Being 8 Commercial Lots, Being a part of the William Sachse Survey, Abstract No. 835 in the City of Wylie, Collin County, Texas and do hereby dedicate in fee simple, to the public use hereby reserved for the purposes indicated. The utility and fire lane easements shall be open to the public fire and police units, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of paving on the utility and fire lane easements is the responsibility of the property owner. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the easements as shown. Said easements being hereby reserved for mutual use and accommodation of all public utilities using or desiring to use the same. All and any public utility shall have the right to remove and keep removed all or part of construction, maintenance or efficiency of it respective system on the easements, and all public utilities shall at all times have full right of ingress and egress to or from and upon the said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time of procuring the permission of anyone. (Any public utility shall have the right of ingress and egress to the private property for the purpose of reading meters and any maintenance or service required or ordinarily performed by the utility). Water main and wastewater easements shall also included additional area of working space for construction and maintenance of the systems. Additional area is also conveyed for installation and maintenance of manholes, cleanouts, fire hydrants, water services and water services from the main to the curb or improvement line and description of such addition easements herein granted shall be determined by their location as installed.

Subscribed this ____ day of _____, 20____.

By: _____
Name

STATE OF _____)
COUNTY OF _____)

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of _____, 20____, personally appeared _____ to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that they executed the same as their free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written,

Notary Public

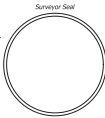
My Commission Number is ____.
My Commission Expires the ____ day of _____, 20____.

KNOW ALL MEN BY THESE PRESENTS:

THAT I, Troy Dee, do hereby certify that I prepared this plat from an actual on-the-ground survey of the above described property, and that the corner measurements shown herein were found or were properly placed under my personal supervision in accordance with the Plating Rules and Regulations of the City of Wylie, Collin County, Texas.

Troy Dee
Registered Professional Land Surveyor, Texas No. 6894
4131 N.W. 122nd Street Suite #100 Oklahoma City, OK 73120
(405) 849-6010

Date



STATE OF OKLAHOMA)
COUNTY OF OKLAHOMA)

Before me, the undersigned, a Notary Public in and for said County and State, on this ____ day of December, 2025, personally appeared Troy Dee, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth.

WITNESS my hand and notarial seal the day and year last above written,

Notary Public

My Commission Number is, 20013172.

My Commission Expires the 23rd day of OCTOBER, 2028.

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 final plat WYLIE HOOPER Lots 1-8, Block A, 13.17 Acres, Being 8 Commercial Lots, Being a part of the William Sachse Survey, Abstract No. 835 of the subdivision or addition 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 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 _____, A.D., 2025

City Secretary
City of Wylie, Texas

NOTES

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

PRELIMINARY PLAT
of

WYLIE HOOPER

Lots 1-8, Block A

13.17 Acres, Being 8 Commercial Lots,
Being a part of the William Sachse Survey, Abstract No. 835
in the City of Wylie, Collin County, Texas

Prepared By

GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
TBPELS #10194751 / Exp. Date = 12/31/2026
Telephone: (405) 849-6010 Email: troy@goldens.com

Date of Preparation 12/23/2025 Job No. 252056

Sheet 2 Of 2



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 & 2, Block A of Fathullah Addition for the development of an office/warehouse development on 2.00 acres. Property located at 2720 Hensley Lane.

Recommendation

Motion to approve as presented.

Discussion

OWNER: Jalih H Fathullah

APPLICANT: MAS Consulting Engineers

The applicant is proposing to develop two office/warehouse buildings that each measure 7,000 sq.ft on Lot 1 and Lot 2, Block A of Fathullah Addition, generally located at 2720 Hensley Lane measuring a total of 2 acres. The property is zoned within the Light Industrial district and allows for the proposed use by right. The preliminary plat for the development is in the consent agenda and provides the necessary access and utility easements.

A similar development for this site was approved by P&Z and City Council in early 2022. A re-submittal is being made due to the plan now being revised to include a detention pond that measures approximately 11,040 sq.ft.

Access to the site is provided via a new driveway that connects to Hensley Lane and to the adjacent lot to the west.

