

# Planning & Zoning Commission



**June 7, 2016**

Regular Business Meeting



# Wylie Planning and Zoning Commission

## NOTICE OF MEETING

**Regular Meeting Agenda  
Tuesday, June 7, 2016 – 6:00 p.m.  
Wylie Municipal Complex – Council Chambers  
300 Country Club Road, Building #100**

**Ron Smith**..... Chair  
**Dennis Larson**..... Vice Chair  
**David Williams** ..... Commissioner  
**Mike McCrossin** ..... Commissioner  
**Randy Owens** ..... Commissioner  
**Jerry Stiller** ..... Commissioner  
**Sonia Ahmed**..... Commissioner

**Renaè Ollie** ..... Planning Director  
**Jasen Haskins**..... Sr. Planner  
**Kevin Molina** ..... Planner  
**Mary Bradley** .....Administrative Assistant

*In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: [www.wylietexas.gov](http://www.wylietexas.gov) within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

*The Chair and Commissioners request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.*

*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.*

### CALL TO ORDER

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*Announce the presence of a Quorum.*

### INVOCATION & PLEDGE OF ALLEGIANCE

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### CITIZENS COMMENTS ON NON-AGENDA ITEMS

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*Residents may address Commissioners regarding an item that is not listed on the Agenda. Residents must provide their name and address. The Commission requests that comments be limited to three (3) minutes. In addition, the Commissioners are not allowed to converse, deliberate or take action on any matter presented during citizen participation.*

## CONSENT AGENDA

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1. Consider and act upon approval of the Minutes from May 3, 2016, Regular Meeting.

## REGULAR AGENDA

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### **Regular Agenda**

1. Consider, and act upon an Elevation Plan for CVS Addition, Lot 1, Block A, on a single lot, for the development of a General Store Use, generally located on the southwest corner of Country Club Road and Parker Road.
2. Consider and act upon a revised elevation for TexEQ, for an Office/Warehouse use, located at 210 Security Court, Block A Lot 11 of Hooper Business Park.
3. Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Inspiration, Phases 3 & 4 consisting of 107.629 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2414) on Inspiration Blvd.

## ADJOURNMENT

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## CERTIFICATION

*I certify that this Notice of Meeting was posted on the 3rd day of June, 2016 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

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**Carole Ehrlich, City Secretary**

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**Date Notice Removed**

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# Wylie Planning and Zoning Commission

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**Minutes**  
**Wylie Planning & Zoning Commission**  
**Tuesday May 3, 2016 – 6:00 pm**  
**Wylie Municipal Complex – Council Chambers**  
**300 Country Club Road, Building 100**

## **CALL TO ORDER**

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The Planning and Zoning Commission was called to order at 6:03 p.m. A quorum was present. Commissioners present were: Chair Ron Smith, Commissioner Mike McCrossin, Commissioner Randy Owens, Commissioner Jerry Stiller, and Commissioner David Williams. Commissioner Sonia Ahmed arrived late. Vice Chair Dennis Larson was absent.

Staff present was Renae' Ollie, Planning Director, Jasen Haskins, Sr Planner, Kevin Molina, Planner and Mary Bradley, Administrative Assistant.

## **INVOCATION & PLEDGE OF ALLEGIANCE**

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Commissioner Williams gave the Invocation and Commissioner McCrossin led the Pledge of Allegiance.

## **CITIZENS COMMENTS**

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Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizen Participation.

## **CONSENT ITEMS**

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1. Consider and act upon approval of the Minutes from the April 19, 2016, Regular Meeting.

### **Board Action**

A motion was made by Commissioner Stiller and seconded by Commissioner Owens to approve the minutes for April 19, 2016, as submitted. Motion carried 5 – 0.

## **REGULAR AGENDA**

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### **Public Hearing**

## **Item 1 - Replat for Century Business Park**

Hold a Public Hearing and consider and act upon a recommendation to the City Council regarding a Replat for Century Business Park Addition, creating two lots on 6.245 acres. Property generally located on Old Alanis Lane between State Highway 78 and Century Way.

### **Staff Presentation**

Mr. Haskins stated that the plat will divide one lot into two. The property is currently split-zoned Commercial Corridor and Light Industrial. Lot 1B1, which is 2.460 acres fronts State Highway 78, and is zoned Commercial Corridor. Lot 1B2, which is 3.785 acres is located off Old Alanis Lane and Century Way, and is zoned Light Industrial.

A Zoning Case (SUP) for Lot 1B2 is also on current agenda for consideration.

Staff recommends approval subject to additions and alterations as required by the City Engineer.

### **Public Comments**

Chair Smith opened the Public Hearing. With no one approaching the Commissioners, Chair Smith closed the Public Hearing.

### **Board Action**

A motion was made by Commissioner Owens, and seconded by Commissioner McCrossin, to recommend approval to the City Council for Replat for Century Business Park Addition. Motion carried 5 – 0, with Commissioner Ahmed arriving after the vote.

## **Item 2 - Zoning Case ZC 2016-06 – Light Industrial/Specific Use Permit**

Hold a Public Hearing and consider and act upon, a recommendation to the City Council regarding a change of zoning from Light Industrial (LI) to Light Industrial with a Specific Use Permit (LI-SUP) to allow Mini-Warehouse (self-storage) use on 3.78 acres, generally located southeast of SH 78 between Century Way and old Alanis Drive. **ZC 2016-06**

### **Staff Presentation**

Ms. Ollie stated that the applicant is requesting a Specific Use Permit to allow for the construction of a mini-warehouse (self-storage) facility that will contain two buildings. Building A as labeled on the plans will be three stories and consists of 41,900 square feet per floor for a total 125,700 gross square feet. Building D is two stories and consists of 21,600 square feet per floor, for a total of 64,800 gross square feet. There are 1,441 total units.

