

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 Kagnew 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

Item Number: B

Prepared By: Kevin Molina

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.

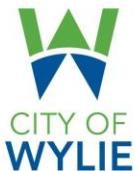
The purpose of the Preliminary Plat is to create two lots for an office/warehouse development that contains two 7,000 square foot structures. The proposed use is allowed by right within the Light Industrial zoning district and the site plan is on the regular agenda for consideration.

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.



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item Number: C

Prepared By: Kevin Molina

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for 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.

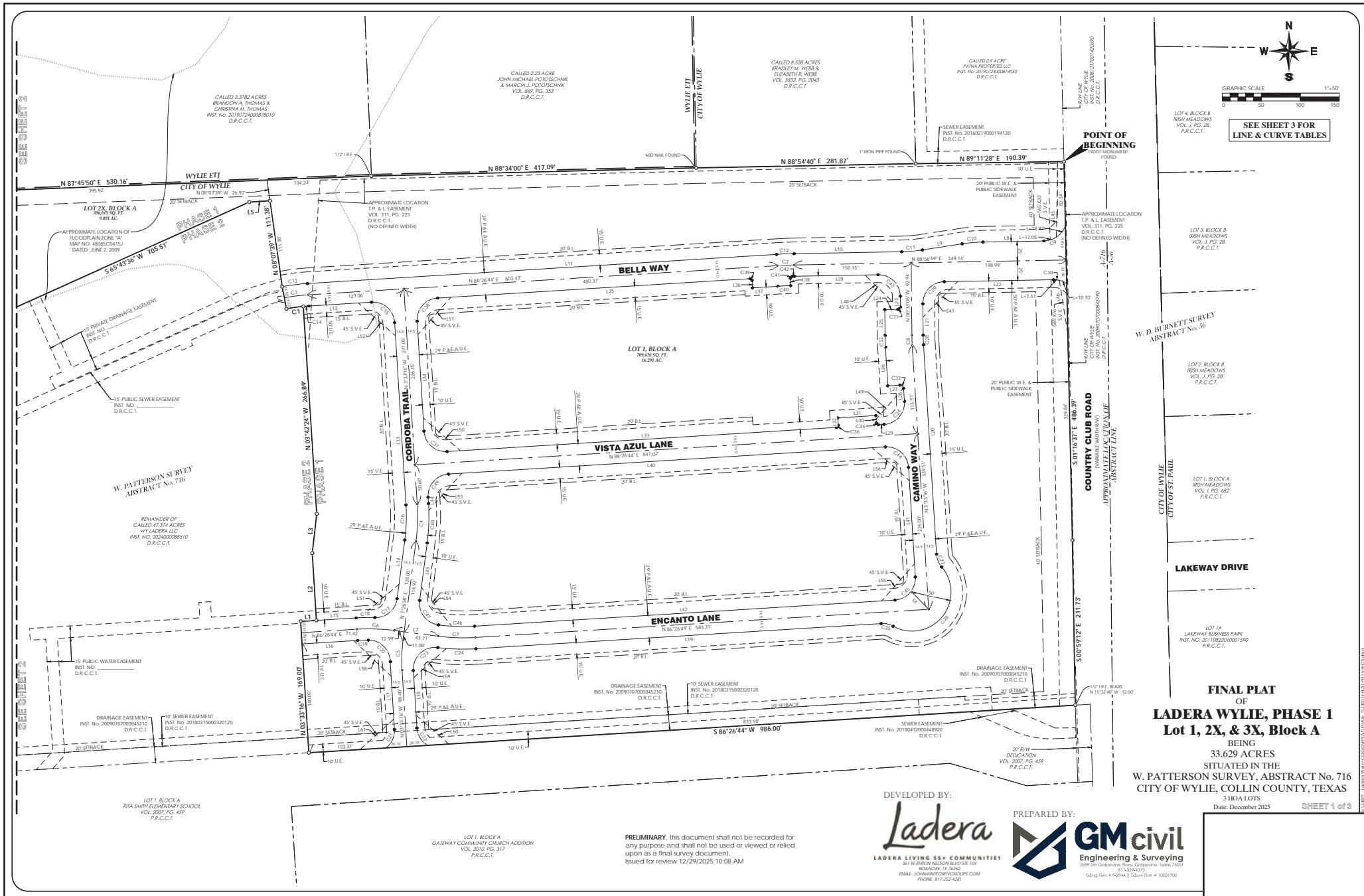
The final plat shows the dedication of five private streets which lead to the additional phase of development. In total the subdivision will have eight private streets to serve a maximum of 168 residential units with gated access.

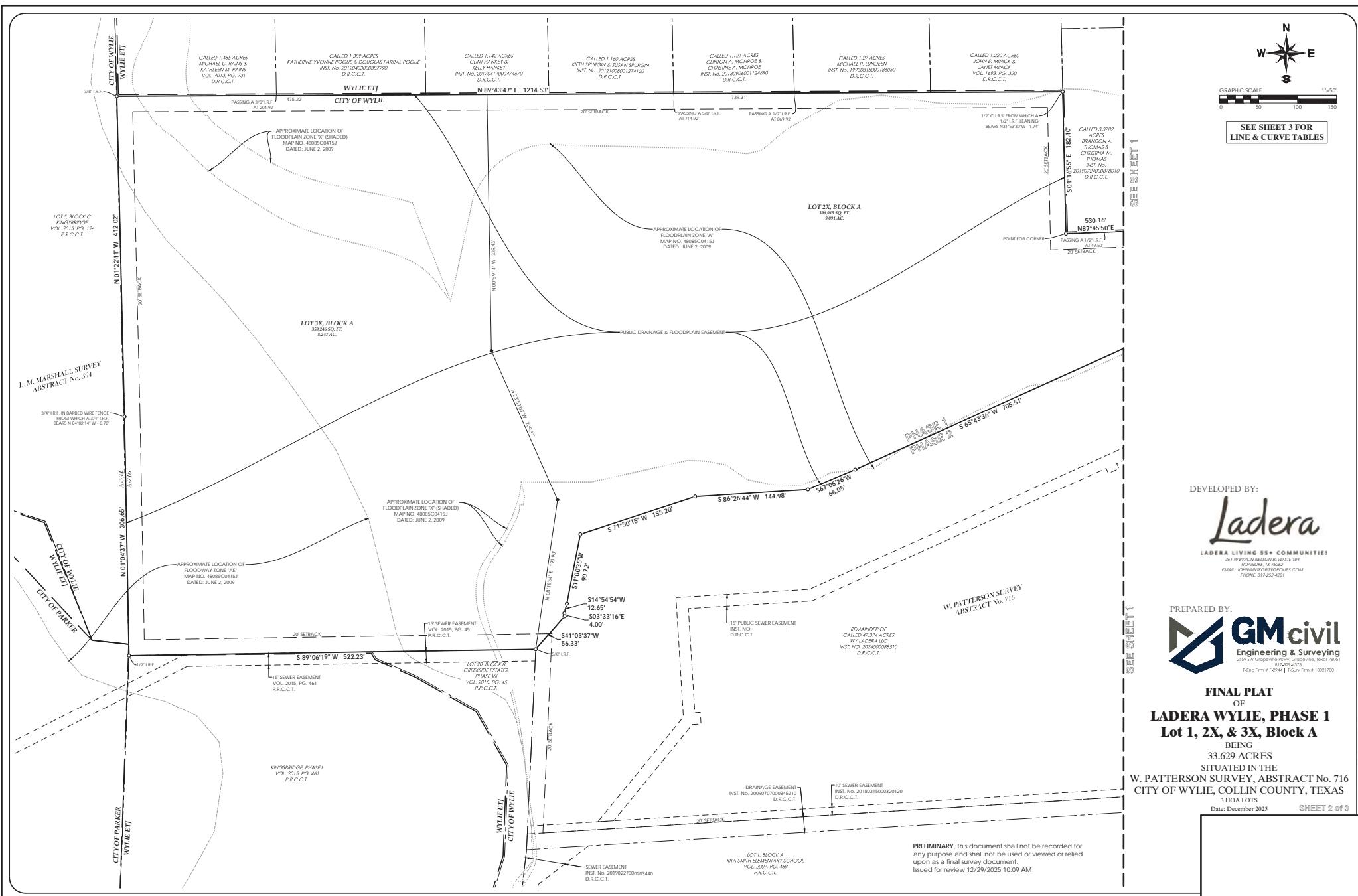
The plat dedicates the necessary rights-of-way and utility easements. Open space lots, easements and private streets are to be maintained by the Condominium Owners Association.