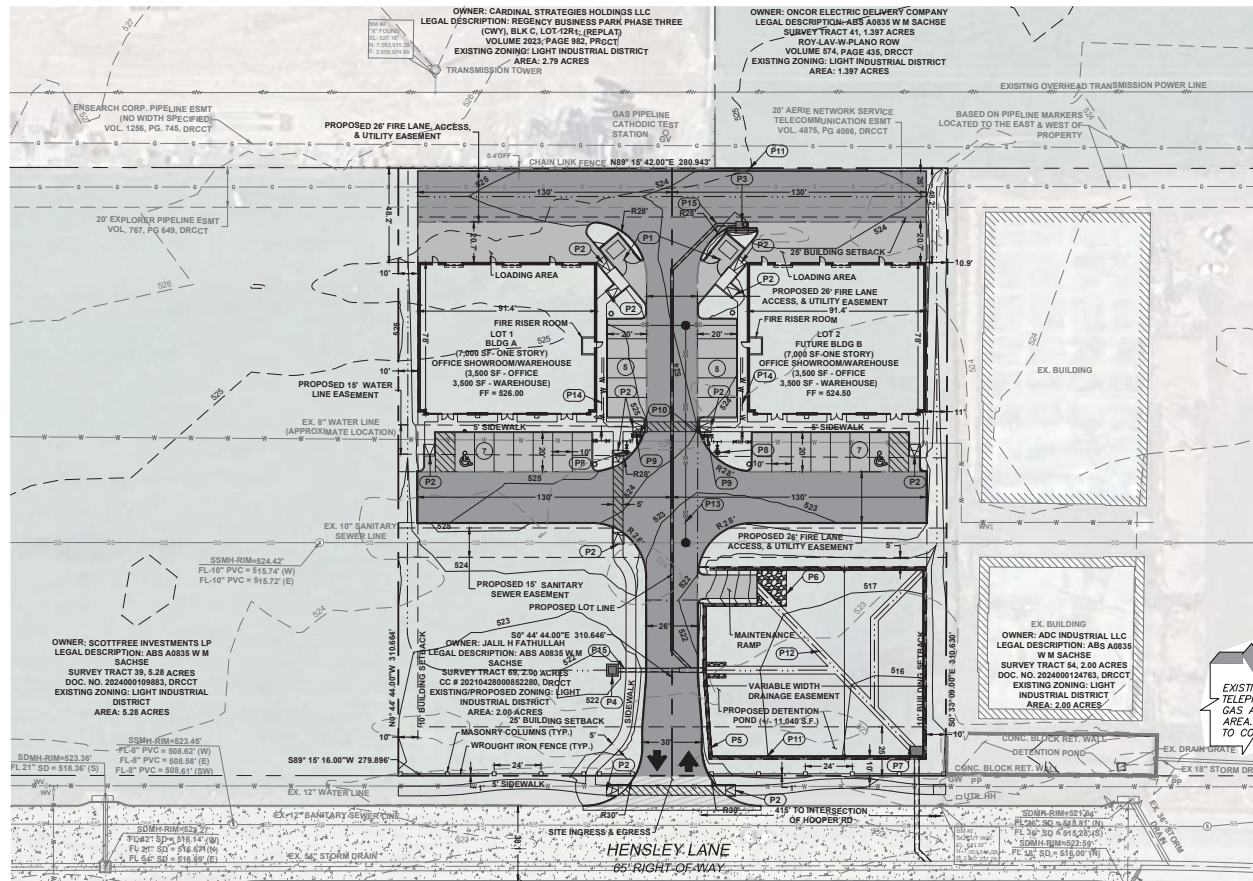
The development provides 12 parking spaces with one handicapped accessible space per lot per lot which is in compliance with the parking requirements of the Zoning Ordinance.

The site provides approximately 40% of landscaped area per lot which is in compliance with the 10% minimum landscaping requirement. The landscape plan includes tree plantings primarily along street frontage of Hensley Lane with a 6' tall wrought iron fence with masonry columns to function as a buffer from the Woodbridge Villas residential neighborhood. A 5' wide meandering sidewalk shall also be required along the street frontage of Hensley Lane.

The structure's exterior material consists of stone, stucco, brick and storefront framing. The elevations provide architectural variation with the use of alternating materials and entrance canopies.

Dumpsters enclosures shall be located near the north side of the property hidden from view from the Hensley Lane right of way.

As presented, this site plan is in 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.



30 0 15
(IN FEET)

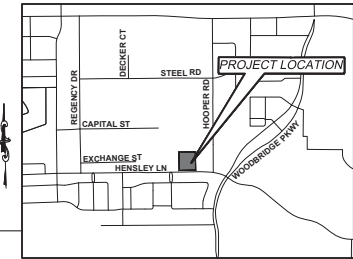
OWNER
JAILIL H. FATHULLAH
3108 SILVER SPRINGS LN
RICHARDSON, TX 75082
(214) 505-3713
jlo_5_fath@yahoo.com

ARCHITECT
PEREZ ARCHITECTURE STUDIO
CONTACT: JULIO PEREZ, AIA
MESQUITE, TX 75149
(214) 718-0584
julio@parchstudio.com

ENGINEER
MAS CONSULTING ENGINEERS
CONTACT: EDGAR MEDINA, P.E.
101 SUMMIT AVENUE, SUITE 1030
FORT WORTH, TX 76102
(817) 708-2422
emedina@mas-civil.com





















SURVEYOR
ROOM LEAD SURVEYING
F.E. BEMENDERFER, JR., R.P.L.S.
1255 W 15TH STREET, SUITE 110
PLANO, TX 75075
(972) 423-4372
fred@roomlead.com

!!! WARNING !!!
EXISTING OVERHEAD / UNDERGROUND
TELEPHONE, ELECTRIC AND UNDERGROUND
GAS AND FIBER OPTIC UTILITIES IN THIS
AREA. CONTACT UTILITY 48 HOURS PRIOR
TO CONSTRUCTION AT DIG-TESS, 811.