In addition, the applicant is proposing a reduction in parking. Per the Zoning Ordinance the requirement is 1 parking space for every 20 units, which would be 72

spaces. The applicant is proposing per industry standards and the type of facility for 25 parking spaces, which is approximately 35% of the reduction from the required.

The architectural and landscape design of the facility meets and or exceeds the base requirements of the zoning ordinance.

Staff researched self-storage facilities within a two mile radius of the intersection of FM 544 and State Highway 78. There are twelve, with roughly 123,500 gross square feet existing.

A stand-alone Self-Storage facility does not meet the objectives outlined in the Comprehensive Land Use Plan, therefore Staff is recommending denial. In addition, the location is the primary entry into the city from the south.

Eleven notifications were mailed to surrounding property owners. Five responses were received in opposition, and no comment forms were received in favor of the request. Thirty comment forms were received all outside the 200 feet requirement in opposition of the request. The City Council has received over 300 emails all in opposition, from citizens outside the 200 feet requirement.

### **Public Comments**

Mr. Bill Dahlstrom, 2323 Ross Avenue, Suite 600, Dallas, Texas, representative for the applicant gave a presentation to the Commissioners on the proposed development, stating that All Storage Facility proposes high quality masonry content, indoor access and some buildings offer drive through capabilities. The property has challenges; the property does not front Highway 78, and is an odd shape to develop with difficulties of access.

Ms. Nancy Price, 1109 Hall Drive, Wylie, spoke in opposition.

Mr. Maurice Sokulski, 220 Silvercreek Drive, Wylie, spoke in favor.

Mr. Don Tripplett, 7018 Cottonwood Circle, Sachse, spoke in opposition.

Mr. Shawn Valk, 500 Country Club, Wylie, spoke in opposition.

Ms. Angela Martin, 1308 Mobile Lane, spoke in opposition.

Mr. Dahlstrom responded to the comments. Chair Smith questioned if a needs analysis was performed. Mr. Dahlstrom stated that an internal analysis was performed to determine the needs for the area. Competition is good and should be put aside in determination for decision of the request.

Mr. Coy Quine, 301 S. Sherman, Suite 100, Richardson, Texas, applicant, stated that All Storage is a family owned business and offices out of Mustang, Oklahoma. All Storage has 23 facilities located in; Dallas/Fort Worth; Mustang, Oklahoma, Amarillo, Texas and Copperas Cove, Texas. In order to get the product mix that we want, our facilities are 150,000 to 250,000 square feet.

Chair Smith closed the Public Hearing.

### **Board Discussion**

Commissioner Stiller had concerns as to what happens to the facility if the community does not support it, and how many of the existing storage facility will close due to development of the proposed.

### **Board Action**

A motion was made by Commissioner McCrossin and Commissioner Stiller made a motion to recommend denial to the City Council for change of zoning from Light Industrial (LI) to Light Industrial with a Specific Use Permit (LI-SUP), Zoning Case 2016-06. Motion carried 6 – 0.

Chair Smith called for ten minute recess at 7:05 PM. Chair Smith reconvened the meeting at 7:15PM.

### **Item 3 - Zoning Case 2016-07 – Text Amendment to Article 6, Section 6.3 Downtown Historic District (DTH)**

Hold a Public Hearing and consider a recommendation to the City Council, amending regulations to Zoning Ordinance 2008-47, Article 6, Section 6.3 Downtown Historic District (DTH) as it relates to design guidelines and standards within the Downtown Historic District. **ZC 2016-07**

### **Staff Presentation**

Ms. Ollie stated that the Historic Review Commission was created, and adopted by the City Council by Ordinance 2013-17. The Council recognized that the Downtown Historic District as an area to preserve, and protect due to special character or historic, architectural, aesthetic, or cultural interest.

Staff was guided by the Historic Review Commission to amend Article 6, Section 6.3 of the Zoning Ordinance by outlining design guidelines and criteria for the district. A section was added to define contributing and non-contributing structures and to provide guidelines for not only new development, but major renovations as well. The bulk of the amendment was to focus on a period and or style.

A primary function of the ordinance is to distinguish between standards and guidelines. *Standards* are more objective, measurable regulations, while *Guidelines* are more subjective statements through which the City proposes additional design strategies.

Notices were mailed out to 179 property owners within the DTH to notify of the proposed amendments and no comment forms were returned. However, there are citizens that reside within the Downtown Historic District to speak.

### **Board Discussion**

Commissioners discussed new construction within the Downtown Historic District. Staff receives several calls asking for clarification on the design standards for new homes. One new residential structure for residential/commercial use was constructed last year, 100 E Brown. Most of the development is renovations on existing residential or commercial structures.

Commissioners asked for clarification on the purpose of the amendment. Ms. Ollie stated that the purpose is to make the standards and guidelines more concise and clear. New Residential Construction shall be a historic style and exterior material a wood pattern.

### **Public Comments**

Mr. Curtis Gahagan, 304 N Cottonbelt Avenue, spoke in favor of the amendments.

Ms. Angela Martin, 1308 Mobile Lane, spoke in favor and interested in purchasing land to construct a historical style residential home.