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.







Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item Number: D

Prepared By: Kevin Molina

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat 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

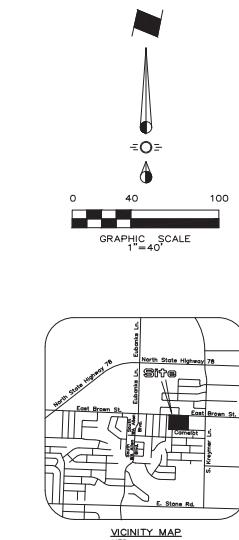
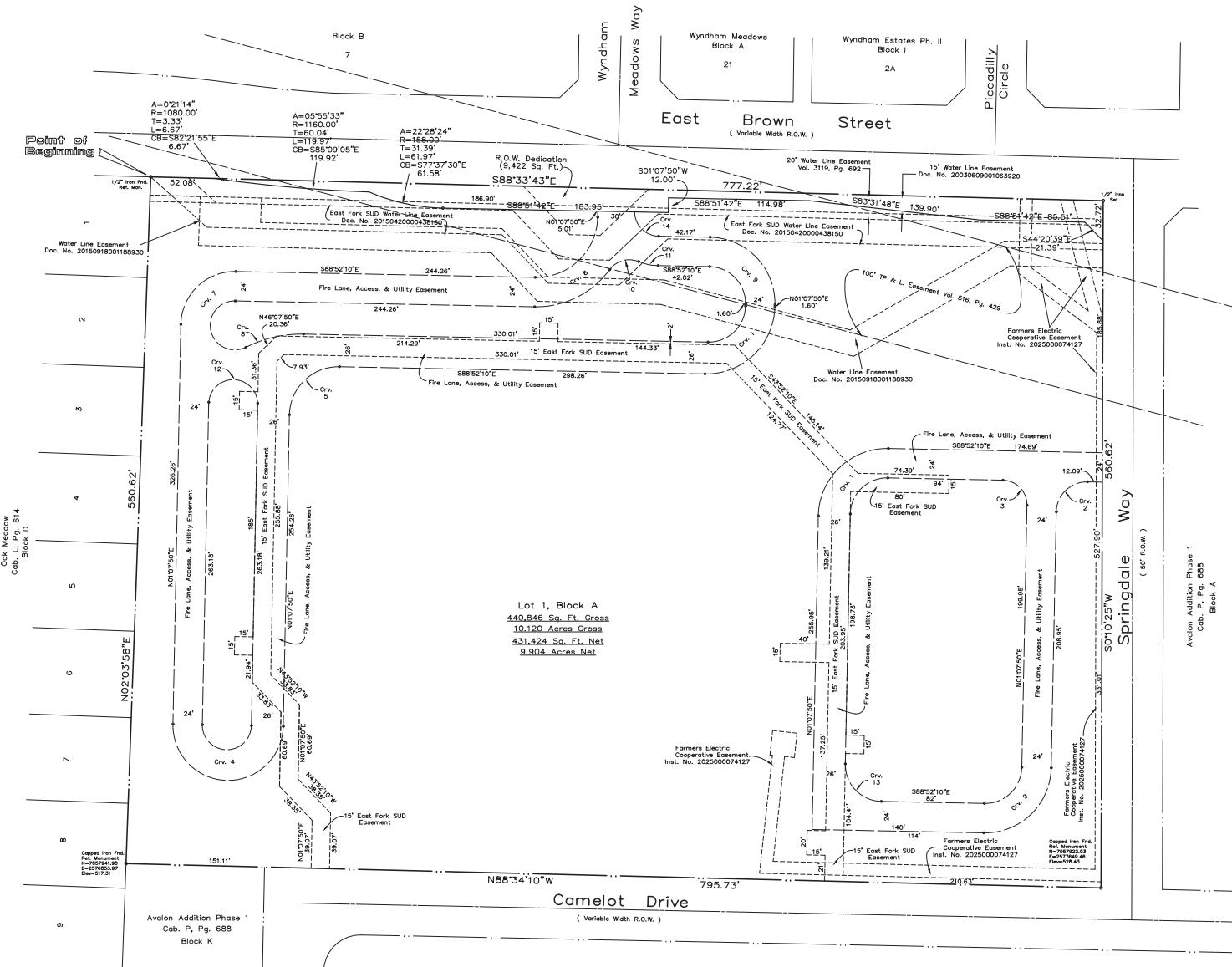
The applicant has submitted a Final Plat to create Lot 1, Block A of Kreymer Elementary School on 10.120 acres. The property is located at 1200 E Brown. The purpose of the Final Plat is to create one lot for the development of an elementary school for the Wylie Independent School District. The property 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.