VICINITY MAP
NOT TO SCALE

LEGEND

SITE BOUNDARY	
PROPERTY LINE	
EXISTING EASEMENT	
PROPOSED EASEMENT	
PROPOSED FIRELANE	
PROPOSED WALL	
PROPOSED SWALE	
EXISTING SANITARY SEWER LINE	
EXISTING WATER LINE	
EXISTING GAS LINE	
EXISTING STORM DRAIN	
OVERHEAD UTILITY	
NUMBER OF PARKING SPOTS PER AREA	
ACCESSIBLE PARKING SPACE	
PROPOSED BUILDING FOOTPRINT	
EXISTING BUILDING FOOTPRINT	
HEAVY DUTY PAVEMENT (SEE NOTE 1)	
LIGHT DUTY PAVEMENT (SEE NOTE 1)	
SIDEWALK PAVEMENT (SEE NOTE 1)	
RIGHT OF WAY PAVEMENT (PER CITY OF WYLLIE PAVING STANDARDS)	

NOTES

1. REFER TO SITE SPECIFIC GEOTECHNICAL REPORT AND CITY OF WYLLIE STANDARDS FOR PAVEMENT RECOMMENDATIONS.
2. ACCESSIBLE PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
3. ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48050C04151 DATED JUNE 22ND, 2009 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.
4. THE PROPOSED DEVELOPMENT IS SCHEDULED UPON APPROVAL OF CIVIL & BUILDING PERMIT. THE CURRENT ESTIMATED TIMELINE IS FOR CONSTRUCTION TO BEGIN BY DECEMBER 2026.

NOTES BY SYMBOL

- (P1) DUMPSTER PAD (12'X12')
- (P2) BARRIER FREE RAMP
- (P3) TXDOT I-CU (FTW) - CURB INLET
- (P4) 3' X 3' TYPE Y DROP INLET
- (P5) SAFETY RAILING
- (P6) GROUTED STONE RIPRAP
- (P7) OUTFALL STRUCTURE
- (P8) FIRE HYDRANT
- (P9) 1 - 1" DOMESTIC WATER SERVICE
- (P9) 1 - 1" IRRIGATION SERVICE

- (P10) REMOTE FIRE DEPARTMENT CONNECTION (FDC)**
- (P11) VARIABLE HEIGHT WALL (BY OTHERS)**
- (P12) 4" CONCRETE PILOT CHANNEL**
- (P13) PROP. SANITARY SEWER LINE**
- (P14) PROP. 8" FIRE SERVICE LINE**
- (P15) PROP. STORM DRAIN**

SITE PLAN DEVELOPMENT

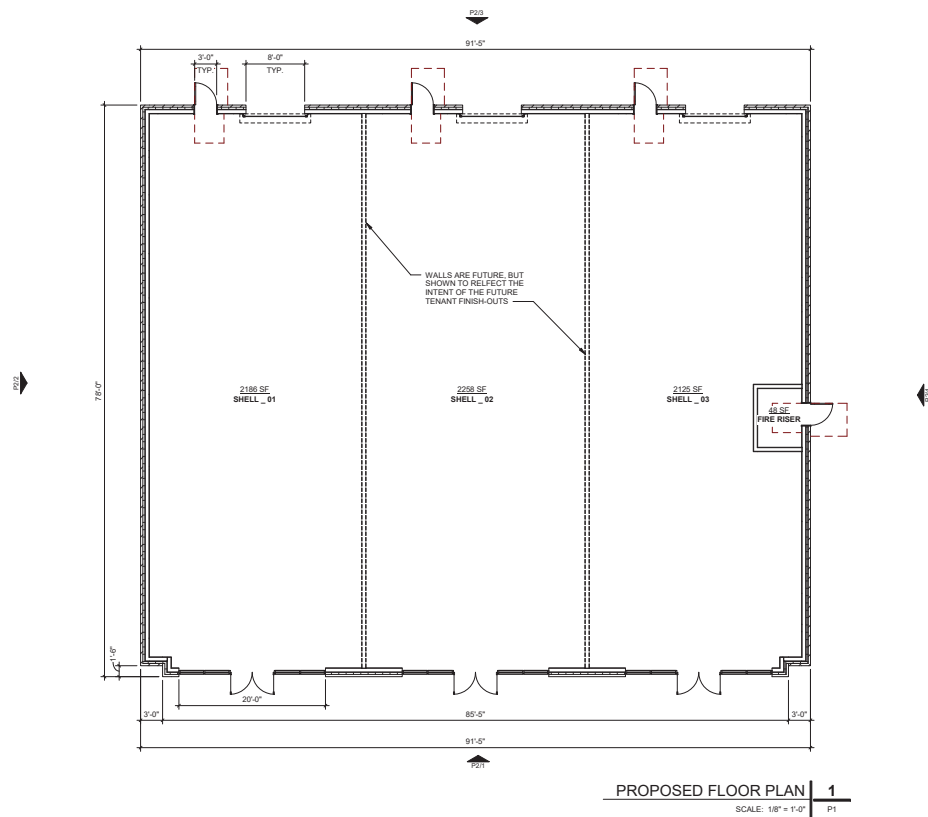
NO.	REVISION	REV.	DATE	JOB
				944-601
			DATE	1972 JAN
			DRAWN BY	W.C. BARTER
			CHECKED BY	W.C. BARTER
			APPROVED BY	W.C. BARTER
			DESIGNED BY	W.C. BARTER
			SCALE	AS SHOWN
			UNIT	INCHES
			TITLE	THESE

11/96 - Perez Architecture Studio/04 - Hensley Ln Mixed Use Wylie TX CADD/Sheets/Site Plan/P-SITE-PLAN.dwg
PLOTTED BY: ANTHONY TORRES PLOT DATE: 12/22/2025 8:31 AM