Mr. and Mrs. Hank Morrow, 309 N. Cottonbelt Avenue, spoke in favor of the amendments.

Mr. James Park, Historic Review Commission, spoke in favor of preserving and protecting.

Mr. John Pugh, Historic Review Commission, spoke in favor of preserving and protecting.

Ms. Sandra Stone, 211 N Keefer Street, spoke in favor of preserving and protecting.

### **Board Action**

A motion was made by Commissioner McCrossin, and seconded by Commissioner Ahmed to recommend approval to the City Council amending regulations to Zoning Ordinance 2008-47, Article 6, Section 6.3 Downtown Historic District (DTH) Zoning Case 2016-07. Motion carried 6 – 0.

## **ADJOURNMENT**

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A motion was made by Commissioner McCrossin, and seconded by Commissioner Owens to adjourn the meeting. All Commissioners were in consensus.

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**Ron Smith, Chair**

**ATTEST:**

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**Mary Bradley, Administrative Assistant**

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# Wylie Planning & Zoning

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## AGENDA REPORT

<b>Meeting Date:</b>	<u>June 7, 2016</u>	<b>Item Number:</b>	<u>1</u> <i>(City Secretary's Use Only)</i>
<b>Department:</b>	<u>Planning</u>		<u>CVS Country Club</u>
<b>Prepared By:</b>	<u>Jasen Haskins</u>	<b>Subdivision:</b>	<u>Addition</u>
<b>Date Prepared:</b>	<u>June 1, 2016</u>	<b>Zoning District:</b>	<u>PD 2006-02</u>
		<b>Exhibits:</b>	<u>Elevations</u>

**Subject**

Consider, and act upon an Elevation Plan for CVS Addition, Lot 1, Block A, on a single lot, for the development of a General Store Use, generally located on the southwest corner of Country Club Road and Parker Road.

**Recommendation**

Motion to approve an Elevation Plan for CVS Addition, Lot 1, Block A, on a single lot, for the development of a General Store Use, generally located on the southwest corner of Country Club Road and Parker Road.

**Discussion**

**APPLICANT: Orange Development, LLC** **OWNER: CVS Pharmacy, Inc.**

The property totals 1.895 acres and has been approved for a single lot for a General Store Use. The subject property is part of the approximately four acres of a Planned Development approved in 2006.

The applicant has an approved site plan, landscape plan, and elevations (Exhibit A) from October 2015. However the applicant is proposing a revised Elevation (Exhibit B) with different materials and aesthetics.

The applicant has proposed the use of a masonry building material (cementitious fiberboard) throughout including the 20% of façade areas reserved for stone.

The Ordinance states, "Primary materials for buildings in the NS, CR, CC, BG, LI and HI districts shall be constructed of a masonry product with at least 20 percent stone on the front façade. Approved masonry materials include, but are not limited to brick, stone, cast stone, decorative concrete, concrete block, stucco or cementitious fiberboard." However, the stated purpose of the Architectural Standards are as follows, "...to provide for exterior building materials, building articulation, form and massing, and architectural compatibility." And "To achieve façade articulation, visual variety and/or architectural detailing...."

Staffs opinion is that the elevations and the materials used are keeping with the intent of the ordinance if not the letter and is a case of technology outpacing the wording of the Zoning Ordinance. This Elevation Plan is recommended for approval.

Additionally, Planning staff will be working with the Building Official to possibly recommend changes to the Zoning Ordinance allowing for a wider variety of materials while maintaining the long held aesthetic and durability values of Wylie.

**Approved By**

	<i>Initial</i>	<i>Date</i>
<b>Department Director</b>	RO	06-03-16



FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

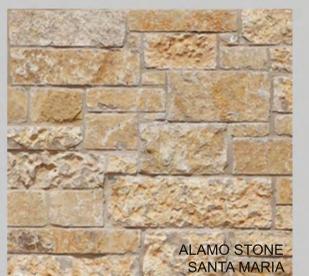
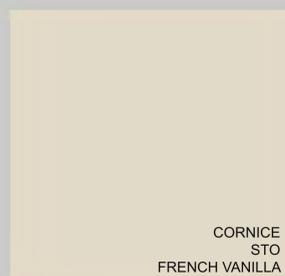


REAR ELEVATION

*Proposed Materials*

**CVS/pharmacy**

Wylie, TX





FRONT ELEVATION

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	DESCRIPTION	MANUFACTURER
EX-1	STAKED STONE KURASTONE, COLOR: DESERT, FINISH: TEXTURED, SIZE: 6" X 25-56"	NICHHA
EX-2	ILLUMINATION SERIES, COLOR: BENJAMIN MOORE NORTH CREEK BROWN	NICHHA
EX-3	301' FINISH SMOOTH, SIZE: 18" X 18" X 1/2"	NICHHA
EX-4	301' FINISH SMOOTH, SIZE: 18" X 18" X 1/2", WHITE	NICHHA
EX-5	301' FINISH SMOOTH, SIZE: 18" X 18" X 1/2", BAKED COOKIE 3008	NICHHA
EX-6	301' FINISH SMOOTH, SIZE: 18" X 18" X 1/2", BAKED COOKIE 3008	NICHHA
EX-7	301' FINISH SMOOTH, SIZE: 18" X 18" X 1/2", BAKED COOKIE 3008	NICHHA
EX-8	301' FINISH SMOOTH, SIZE: 18" X 18" X 1/2", BAKED COOKIE 3008	NICHHA
XP-1	ALUMINUM METAL PANEL, COLOR: BONE WHITE, FINISH: SMOOTH	BENJAMIN MOORE