Curve Data Chart				
	Inner	Outer		
1	$A=80.00^{\circ}00'00''$ $L=45.12'$	$A=80.00^{\circ}00'00''$ $L=56.00'$ $R=87.96'$	8	$A=27.75^{\circ}10'00''$ $L=24.89'$ $R=48.79'$
2	$A=80.00^{\circ}00'00''$ $L=25.00'$ $R=45.00'$	$A=80.00^{\circ}00'00''$ $L=30.00'$ $R=50.00'$	9	$A=30.00^{\circ}00'00''$ $L=47.12'$ $R=68.82'$
3	$A=80.00^{\circ}00'00''$ $L=20.00'$ $R=34.42'$	$A=80.00^{\circ}00'00''$ $L=15.64'$ $R=26.54'$	10	$A=76.92^{\circ}00'00''$ $L=15.64'$ $R=26.54'$
4	$A=80.00^{\circ}00'00''$ $L=20.00'$ $R=45.00'$	$A=80.00^{\circ}00'00''$ $L=14.37'$	11	$A=210.93^{\circ}00'00''$ $L=44.00'$ $R=16.25'$
5	$A=80.00^{\circ}00'00''$ $L=10.00'$ $R=20.00'$	$A=80.00^{\circ}00'00''$ $L=10.00'$ $R=20.00'$	12	$A=180.00^{\circ}00'00''$ $L=10.00'$ $R=20.00'$
6	$A=80.00^{\circ}00'00''$ $L=50.00'$ $R=70.87'$	$A=84.54^{\circ}20'00''$ $L=70.87'$	13	$A=80.00^{\circ}00'00''$ $L=30.00'$ $R=47.12'$
7	$A=207.75^{\circ}10'00''$ $L=50.36'$ $R=70.87'$	$A=90.00^{\circ}00'00''$ $L=44.00'$ $R=64.00'$	14	$A=88.65^{\circ}51'00''$ $L=19.41'$ $R=39.00'$

SHEET 1 OF 2
FINAL PLAT

KREYMER
ELEMENTARY SCHOOL

10.120 Acres Situated In The
FRANCISCO DE LA PINA SURVEY ~ ABST. 688
WYLINE, COLLIN COUNTY, TEXAS

Wylie, COLLIN COUNTY, TX
Owner
Wylie Independent School District
951 South Ballard Avenue
Wylie, Texas 75098
Telephone 872-4298-3000

Telephone 972-429-3000
Engineer
RLK Engineering, Inc.
Texas Registration No. 579
1100 Main Street, Suite 1000
Dallas, Texas 75202

111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

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 having an area of 10,000 square feet, 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 square feet tract, said iron rod being 30°37'41" W. a distance of 560.61 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 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°33'58"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 representatives herein, doth adopt the plat described in the hereinabove described property of 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, alleys, easements, and other rights and interests in the streets, alleys, and other 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 may be placed upon, 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 improvements may be used for the mutual use and convenience 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 right of way, Wylie's use thereof. The City of Wylie and public utility entities shall have the right to remove any easement or 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 efficient use of the respective systems or property. 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, repairing, maintaining, and removing, and adding to or removing all or parts of their respective systems without the necessity of any time of procuring permission from anyone.

This plat approved subject to all plating 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 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

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. 48085004-201, 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 stormwater detention tanks, such as stormwater tanks/pools 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.

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. 4613STATE 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 OF 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 forgoing Final Plat of Kreymer Elementary School, on addition to the City of Wylie was submitted to the City Council on the _____ day of _____, 2026, and the Council, by final 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 WylieSHEET 2 OF 2
FINAL PLATKREYMER
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

RLE Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Wylie, Texas 75098
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

Item Number: E

Prepared By: Kevin Molina

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: Texstone 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.

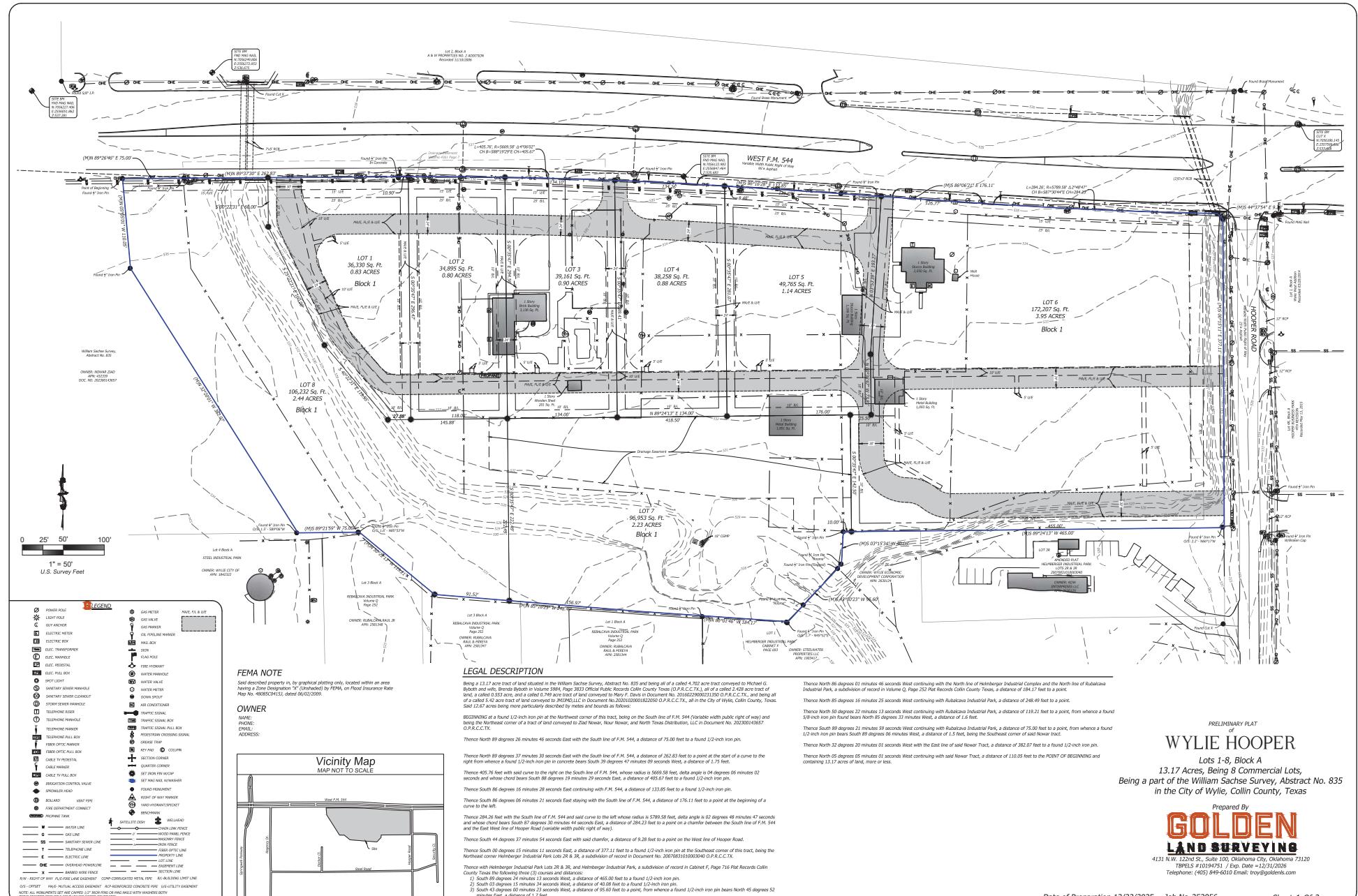
This plat is dedicating access, fire and utility easements for the entire Planned Development. Three access points are provided from FM 544 and two from Hooper Road.