GENERAL LIFE DATA		ROAD		RESIDENT		INDUSTRIAL	
Element	Base Standard (all development must comply fully with all listed below)	YES/NO, OR N/A	Desirable (each development must select at least 3 of the 8 desirables listed below)	YES/NO, OR N/A	Light Industrial	Medium Industrial	Heavy Industrial
Building Placement	<ul style="list-style-type: none"> 1. Entrances and/or facades oriented to the street. 2. Building footprints no greater than 20,000 square feet in NE and CR districts. 3. Multiple buildings placed to create plazas, courtyards, landscaped areas w/interconnecting walkways. 	YES	<ul style="list-style-type: none"> 1. Building at the front yard line. 2. Individual buildings or footprints < 10,000 square feet. 3. Front facade oriented to the street. 	YES	<ul style="list-style-type: none"> 1. Building at the front yard line. 2. Individual buildings or footprints < 10,000 square feet. 3. Front facade oriented to the street. 	<ul style="list-style-type: none"> 1. Building at the front yard line. 2. Individual buildings or footprints < 10,000 square feet. 3. Front facade oriented to the street. 	<ul style="list-style-type: none"> 1. Building at the front yard line. 2. Individual buildings or footprints < 10,000 square feet. 3. Front facade oriented to the street.
Parking Placement	<ul style="list-style-type: none"> 1. Parking spaces at least 1' from residential lot line. 	N/A	<ul style="list-style-type: none"> 1. Site plan with no more than 50% of parking in front of the building. 2. Building with no more than one row parking in front. 	YES	<ul style="list-style-type: none"> 1. Site plan with no more than 50% of parking in front of the building. 2. Building with no more than one row parking in front. 	<ul style="list-style-type: none"> 1. Site plan with no more than 50% of parking in front of the building. 2. Building with no more than one row parking in front. 	<ul style="list-style-type: none"> 1. Site plan with no more than 50% of parking in front of the building. 2. Building with no more than one row parking in front.
Access Drives	<ul style="list-style-type: none"> 1. Minimum width of drive 24' turning radius of 125'. 2. Access drive at least 150' from intersection. 3. Access drives serving developments greater than 30,000 sq. ft. shall have separated median, or be separated at least 150' from each other. 4. Landscaped treatment of entrances 	YES	<ul style="list-style-type: none"> 1. Combined access points with adjacent tracts. 2. Direct connection between buildings and street. 	YES	<ul style="list-style-type: none"> 1. Combined access points with adjacent tracts. 2. Direct connection between buildings and street. 	<ul style="list-style-type: none"> 1. Combined access points with adjacent tracts. 2. Direct connection between buildings and street. 	<ul style="list-style-type: none"> 1. Combined access points with adjacent tracts. 2. Direct connection between buildings and street.
Location of Service and Loading Areas	<ul style="list-style-type: none"> 1. Service and loading areas shall not be visible from a public street or adjacent residential lot. 2. Developments unable to meet these are required to have masonry screening with signposts. 	YES	<ul style="list-style-type: none"> 1. Not visible from public street but provide masonry screening 	YES	<ul style="list-style-type: none"> 1. Not visible from public street but provide masonry screening 	<ul style="list-style-type: none"> 1. Not visible from public street but provide masonry screening 	<ul style="list-style-type: none"> 1. Not visible from public street but provide masonry screening

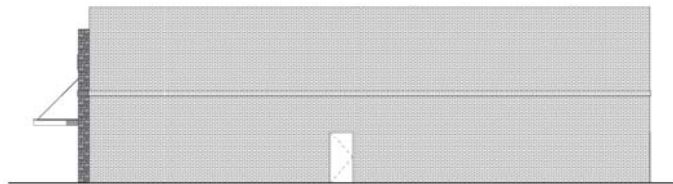
Figure 4-8 Landscaping Design Requirements

Element	Base Standard (all development must comply fully with all listed below)	YES/NO, OR N/A	Desirable (each development must select at least 3 of the 8 desirables listed below)	YES/NO, OR N/A
Landscaping Required Parks	<ul style="list-style-type: none"> 1. At least 20% of site shall be landscaped in NE, CR, CC, and DR Districts; 10% of area in CR and CC Districts for single buildings of 100,000 sq. ft. or more; 10% of site in all Land Use Districts. 1. Landscaping is required in the front yard. 1. Landscaping is required in side and rear yards adjacent to, or across the street from residential. 	YES	<ul style="list-style-type: none"> 1. Landscaping that exceeds the minimum by 50%. 1. Landscaping in side and rear yards and otherwise required. 	YES
Landscaping of Parking Lots	<ul style="list-style-type: none"> 1. Site plans requiring more than 12 spaces required to have 50 sq. ft. of landscaping per space. 1. No parking spaces further than 100 feet from landscaped areas on site. 1. Parking lots 12 spaces or longer shall have landscaped islands at end. 1. All parking lots shall have landscaped areas at least every 12 spaces. 	YES	<ul style="list-style-type: none"> 1. Landscaping 50% or more in excess of 50 sq. ft. per space. 1. Parking lots with no space further than 40 feet from a landscaped area. 1. Landscaped pedestrian connection to main entrance. 	YES
Visual Screening	<ul style="list-style-type: none"> 1. Required screening to be at least 2' wide, plants 5' in height when planted, include one flowering tree per every 20 linear feet of area. 	YES	<ul style="list-style-type: none"> 1. Use of ornamental trees or other natural landscape features. 2. Increase in minimum width of landscape buffer by 20'. 2. Presence of special benches, pedestrian lighting, other amenity elements. 	YES
Landscaping of Street Frontages	<ul style="list-style-type: none"> 1. At least 50% of lots required to have developed a landscaped buffer, at least 10' in width. 2. Trees required in buffer, or grass or both or up to 30' - 40' spacing. 2. Required trees at least 3" in caliper. 4. At least 4' measuring center walkway on perimeter where adjacent to thoroughfare. 	YES	<ul style="list-style-type: none"> 1. Use of ornamental trees or other natural landscape features. 2. Increase in minimum width of landscape buffer by 20'. 2. Presence of special benches, pedestrian lighting, other amenity elements. 	YES