**CVS**  
pharmacy

STANDARD 14600-LEFT  
CHAMFER DRIVE-THRU

STORE NUMBER: 10887

SWC PARKER RD. & COUNTRY CLUB  
WYLE, TX

PROJECT TYPE: NEW STORE

DEAL TYPE: PFS

CS PROJECT NUMBER: 86917

ARCHITECT OF RECORD

GENESIS DESIGN GROUP, INC.  
421 W HARWOOD ROAD  
SUITE 100  
HURST, TEXAS 76054  
TEL (817) 285-7444  
FAX (817) 285-7318

STRUCTURAL ENGINEER:

HUNT & JOINER, INC.  
1825 MARKET CENTER BLVD.  
STE 620  
DALLAS, TEXAS 76735  
TEL (214) 760-7000  
FAX (214) 760-7050

MEP ENGINEER:

DOY PENN  
305 WESTPORT PARKWAY, STE 300  
GRAPEVINE, TX 76051  
TEL (817) 410-2858  
FAX (817) 251-8411

DEVELOPER:

ORANGE DEVELOPMENT  
1200 CORPORATE DRIVE  
SUITE G-50  
BIRMINGHAM, AL 35242  
TEL (205) 408-3443

SEAL:

REVISIONS:

DRAWING BY:  
DATE:  
JOB NUMBER:  
TITLE:

SHEET NUMBER:

COMMENTS:

NOT RELEASED FOR CONSTRUCTION

dp

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# Wylie Planning and Zoning Commission

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## AGENDA REPORT

<b>Meeting Date:</b>	<u>June 7, 2016</u>	<b>Item Number:</b>	<u>2</u>
<b>Department:</b>	<u>Planning</u>	<b>Subdivision:</b>	<u>Hooper Business Park, Block A, Lot 11</u>
<b>Prepared By:</b>	<u>Jasen Haskins</u>	<b>Zoning District:</b>	<u>Light Industrial (LI)</u>
<b>Date Prepared:</b>	<u>May 26, 2016</u>	<b>Exhibits:</b>	<u>Elevations and Exhibits</u>

### Subject

Consider and act upon a revised elevation for TexEQ, for an Office/Warehouse use, located at 210 Security Court, Block A Lot 11 of Hooper Business Park.

### Recommendation

Motion to approve a revised Elevation for TexEQ, for an Office/Warehouse use, located at 210 Security Court, Block A Lot 11 of Hooper Business Park.

### Discussion

**OWNER: Texeq, LLC – Richard Parker**

**ENGINEER: Charles Lambert RA**

The property is located at the southwest corner of a cul-de-sac at 210 Security Court. The property is platted as Lot 11, Block A of the Hooper Business Park Addition. The property is 0.902 acres in size and is currently zoned Light Industrial (LI).

The applicant has constructed a single story commercial building of 12,500 square feet for a Light Assembly use. However, the elevations, namely the façade, was constructed substantially different from both the elevations that were approved by the Commission on June 2015 and the construction plans approved by the Building Official later that year. Staff was not aware of the change, and no new plans were submitted, until the applicant requested a Certificate of Occupancy. At that time it was determined the applicant would need to seek approval for the redesigned façade from the Commission. A temporary CO was issued to allow the applicant to open for business pending the decision of the Commission.

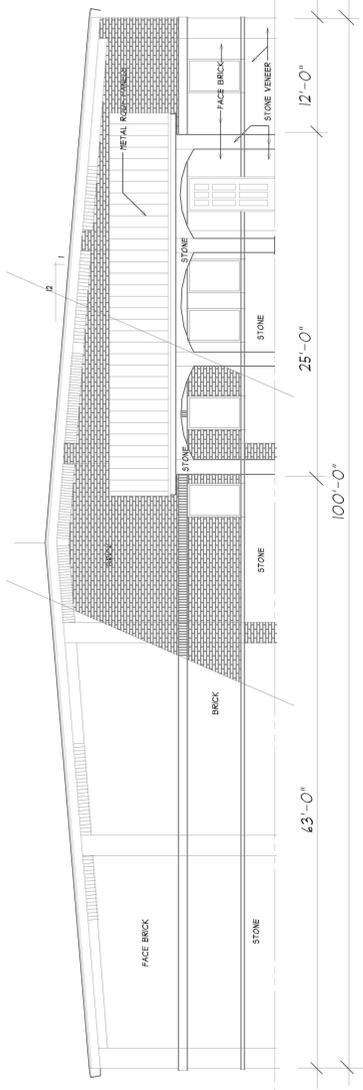
Exhibit A shows the elevations as approved and Exhibit B is a photograph and elevation as it was built.

Because the new elevation meets the letter of the Ordinance, requiring a 4' offset for 20% of a façade length, staff is recommending approval. As a comparison, a photograph of another business in the same area (Wylie Elite) with the same zoning is included as Exhibit C.