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 I, **Troy Dee**, do hereby, set forth this plat, describing 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**, 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 patrols, garbage and rubbish collection agencies, and all public and private utilities for each particular use. The maintenance of the utility and fire lane easements shall be the responsibility of the utility or private entity. The maintenance of any 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 enter and keep open any or part of the easement for the purpose of inspecting, repairing and adding to or removing all or parts of the respective systems within the easement. The utility or private entity shall have the right to enter, inspect, repair, remove and replace any utility lines 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, maintenance of the systems. Additional area is also conveyed for installation and maintenance of manholes, catch basins, fire hydrants, and other utility structures. The location of such easement line and description of such addition easements herein granted shall be determined by the 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 monuments shown herein were found or were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Wylie, Collin County, Texas.

Troy Dee
Registered Professional Land Surveyor, Texas No. 6994
4131 N.W. 122nd Street, Suite #100 Oklahoma City, OK 73120
(405) 949-8010

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 , 2025, personally appeared 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: 2003172.
My Commission Expires the 22nd 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 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 , 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

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.

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

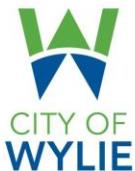
Prepared by

GOLDEN
LAND SURVEYING

4131 N.W. 122nd St., Suite 100, Oklahoma City, Oklahoma 73120
TBPLS #10194751 / Exp. Date 12/31/2026
Telephone: (405) 849-8010 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

Item Number: 1

Prepared By: Kevin Molina

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.

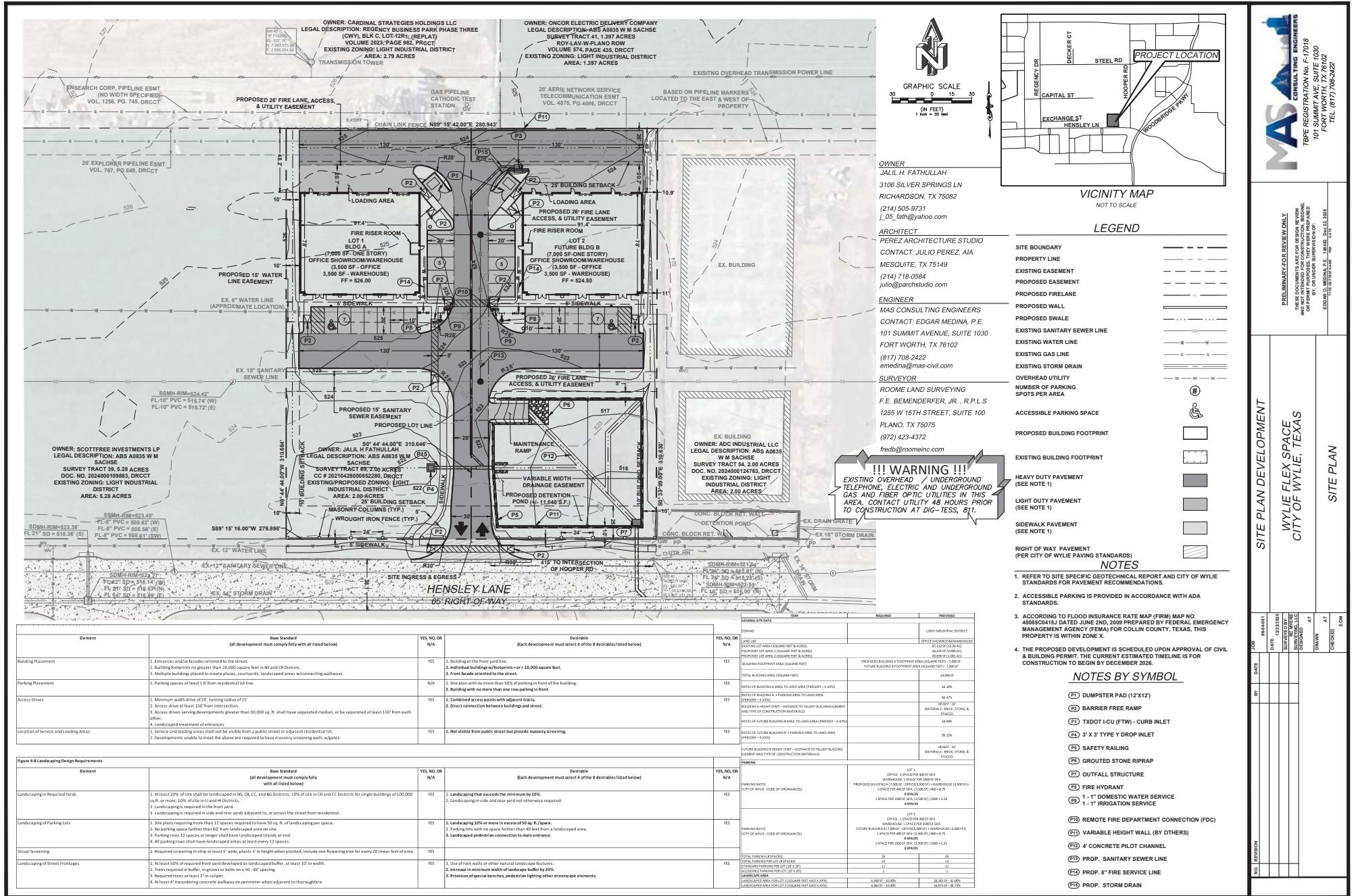
The development provides 12 parking spaces with one handicapped accessible space per lot per lot which is in compliance with the parking requirements of the Zoning Ordinance.