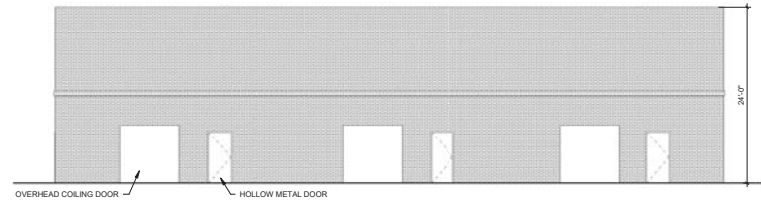




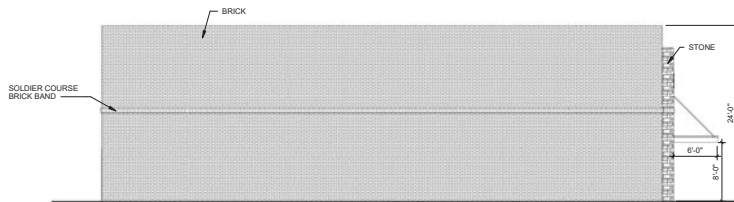
SE PERSPECTIVE | 5
SCALE: 1/8" = 1'-0" P2



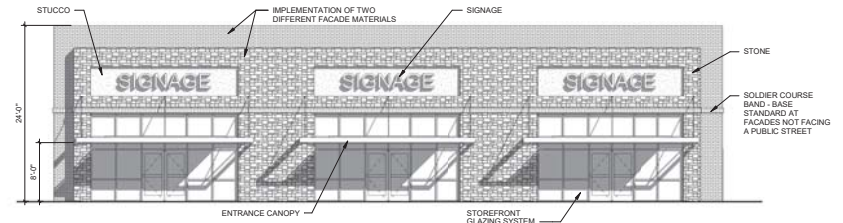
EAST ELEVATION | 4
SCALE: 1/8" = 1'-0" P2



NORTH ELEVATION | 3
SCALE: 1/8" = 1'-0" P2



WEST ELEVATION | 2
SCALE: 1/8" = 1'-0" P2



SOUTH ELEVATION | 1
SCALE: 1/8" = 1'-0" P2

PROPOSED EXTERIOR ELEVATIONS AND PERSPECTIVE | WYLIE FLEX SPACE | 12-08-2025

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REGULATORY APPROVAL,
PERMIT, OR CONSTRUCTION. |
JULIO PEREZ | REG # 25338

PEREZ
ARCHITECTURE STUDIO
PLANNING | ARCHITECTURE | INTERIORS
P 204.789.8900 | perezstudio.com | perezstudio.com



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Consider, and act upon, a Site Plan for Lot 6, Block A of Wylie Hooper Addition for the development of a grocery store and retail building on 3.95 acres. Property located at 2710 W FM 544.

Recommendation

Motion to **conditionally approve** as presented.

Discussion

OWNER: Textstone Capital LLC

APPLICANT: LJA Engineering, INC

The applicant is proposing to develop a grocery store which measures 12,500 sf. and a 5,999 sf retail shell building on Lot 6, Block A of Wylie Hooper addition on 3.95 acres located at 2710 W FM 544. The property is part of an eight lot commercial planned development which was approved by City Council in November of 2025 as Ordinance PD 2025-41.

The preliminary plat for Planned Development (PD 2025-41) is also on the consent agenda. The site plan provides the overall access drives to the entire Planned Development while providing more detailed plans for Lot 6, Block A of Wylie Hooper Addition.

If approved this site plan shall be the conditional approval of the site plan and landscaping plan for the retail structure. Architectural elevations of the shell building shall be required to be submitted to city staff for a final review and approval.

Three driveways entrances are provided from FM 544 and two entrances are provided from Hooper Road. Fire lanes are provided around the main structure and are in compliance with the fire code requirements.

A total of 118 parking spaces with six being handicapped accessible are proposed. The parking provided is in compliance with the approved Planning Development and applicable requirements of the Zoning Ordinance. Shared parking is permitted within the Planned Development. The dumpster and loading areas are located at the rear of the buildings outside of view from the parking areas and roadways.

The site is providing 30,110 sf. of landscaping being 17.5% of the overall landscaped area which complies with the 15% minimum landscaping requirement allowed by Planned Development 2025-41. The landscape plan includes a 10' landscape buffer with sidewalks along W FM 544. Additional tree plantings are provided along the parking areas.