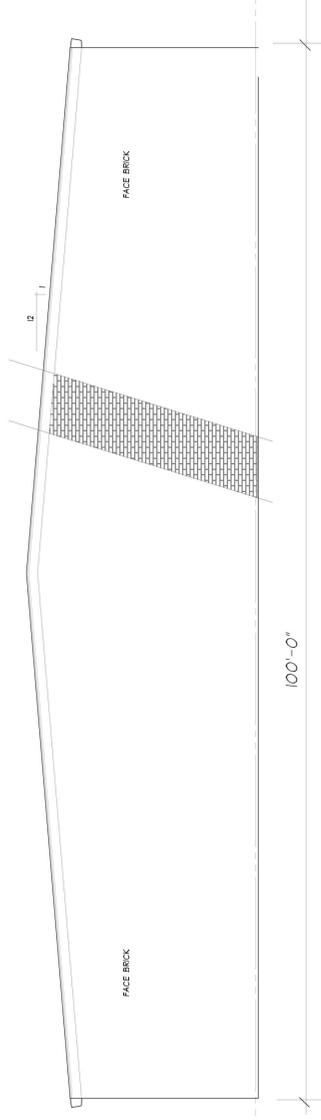
### Approved By

<b>Department Director</b>	<u>Initial</u>	<u>Date</u>
	<u>RO</u>	<u>06-03-16</u>

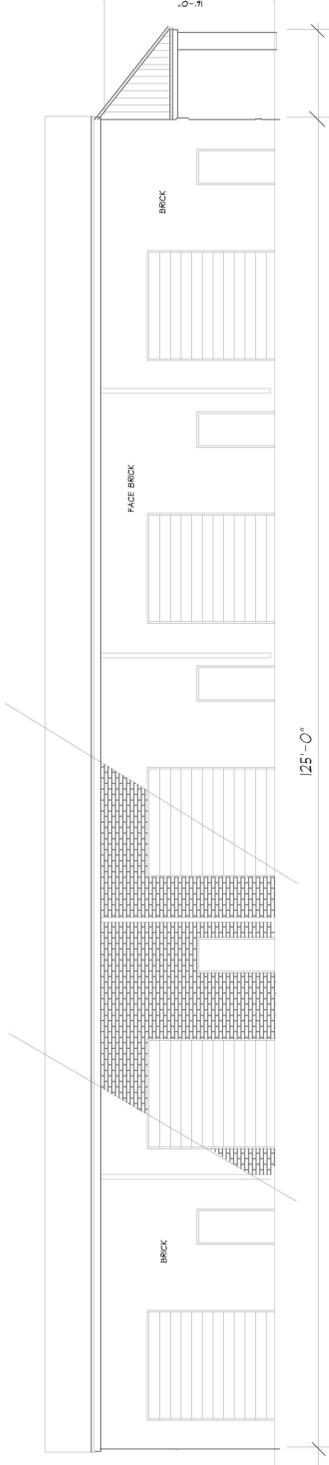
EXHIBIT "A" ORIGINAL



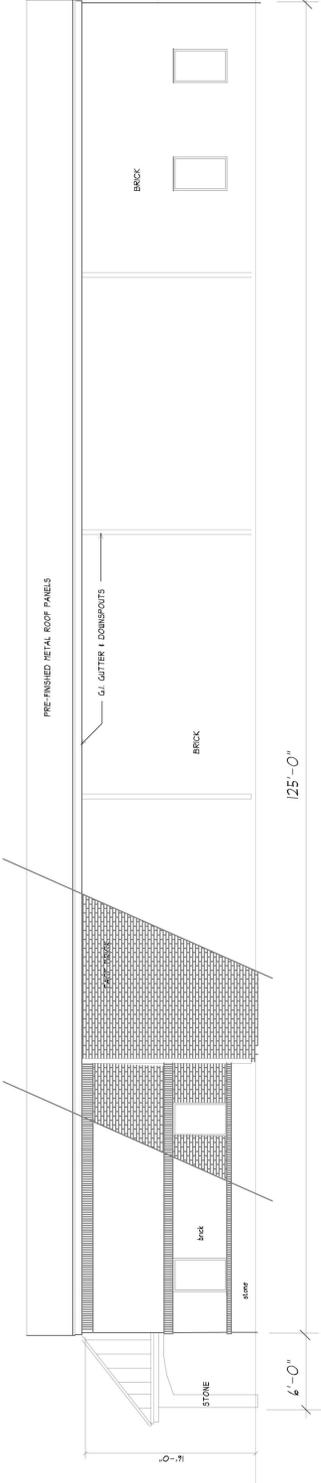
e a s t e l e v a t i o n



w e s t e l e v a t i o n



s o u t h e l e v a t i o n



n o r t h e l e v a t i o n

NOTES:

- 20% STONES REQUIRED ON BUILDING FACE (EAST)  
PROPOSED BLDG. FACE = 1660 S.F. TOTAL  
REQUIRED STONE = 332 S.F. (20%)  
STONE PROVIDED = 380 S.F. (23%)
- 25% OF BLDG. FRONTAGE REQUIRED TO BE 4' OFFSET  
BUILDING FRONTAGE 100'  
REQUIRED OFFSET 25' (25%)  
PROVIDED OFFSET 25' (4' OFFSET)
- WALL TIES TO BE INSTALLED PER IBC 2104.13 & 2109.4.3.1  
THE MAXIMUM VERTICAL DISTANCE BETWEEN TIES SHALL NOT  
EXCEED 24" AND THE MAXIMUM HORIZONTAL DISTANCE SHALL  
NOT EXCEED 36". ADDITIONAL TIES SHALL BE INSTALLED AT  
ALL OPENINGS SPACED NOT MORE THAN 36" APART AROUND  
THE PERIMETER AND WITHIN 12" OF THE OPENING
- DIMENSIONS SHOWN ARE FINISH DIMENSIONS.
- 1/2" EXPANSION JOINTS AT 25' O.C.
- CONSTRUCTION SHALL COMPLY WITH CITY OF WYLIE CODES &  
2012 INTERNATIONAL BUILDING CODE  
2012 INTERNATIONAL MECHANICAL CODE  
2012 INTERNATIONAL FIRE AND ALARMING CODE  
2011 INTERNATIONAL ENERGY CODE  
2009 NATIONAL ELECTRIC CODE  
2009 NATIONAL ENERGY CONSERVATION CODE  
TEXAS ACCESSIBILITY STANDARDS