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.

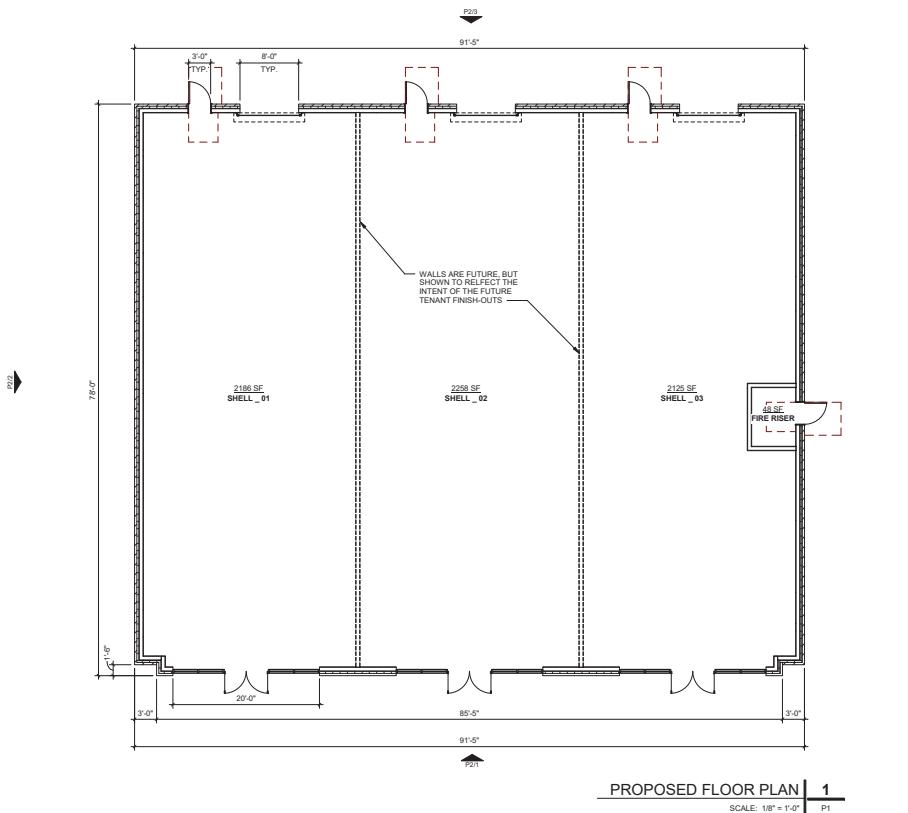
The structure's exterior material consists of stone, stucco, brick and storefront framing. The elevations provide architectural variation with the use of alternating materials and entrance canopies.

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.

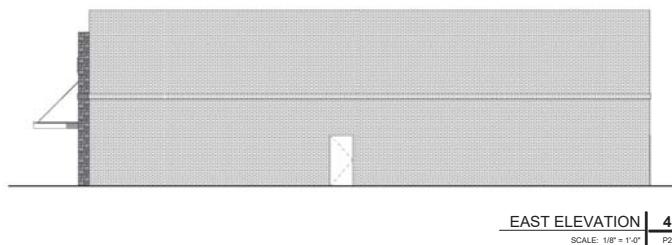


	
<p>AWR Design, LLC Box 946 Austin, Texas 78760 austin@awr-designs.com p. 512.477.5859</p>	
<h1>WYLIE FLEX SPACE</h1>	
<p>HENSLEY LANE AND HOOPER ROAD WYLIE, TEXAS</p>	
	
<p>Project Number: 25178</p>	
<p>Drawn By: AWR</p>	
<p>Checked By: AWR</p>	
<p>Issue Date: 12-05-25</p>	
<p>Revisions</p>	
<p>Sheet Title:</p>	
<p>LANDSCAPE PLAN</p>	
<p>Sheet Number:</p>	
<p>L1.01</p>	

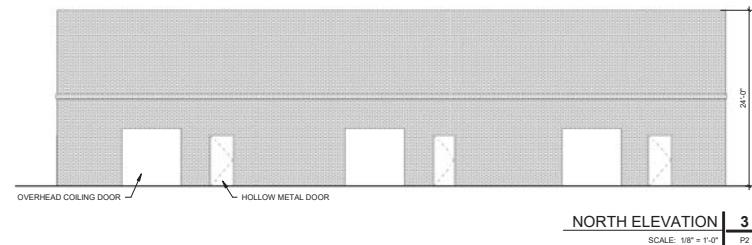




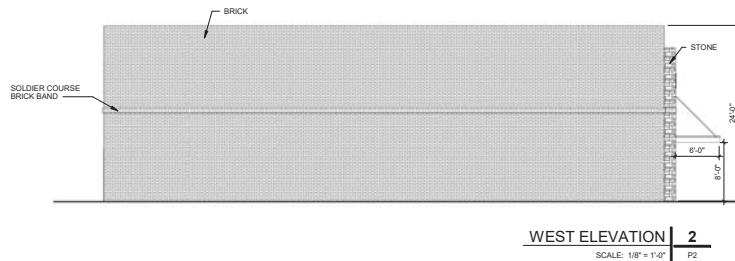
SE PERSPECTIVE | 5
SCALE: 1/8" = 1'-0" P2



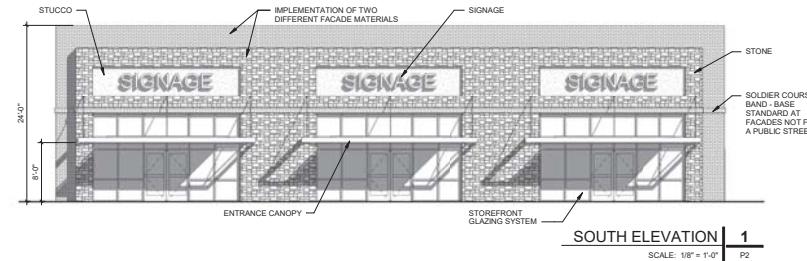
EAST ELEVATION | 4
SCALE: 1/8" = 1'-0" P2