The grocery store's exterior material consists of two varieties of brick patterns, stone, and stucco. Entrances are emphasized with canopies and recessed architectural features. This structure, as all structures at or over 6,000 sq.ft., shall be required to have a fire sprinkler system installed.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of the Planned Development 2025-41. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

OWNER/DEVELOPER:
TIDSTONE CAPITAL, LLC
12000 PRESTON ROAD, SUITE 1105
DALLAS, TEXAS 75220
PHONE: 214.584.5551
CONTACT: CHARLIE BERNET
EMAIL: CBERNET@TIDSTONECAPITAL.COM

ARCHITECT:
VYBLEN ARCHITECTS
1722 SOUTH ST, SUITE 122
DALLAS, TEXAS 75201
PHONE: 972.786.1010
CONTACT: STEPHAN HAEISSIG
EMAIL: STEPHAN.HAEISSIG@VYBLENARCH.COM

CIVIL ENGINEER:
TITUS ENGINEERING, INC.
4000 NORTH CENTRAL EXPRESSWAY, SUITE 400
DALLAS, TEXAS 75206
PHONE: 469.621.0710
CONTACT: EDDIE CECENA
EMAIL: ECECENA@TITUS.COM

SURVEYOR:
GOLDEN LAND SURVEYING
4131 NW 122ND, SUITE 100
OKLAHOMA CITY, OKLAHOMA 73120
PHONE: 405.849.6010
CONTACT: MATT OVERALL
EMAIL: MATT@GOLDENLANDS.COM

- SITE PLAN GENERAL NOTES:
- ENTRANCES AND/OR FACADES ORIENTED TO THE STREET.
 - BUILDING FOOTPRINTS NO GREATER THAN 20,000 SQUARE FEET IN NS AND OR DISTRICTS.
 - MULTIPLE BUILDINGS PLACED TO CREATE PLAZAS, COURTYARDS, LANDSCAPED AREAS W/CONNECTING WALKWAYS.
 - PARKING SPACES AT LEAST 10' FROM RESIDENTIAL LOT LINE.
 - MINIMUM WIDTH DRIVE OF 24', TURNING RADIUS OF 25' (28' FOR FIRE LANES).
 - ACCESS DRIVE AT LEAST 150' FROM INTERSECTION.
 - ACCESS DRIVES SERVING DEVELOPMENTS GREATER THAN 30,000 SQ. FT. SHALL HAVE SEPARATED MEDIAN, OR BE SEPARATED AT LEAST 150' FROM EACH OTHER.
 - LANDSCAPED TREATMENT OF ENTRANCES.
 - SERVICE AND LOADING AREAS SHALL NOT BE VISIBLE FROM A PUBLIC STREET OR ADJACENT RESIDENTIAL LOT.
 - DEVELOPMENTS UNABLE TO MEET THE ABOVE ARE REQUIRED TO HAVE MASONRY SCREENING WALLS W/GATES.

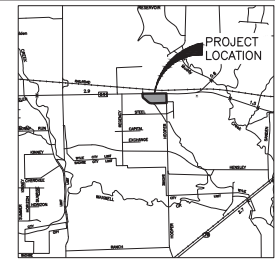
- ESTIMATED SCHEDULE:
- PRELIMINARY PLAT APPROVAL & PRELIMINARY ENGINEERING: 11/18/2025 - 1/19/2026
 - CIVIL ENGINEERING SUBMISSION: 1/19/2026 - 4/19/2026
 - BUILDING PERMIT: 3/19/2026 - 4/19/2026
 - CONSTRUCTION: 6/6/2026 - 2/11/2027
 - FINAL PLAT: 12/13/2026 - 2/11/2027

- NOTES:
- THIS SITE PLAN IS TO BE USED FOR PLANNING PURPOSES ONLY AND IS NOT A CONSTRUCTION DOCUMENT.
 - SITE PLAN IS PROVIDED TO SHOW GENERAL LOCATION OF IMPROVEMENTS. REFERENCE THE PAVING, GRADING, STORM SEWER AND UTILITY PLANS FOR DETAILED INFORMATION ON SITE CONSTRUCTION ITEMS.
 - THE UTILITY SERVICES SHOWN FOR LOTS 1-5 ARE GENERAL LOCATIONS. FINAL UTILITY SERVICES WILL BE ESTABLISHED ONCE LOTS 1-5 HAVE SITE PLANS ESTABLISHED.
 - AS THE PROPERTY IS DEVELOPED, FIRE HYDRANTS SHALL BE LOCATED AT ALL INTERSECTING STREETS AND AT INTERMEDIATE LOCATIONS BETWEEN INTERSECTIONS AT A MAXIMUM SPACING OF 300 FEET AS MEASURED ALONG THE LENGTH OF THE CENTERLINE OF THE ROADWAY, AND THE FRONT OF ANY BUILDING AT GRADE SHALL BE NO FARTHER THAN 300 FEET FROM A MINIMUM OF TWO FIRE HYDRANTS AS MEASURED ALONG THE ROUTE THAT THE FIRE HOSE IS LAID BY A FIRE VEHICLE.