ARCHITECTURAL DESIGN REQUIREMENTS

ELEMENT	BASE STANDARDS (ALL REQ'D, IF APPLICABLE)	DESIRABLE (3 OF 6 BELOW ARE REQ'D)
BLDG. PLACEMENT	Y 1. BLDG. CONSTRUCTED OF A MASONRY PRODUCT WITH AT LEAST 20% STONE ON FRONT FACADE NA 2. ROOFS WITH GREATER THAN 2:12 USE SPECIFIED MAT'L NA 3. BLDGS SHOULD COPY ARCHITECTURAL STYLES AND DETAILS DESIGN THEMES, BLDG. MAT'L & COLORS OF SURROUNDING NEW DEVELOPMENT CONTEXT WITHIN 200' OF CORNER	Y 1. USE OF TWO COMPLEMENTARY PRIMARY FACADE MATERIALS TO HELP ACHIEVE FACADE ARTICULATION, VISUAL VARIETY, &/OR ARCHITECTURAL DETAILING Y 2. COPY SAME STYLE ENTIRE BLOCK
BUILDING ARTICULATION FORM & MASSING	Y 1. WALLS NOT EXCEED HEIGHT WIDTH RATIO OF 1 TO 2 WITHOUT OFFSET BY 4' Y 2. ENTRANCES MUST BE EMPHASIZED WITH ARCHITECTURAL ELEMENTS NA 3. GROUND FLOOR FACADES IN NS, CR, OR CC DISTRICTS REQUIRED SPECIFIED FEATURES ALONG 40% OF LENGTH	N 1. APPLICATION OF BASE STANDARDS TO FACADES NOT FACING A PUBLIC STREET Y 2. USE OF ARCHITECTURAL DETAILING &/OR MATERIALS TO PROVIDE VARIETY IN VISUAL APPEARANCE
ARCHITECTURAL COMPATIBILITY	NA 1. BLDGS IN THE NS & CR DISTRICTS SHALL BE ARCHITECTURALLY COMPATIBLE WITH SURROUNDING NEIGHBORHOODS NA 2. BLDGS IN CC & BG DISTRICTS ADJACENT OR WITHIN 200' OF RESIDENTIAL AREAS SHALL BE ARCHITECTURALLY COMPATIBLE	N 1. BLDGS WITH PITCH ROOFS MEETING MIN. REQUIREMENT OF RESIDENTIAL DEVELOPMENT NA 2. BLDGS WITH HIP ROOF SECTIONS, DORMERS OR TWO OR MORE GABLE SECTIONS AT RIGHT ANGLES TO EACH OTHER

PZ 06-02-15



Date: APRIL 10, 2015  
Project No: 20152  
Sheet No:

Checked By: CRL

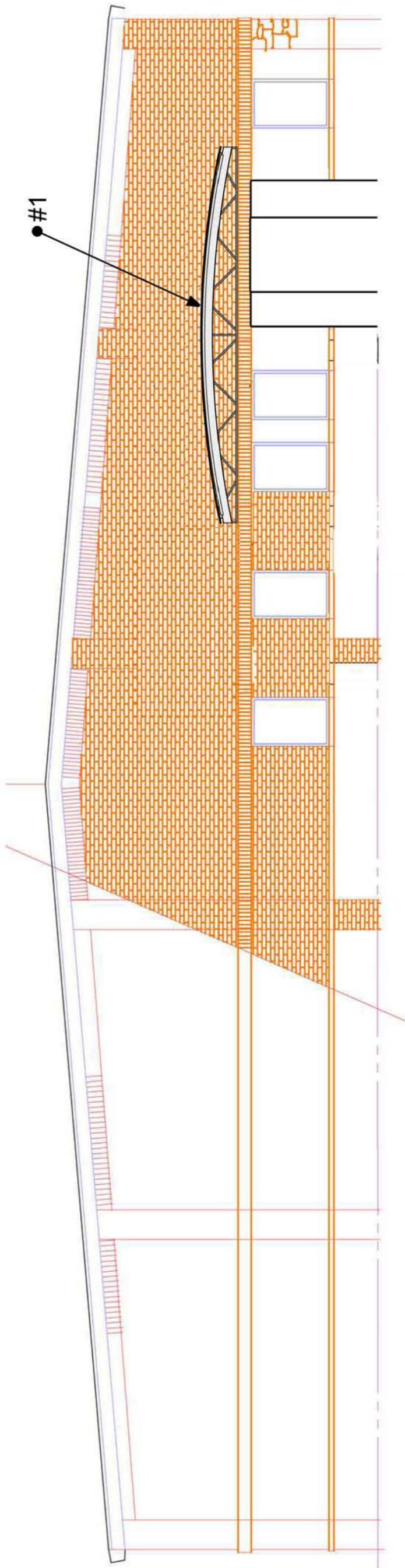
Revised: 5/18/15

NOT FOR CONSTRUCTION

A New Project For:  
TEXEQ, LLC  
210 SECURITY LANE - WYLIE, TEXAS  
GEN. CONTRACTOR - PRESTIGIOUS, LLC

Charles Lambert  
Architect  
1401 SABBILLA LANE  
SAVANNAH, TEXAS 74221  
912-445-1444 cflamb@charleslambert.com