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



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item Number: 2

Prepared By: Kevin Molina

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: Texstone 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.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON NAME	BOTANICAL NAME	MIN. SIZE	MIN. HEIGHT	MIN. SPREAD	MIN. SPREAD	REMARKS
CANOPY TREES									
	CE07	9	CEDAR ELM	ULMUS CRASSIFOLIA	65 GAL.	3.5"	14'	5'	CONTAINER-GROWN; FULL HEAD
	LO09	21	LIVE OAK	QUERCUS VIRGINIANA	65 GAL.	3.25"	14'	5'	CONTAINER-GROWN; FULL HEAD
	SO11	5	SHUMARD RED OAK	QUERCUS SHUMARDII	65 GAL.	3.25"	14'	5'	CONTAINER-GROWN; FULL-HEAD
SYMBOL CODE QTY COMMON NAME BOTANICAL NAME SIZE HEIGHT SPREAD SPACING REMARKS									
SHRUBS									
	HDB1	127	HOLLY, DWARF BURFORD	ILEX CORNU 'BURFORDII NANA'	5 GAL.	18"	15"	48" o.c.	FULL
SYMBOL CODE QTY COMMON NAME BOTANICAL NAME MIN. SIZE MIN. HEIGHT MIN. SPREAD SPACING REMARKS									
SOD/SEED									
	SO0	25,264 SF	BERMUDA GRASS	CYNODON DACTYLON	---				INSTALL ON 4" OF SCREENED TURF-SOIL FREE OF DEBRIS, GRAVEL, AND ROCKS. PLANT GRASS TO EDGE WITH STAGGERED JOINTS. TORCHES WITH 1/2" DIA. NOZZLES USED TO FILL JOINTS. ROLL TO ELIMINATE UNDULATIONS AND PROVIDE COMPLETE SOIL CONTACT.

WYLIE CITY ORDINANCES:

SECTION 7.6 - LANDSCAPE DESIGN STANDARDS:

(FIGURE 4-8 LANDSCAPE DESIGN REQUIREMENTS (BASE STANDARD))

LANDSCAPING IN REQUIRED AREAS:

1. AT LEAST 50% OF THE SITE BE LANDSCAPED IN NS, CR, CC, AND BG DISTRICTS; 10% OF SITE IN CR AND CC DISTRICTS FOR SINGLE BUILDINGS OF 100,000 SQ FT. OR MORE; 10% OF SITE IN LI AND HI DISTRICTS; LOT 6 - 1,400 SF. WITH A LANDSCAPED AREA OF 30,110 SF. OR 17.5%
2. LANDSCAPING IS REQUIRED IN THE FRONT YARD.

LANDSCAPING IS REQUIRED IN SIDE AND REAR YARDS ADJACENT TO, OR ACROSS THE STREET FROM RESIDENTIAL

LANDSCAPING OF PARKING LOTS:

5. SITE PLANS REQUIRING MORE THAN 12 SPACES REQUIRED TO HAVE 50 SQ FT. OF LANDSCAPING PER SPACE.
6. NO PARKING SPACE FURTHER THAN 60' FROM LANDSCAPED AREA ON SITE.
7. PARKING ROWS 12 SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT END.
8. ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES.

LANDSCAPING OF SERVICE AREAS AND LOADING:

- (1) SERVICE AREAS AND LOADING AREAS SHALL BE LOCATED WHERE THEY ARE NOT VISIBLE FROM A PUBLIC STREET OR FROM ADJACENT RESIDENTIAL LOTS

OR SERVICE AREA WHICH CANNOT FULLY MEET THE ABOVE REQUIREMENT SHALL HAVE A MASONRY SCREENING WALL WITH GATES WHICH PREVENT VISIBILITY FROM A

PUBLIC STREET OR ADJACENT RESIDENTIAL LOT. MASONRY MATERIALS MUST MATCH OR COMPIMENT THE MASONRY MATERIALS OF THE BUILDING.

LANDSCAPING OF STREET FRONTRAGES:

1. TREES REQUIRED IN BUFFER, IN GROVES OR BELTS ON A 30'-0" SPACING.

3. REQUIRED TREES AT LEAST 3" IN CALIPER.

4. AT LEAST 1 MEANDERING CONCRETE WALKWAY ON PERIMETER WHEN ADJACENT TO THOROUGHFARE

4. LOCATION OF SERVICE AREAS AND LOADING:

- (a) BASE STANDARDS

(1) SERVICE AREAS AND LOADING AREAS SHALL BE LOCATED WHERE THEY ARE NOT VISIBLE FROM A PUBLIC STREET OR FROM ADJACENT RESIDENTIAL LOTS

OR SERVICE AREA WHICH CANNOT FULLY MEET THE ABOVE REQUIREMENT SHALL HAVE A MASONRY SCREENING WALL WITH GATES WHICH PREVENT VISIBILITY FROM A

PUBLIC STREET OR ADJACENT RESIDENTIAL LOT. MASONRY MATERIALS MUST MATCH OR COMPIMENT THE MASONRY MATERIALS OF THE BUILDING.

2. LANDSCAPING OF PARKING LOTS:

- (2) BASE STANDARDS

(1) ALL SITE PLANS WITH REQUIRED PARKING MORE THAN 12 SPACES ARE REQUIRED TO HAVE 50 SQ FT. OF LANDSCAPED AREA FOR EACH PARKING SPACE. IN CALCULATING PARKING LOT LANDSCAPED AREA, ALL AREAS SURROUNDED

BY OTHERS ARE COUNTED, PLUS THE FIRST FIVE FEET OF PERIMETER LANDSCAPED AREA, IF ANY.

(2) NO PARKING SPACE SHALL BE FURTHER THAN 60 FEET FROM A LANDSCAPED AREA ON THE SITE.

(3) PARKING ROWS 12 SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT THE ENDS.

(4) ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES.

4. LANDSCAPING OF STREET FRONTRAGES:

- (4) BASE STANDARDS

(1) AT LEAST 50% OF THE REQUIRED FRONT YARD, EXCLUDING ANY ACCESS DRIVE, MUST BE DEVELOPED AS A LANDSCAPED BUFFER. THE LANDSCAPED BUFFER MUST BE AT LEAST 10 FEET IN WIDTH.

(2) TREES SHALL BE PLANTED IN THE LANDSCAPED BUFFER ALONG ALL PUBLIC STREETS. TO THE EXTENT POSSIBLE, TREES SHOULD BE PLANTED IN GROVES OR BELTS ON 30 FEET TO 40 FEET SPACING DEPENDING ON TREE SPECIES.

(3) REQUIRED TREES MUST BE AT LEAST 3" IN CALIPER, MEASURED AT A POINT 12 INCHES ABOVE GRADE.