SITE DATA

EXISTING ZONING: AG/30
PROPOSED ZONING: PD

LOT	PROPOSED USE	LOT AREA	BUILDING AREA	BUILDING LOT COVERAGE	LANDSCAPE LOT COVERAGE	PROVIDED PARKING	BUILDING HEIGHT	BUILDING MATERIAL
01	TBD	0.83 AC	TBD	TBD	TBD	TBD	TBD	TBD
02	TBD	0.80 AC	TBD	TBD	TBD	TBD	TBD	TBD
03	TBD	0.90 AC	TBD	TBD	TBD	TBD	TBD	TBD
04	TBD	0.88 AC	TBD	TBD	TBD	TBD	TBD	TBD
05	TBD	1.14 AC	TBD	TBD	TBD	TBD	TBD	TBD
06	GROCERY STORE + RETAIL	3.95 AC	18,499 SF	13.7%	17.5%	188 SPACES (6 ADA)	29'	ACME, SALADO STONE, PAINTED CANOPY AND METAL, METAL CORING, PAINTED STUCCO & VISION GLASS
07	UNDEVELOPED	2.23 AC	N/A	N/A	N/A	N/A	N/A	N/A
08	UNDEVELOPED	1.93 AC	N/A	N/A	N/A	N/A	N/A	N/A



VICINITY MAP
1" = 3000'

LEGEND

- EX PROPERTY BOUNDARY
- PROP PROPERTY BOUNDARY
- W --- EX WATER LINE
- SS --- EX SANITARY SEWER LINE
- EX STORM LINE
- PROP WATER LINE
- PROP SANITARY SEWER LINE
- PROP STORM LINE
- PROP SCREENING WALL
- PROP METAL FENCE
- PROP MUTUAL ACCESS & FIRE LINE EASEMENT
- PROP FIRE DEPARTMENT CONNECTION
- EXISTING TREE TO REMAIN
- PROP LIGHT POLE (BY OTHERS)

MINIMUM SETBACKS:

FRONT YARD - 25'
REAR YARD - 10'
SIDE YARD - 10'

BENCHMARKS:

"X" CUT ON AN EXISTING CURB INLET LOCATED ON THE NORTH SIDE OF THE FM 544 AND HOOPER INTERSECTION.
N: 705686.145
E: 2557599.089
ELEV 537.468

"MAG NAIL ON EXISTING CURB DRIVEWAY" CURB LOCATED APPROXIMATELY 670 LF WEST OF THE FM 544 AND HOOPER INTERSECTION ON THE EB FM ROAD.
N: 7056122.983
E: 2556847.464
ELEV 535.683

DATE	REVISION	BY

SITE PLAN

WYLIE HOOPER RETAIL

W FM544
CITY OF WYLIE
COLLIN COUNTY, TEXAS 75098

LJA Engineering, Inc. **LJA**
4050 North Central Expressway Phone: 469.621.0710
Suite: 400
Dallas, Texas 75206
FIRM: F-1386

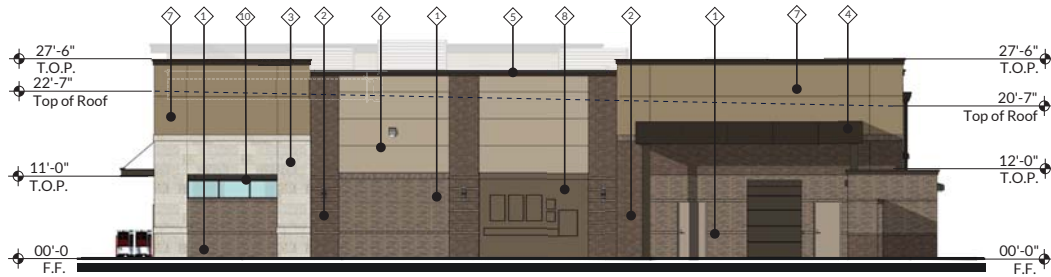
PRELIMINARY
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF EDUARDO CECENA, TEXAS P.E. #155730 ON 12-23-2025. THIS DOCUMENT IS NOT TO BE USED FOR THE PURPOSES OF CONSTRUCTION.

LJA PROJECT ID: NT0957-0033
DATE: 12/23/2025
DESIGN: BRIT
DRAWN: REN
SCALE: N/A
HORIZ: 1" = 50'
VERT: N/A
SHEET: 5



01 NORTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"

MATERIAL KEYNOTES	
1	ACME - AUBURN HILLS KING SIZE- FULL BED
2	ACME - ELDERWOOD KING SIZE- FULL BED
3	SALADO STONE - SONOMA WHITE
4	PAINTED CANOPY AND METAL - SW 7048 - URBANE BRONZE
5	METAL COPING- BERRIDGE - DARK BRONZE
6	PAINTED STUCCO - SW 7038 - TONY TAUPE
7	PAINTED STUCCO - SW 6144 - DAPPER TAN
8	PAINTED STUCCO - SW 7545 - PIER
9	VISION GLASS - KAWNEER DARK BRONZE



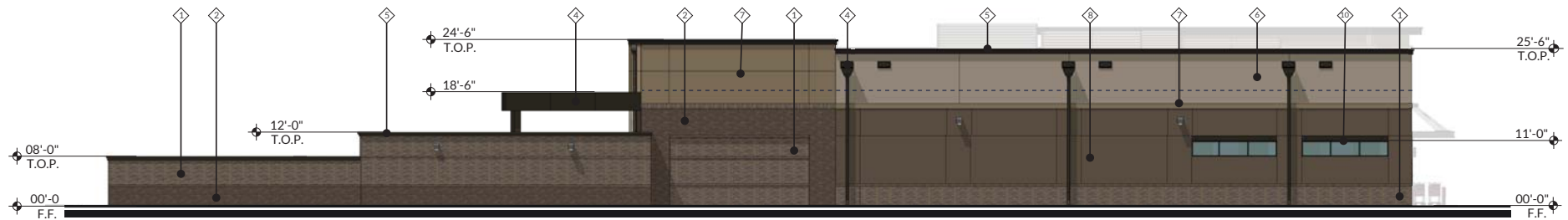
02 SOUTH ELEVATION (BACK)
SCALE: 1/8" = 1'-0"