# EXHIBIT "B" EXISTING



**EAST ELEVATION**  
scale: N.T.S.

1

TYPE-A1

**Architectural**  
a division of  
**Sign & Awning Services**  
4711 Vermont Avenue  
Fort Worth, TX 76115  
Tel: 800.962.8027  
Tel: 817.926.7270  
Fax: 817.926.7311  
www.sign-awning.com

CLIENT  
XL Technology, LLC  
1904 University Business Drive,  
Suite 307  
McKinney, TX 75071  
ARCHITECT  
Charles Lambert Architect

PROJECT  
TEXEQ Warehouse  
210 Security Ct,  
Wylie, TX  
ISSUE  
01.18.2016  
RE-ISSUE  
N/A  
DRAWN BY  
Kent Maxwell

DESCRIPTION  
Elevation  
SALESPERSON  
Josh Davissan  
PROJECT MANAGER  
Nick Allen  
nicka@sign-awning.com  
Based off Plans Dated  
03.16.2015

THIS DRAWING IS THE PROPERTY OF SIGN & AWNING SERVICES, INC. OF FORT WORTH, TEXAS AND ALL RIGHTS TO ITS REPRODUCTION AND DISPLAY ARE RESERVED BY SIGN & AWNING SERVICES, INC.

JOB No.  
**5325**

1 - 5









**WYLLIE ELITE**  
**TUMBLE & CHEER**

RISER  
FACP

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# Wylie Planning and Zoning Commission

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## AGENDA REPORT

<b>Meeting Date:</b>	<u>June 7, 2016</u>	<b>Item Number:</b>	<u>3</u>
<b>Department:</b>	<u>Planning</u>	<b>Subdivision:</b>	<u>Inspiration</u>
<b>Prepared By:</b>	<u>Jasen Haskins</u>	<b>Zoning District:</b>	<u>N/A-Wylie's ETJ</u>
<b>Date Prepared:</b>	<u>May 19, 2016</u>	<b>Exhibits:</b>	<u>Preliminary Plat</u>

### Subject

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat for Inspiration, Phases 3 & 4 consisting of 107.629 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2414) on Inspiration Blvd.

### Recommendation

Motion to recommend approval to the City Council regarding a Preliminary Plat for Inspiration, Phases 3 & 4 consisting of 107.629 acres to establish single family residential lots for a master planned development within Wylie's ETJ, generally located north of Parker Road (F.M. 2414) on Inspiration Blvd.

### Discussion

**OWNER: HC Inspiration Two, LLC      APPLICANT/ENGINEER: Kimberly K. Cornett, P.E., CFM**

Inspiration is an approximate 700 acre master planned community; special municipal utility district (MUD) located in unincorporated Collin County and the Extraterritorial Jurisdiction of Wylie, St. Paul, and Lucas.

When complete, the development will consist of approximately 1,400 single family lots of varied densities and multiple open space areas and a WISD elementary school site. In accordance with the approved development agreement; the MUD shall comply with City's Subdivision Regulations and plat requirements for properties within Wylie's ETJ.

The plats for Phase 1 & 2, approved in early 2014, totaled approximately 150 acres of which about 20 acres was in the Wylie ETJ.

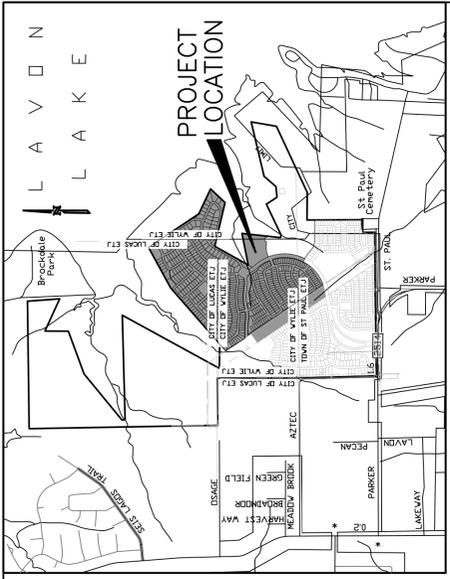
This plat, consisting of Phases 3 & 4 and totals 170.996 acres and 512 residential and common area lots. Within the Wylie ETJ is 107.629 acres and 324 lots, and are submitted for consideration.

The development agreement adopted in October, 2011 requires that the average lot size be 8,500 square feet and unit density be no more than 2.65 per acre for the development within the Wylie ETJ. After the completion of Phase 4 the development averages will be approximately 10,155 square foot lots with a density of 2.94 units per acre. Including the 49 future lots on 31.73 acres will bring the subdivision within the requirements set forth in the development agreement.

Staff Recommends approval subject to additions and alterations as required by the City Engineering Department.