(4) NO COMMERCIAL DEVELOPMENT SHALL PROVIDE A 1-FOOT MINIMUM WITH MEANDERING CONCRETE PUBLIC WALKWAY AROUND THE DEVELOPMENT PERIMETER WHEN ADJACENT TO A PUBLIC THOROUGHFARE. THE MEANDERING WALKWAY MAY BE LOCATED PARTIALLY IN THE LANDSCAPE BUFFER AND PARTIALLY WITHIN THE STREET RIGHT OF WAY PARKWAY AND MUST BE PLACED AT LEAST ONE FOOT OFF OF THE CURB

SECTION 7.7 - LANDSCAPE REQUIREMENTS:

5. LANDSCAPE STANDARDS AND SPECIFICATIONS: FIGURE

6. PLANTS SHALL CONFORM TO THE MEASUREMENTS AND SPECIFICATIONS LISTED BELOW, WITH CALIPER MEASUREMENTS TAKEN 12 INCHES ABOVE GRADE. MINIMUM BRANCHING HEIGHT FOR ALL SHADE TREES SHALL BE SIX FEET.

a. MINIMUM SIZE FOR SHADE TREES SHALL BE THREE INCHES IN CALIPER AND 14 TO 16 FEET IN HEIGHT. TREE HEIGHTS SHALL BE FROM TOPS OF ROOT BALLS TO NOMINAL TOPS OF PLANTS.

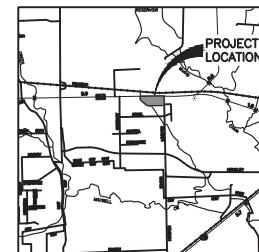
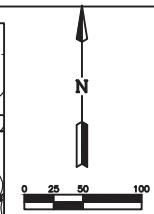
b. MINIMUM SIZE FOR ORNAMENTAL SHADE TREES SHALL BE THREE INCHES IN DIAMETER.

c. MINIMUM SIZE FOR SHRUB CONTAINERS SHALL BE FIVE GALLON. SUBSTITUTION OF THREE GALLON MATERIAL MEETING THE HEIGHT REQUIREMENT OF FIVE GALLON SHRUBS IS ACCEPTABLE. SHRUBS SHALL BE FULL BODIED, WELL-SHAPED AND SYMMETRICAL.

d. GROUND COVER SPACING SHALL BE EIGHT INCHES ON CENTER MAXIMUM FOR FOUR-INCH POTS AND 16 INCHES ON CENTER MAXIMUM FOR ONE-GALLON CONTAINERS.

(F) LANDSCAPE STANDARDS AND SPECIFICATIONS:

5. ALL SHRUB BEDS SHALL BE EDGED USING STEEL, CONCRETE, MASONRY, OR PRE-CAST CONCRETE EDGING AND ALL PLANT MATERIALS MULCHED WITH A TWO-INCH LAYER OF BARK OR SHREDDED CYPRESS MULCH.

VICINITY MAP
1" = 3000'

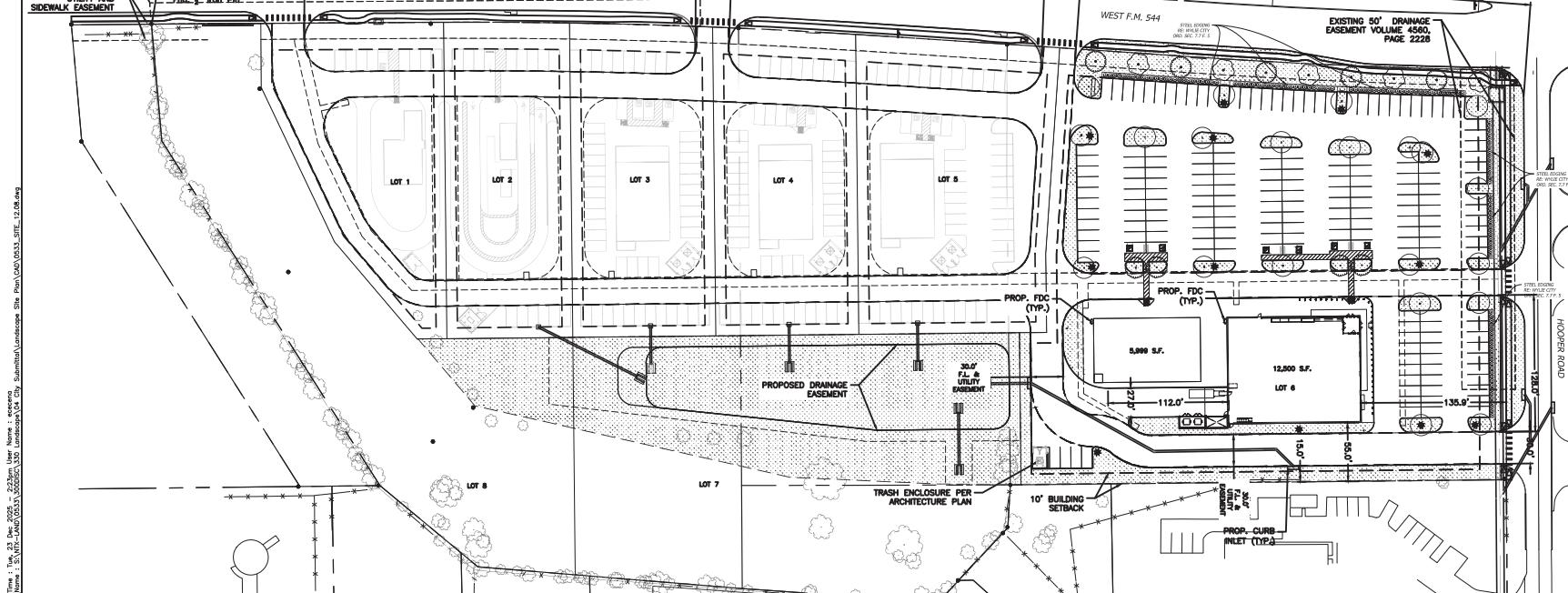
MINIMUM SETBACKS:
 FRONT YARD - 25'
 REAR YARD - 10'
 SIDE YARD - 10'

BENCHMARKS:
 * CUT ON AN EXISTING CURB INLET LOCATED ON THE NORTH SIDE OF THE FM 544 AND HOOPER INTERSECTION.
 H: 70586.145
 E: 2557599.089
 ELEV 537.468

MAP NAIL ON EXISTING CURB PROPERTY CURB LOCATED APPROXIMATELY 070' LF WEST OF THE FM 544 AND HOOPER INTERSECTION ON THE EB FM ROAD.
 N: 705612.983
 E: 3556847.464
 ELEV 535.683

LANDSCAPE SITE PLAN

WYLIE HOOPER RETAIL

W FM544
CITY OF WYLIE
COLLIN COUNTY, TEXAS 75098LJA Engineering, Inc.
6900 North Central Expressway
Suite 400
Dallas, Texas 75206
FRN - F-1386LJA PROJECT ID
NT6957-0533
DATE: 12/23/2025DESIGN: VVIC
DRAWN: MORENOSCALE: 1" = 50'-0"
HORZ: N/A
VERT: N/APRELIMINARY
THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW
UNDER THE AUTOMATIC RELEASE
OF WYLIE, TEXAS, LJA.
12/23/2025
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTIONSHEET
3