SITE PLAN



03 WEST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"



04 EAST ELEVATION (SIDE)
SCALE: 1/8" = 1'-0"

WYLIE RETAIL + GROCER

TEXTSTONE CAPITAL

WYLIE, TX

GROCER ELEVATION | SCALE 1/8" = 1'-0" | 12.01.2025

O'BRIEN

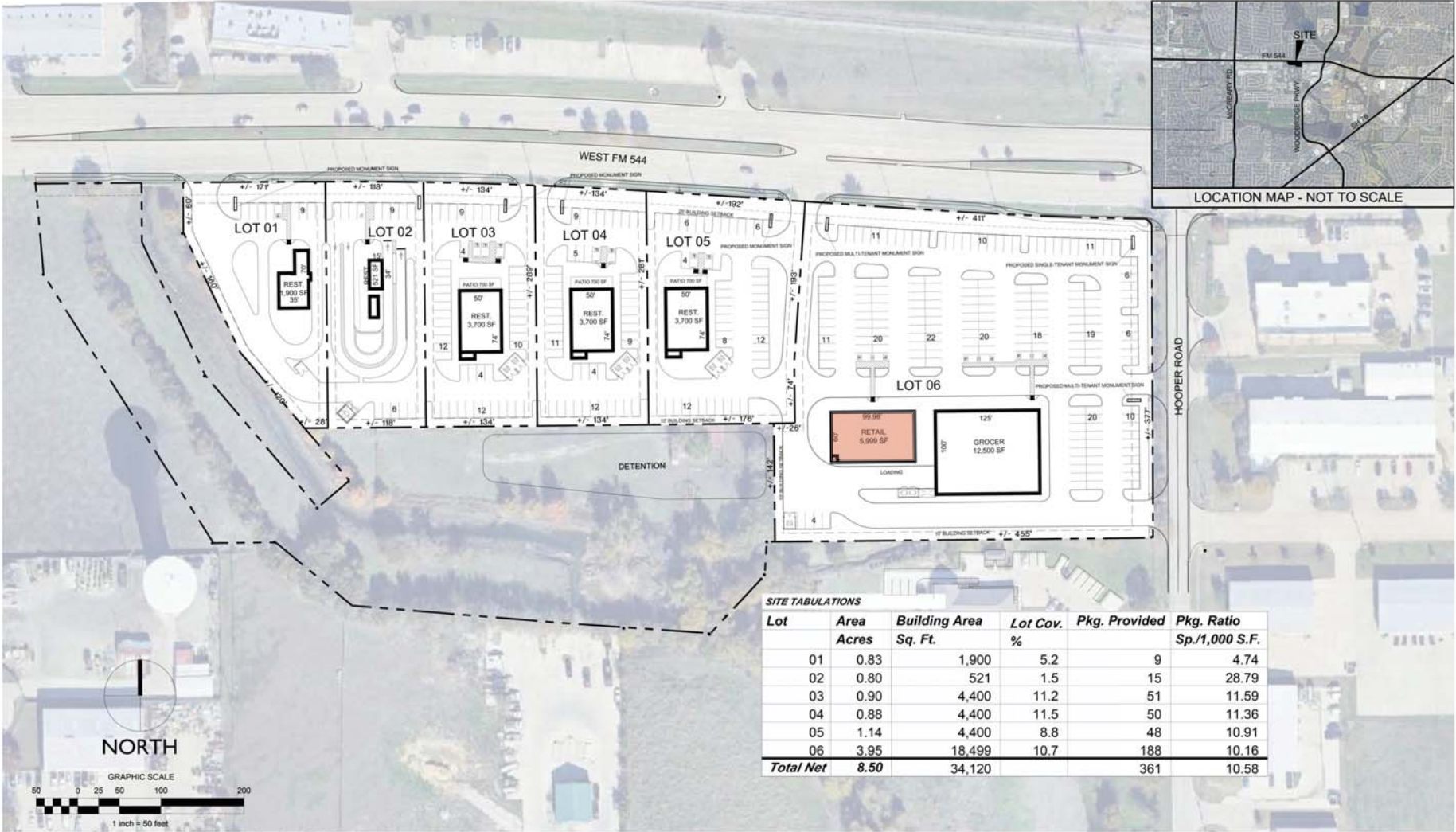
WYLIE RETAIL+GROCER TEXSTONE CAPITAL

WYLIE, TX

DESIGN SCHEMES

5,999 SF RETAIL BLDG.

12/24/2025



SITE TABULATIONS					
Lot	Area Acres	Building Area Sq. Ft.	Lot Cov. %	Pkg. Provided	Pkg. Ratio Sp./1,000 S.F.
01	0.83	1,900	5.2	9	4.74
02	0.80	521	1.5	15	28.79
03	0.90	4,400	11.2	51	11.59
04	0.88	4,400	11.5	50	11.36
05	1.14	4,400	8.8	48	10.91
06	3.95	18,499	10.7	188	10.16
Total Net	8.50	34,120		361	10.58

Shadow Creek Village
TexStone Capital Wylie, TX

SP-15

JOB No.: 25-061 SCALE: 1"= 50'-0" DATE: 11.17.25



OPTION
01









OPTION

02