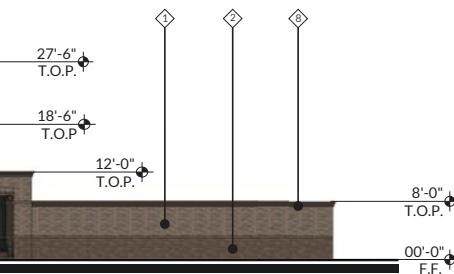


01 NORTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"

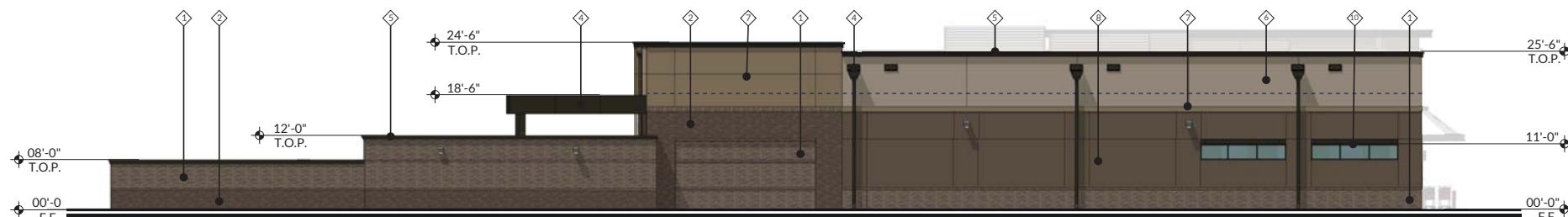
MATERIAL KEYNOTES	
1	ACME - AUBURN HILLS KING SIZE- FULL BED
2	ACME - ELDERWOOD KING SIZE- FULL BED
3	SALADO STONE - SONOMA WHITE
4	PAINTED CANOPY AND METAL - SW 7048 - URBANE BRONZE
5	METAL COPING- BERRIDGE - DARK BRONZE
6	PAINTED STUCCO - SW 7038 - TONY TAUPE
7	PAINTED STUCCO - SW 6144 - DAPPER TAN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



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



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



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

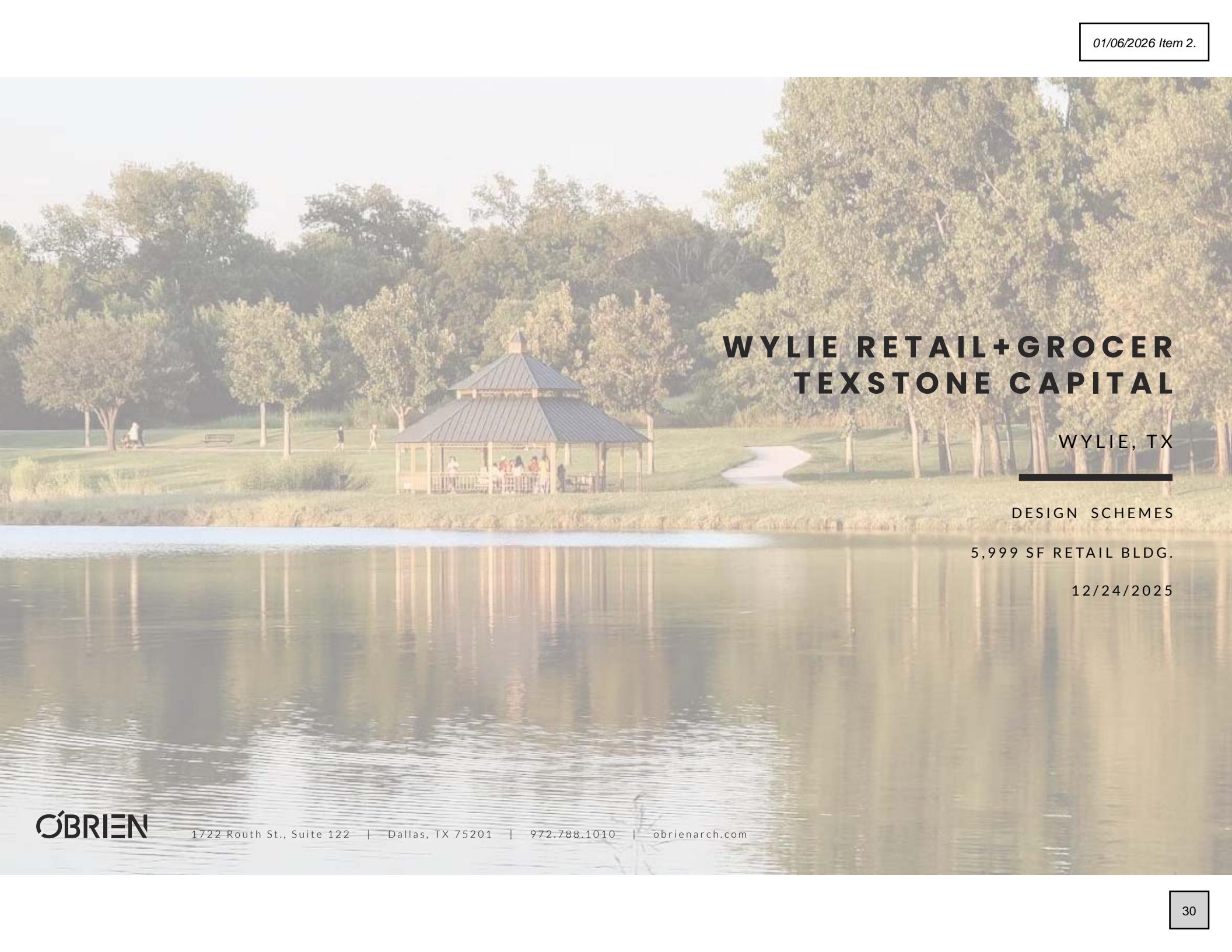
WYLIE RETAIL + GROCER

TEXSTONE 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

ÓBRIEN

1722 Routh St., Suite 122 | Dallas, TX 75201 | 972.788.1010 | obrienarch.com



Shadow Creek Village

TexStone Capital

Wylie, TX

SP-15

ÓBRIEN

JOB No.: 25-061

SCALE: 1" = 5'

DATE: 11.17.25

OPTION
—
01









OPTION
—
02