### Approved By

	<i>Initial</i>	<i>Date</i>
<b>Department Director</b>	RO	06-03-16



**VICINITY MAP**  
1" = 2000'

**GENERAL NOTES**  
 1. FLOODPLAIN DATA DERIVED FROM FEMA FLOOD INSURANCE RATE MAP NUMBER 48085C0410J REVISED JUNE 2, 2009, AND MAP NUMBER 48085C0410J REVISED JUNE 2, 2009.  
 2. BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATES NORTH CENTRAL ZONE, NAD83 (2011) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8884) AND DENTON CORS ARP (PID-DF8886).  
 3. BEARING BASIS IS GRID NORTH, TEXAS STATE PLANE COORDINATES NORTH CENTRAL ZONE, NAD83 (2011) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8884) AND DENTON CORS ARP (PID-DF8886).  
 4. 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET  
 5. 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER  
 6. IRON ROD FOUND  
 7. IRON ROD FOUND  
 8. CONTROLLING MONUMENT  
 9. CORPS OF ENGINEERS MONUMENT  
 10. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS  
 11. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS  
 12. PLAT RECORDS, COLLIN COUNTY, TEXAS  
 13. COUNTY CLERK'S FILE NUMBER  
 14. SQUARE FEET

LINE	BEARING	DISTANCE
L1	N07°10.4' W	43.50'
L2	N55°57.50' E	250.00'
L3	N85°40.25' W	26.63'
L4	N87°55.19' W	152.59'
L5	S79°53.23' W	67.50'
L6	S74°21.57' W	10.00'
L7	S42°20.15' W	21.57'
L8	S44°28.09' E	21.79'
L9	S07°25.19' E	51.70'
L10	S87°53.71' W	10.00'
L11	N87°53.71' W	10.00'
L12	S47°19.03' W	21.29'
L13	N62°53.11' W	85.00'
L14	S89°58.58' W	144.63'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	21°45.62'	325.00'	S81°49.19' W	123.64'	133.98'
C2	15°35.18'	1042.50'	S08°15.22' E	282.75'	283.63'
C3	24°10.40'	1042.50'	S15°01.29' W	436.65'	440.38'
C4	53°52.07'	957.50'	S54°02.53' W	867.43'	900.23'

APPROXIMATE LOCATION  
 100YR FLOODPLAIN  
 PER FEMA MAP 48085C0410J  
 REVISED JUNE 2, 2009  
 AND MAP NUMBER 48085C0410J  
 REVISED JUNE 2, 2009



**PRELIMINARY PLAT**

**INSPIRATION PHASE 3 & 4**

OUT OF THE  
 L. FARMER SURVEY ~ ABSTRACT NO. 334  
 M. MORRIS SURVEY ~ ABSTRACT NO. 561  
 O. SHELBY SURVEY ~ ABSTRACT NO. 799  
 J. TURNHAM SURVEY ~ ABSTRACT NO. 919

IN THE TOWN OF ST. PAUL E.T.J., THE CITY OF WYLIE E.T.J., AND THE CITY OF LUCAS E.T.J., COLLIN COUNTY, TEXAS  
 ST. PAUL E.T.J. - 12.929 ACRES  
 WYLIE E.T.J. - 107.629 ACRES  
 LUCAS E.T.J. - 50.438 ACRES  
 508 RESIDENTIAL LOTS  
 4 NON-RESIDENTIAL LOTS

**OWNER/DEVELOPER** PLANNER  
**PLANNER** MESA DESIGN GROUP  
 8200 DOUGLAS AVENUE, SUITE 300  
 DALLAS, TEXAS 75225  
 214-750-1800

**ENGINEER:**



1999 BRYAN STREET, SUITE 1200  
 DALLAS, TX 75201-3136  
 PHONE 214-638-0145  
 FAX 214-638-0447  
 Jacobs Engineering Group, Inc.  
 Texas Registration F-2966

LEGAL DESCRIPTION  
170.984 ACRES

BEING A 170.984 ACRE TRACT OF LAND SITUATED IN THE MARK MORRIS SURVEY, ABSTRACT NO. 561, THE LEROY FARMER SURVEY, ABSTRACT NO. 334, THE JOSIAH TURNHAM SURVEY, ABSTRACT NO. 919, AND THE ORPHA SHELBY SURVEY, ABSTRACT NO. 799, IN THE TOWN OF ST. PAUL E.T.J., OF THE CITY OF WYLIE E.T.J. AND THE CITY OF LUCAS E.T.J., COLLIN COUNTY, TEXAS, AND BEING PART OF A 321.159 ACRE TRACT OF LAND, CONVEYED TO PARKER LAKESIDE, LLC, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20130507006919170, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 170.984 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID=DF89894) AND DENTON CORS ARP (PID=DF8986) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE SOUTHEAST CORNER OF LOT 1X, BLOCK N. OF INSPIRATION, PHASE 1B, AN ADDITION TO THE TOWN OF ST. PAUL E.T.J., AND TO THE CITY OF WYLIE, E.T.J., AS RECORDED IN CABINET 2015, PAGE 363, PLAT RECORDS, COLLIN COUNTY, TEXAS; AND BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF INSPIRATION BOULEVARD, A VARIABLE WIDTH RIGHT-OF-WAY OF INSPIRATION, PHASE 1A-1, AN ADDITION TO THE TOWN OF ST. PAUL E.T.J., AS RECORDED IN CABINET 2014, PAGE 602, PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE NORTHEAST LINE OF SAID INSPIRATION, PHASE 1B, THE FOLLOWING COURSES AND DISTANCES:

NORTH 09 DEGREES 01 MINUTE 04 SECONDS WEST, A DISTANCE OF 49.50 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 34 DEGREES 05 MINUTES 08 SECONDS WEST, PASSING AT A DISTANCE OF 792.00 FEET A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHEAST CORNER OF SAID INSPIRATION, PHASE 1B, AND THE COMMON SOUTHEAST CORNER OF INSPIRATION, PHASE 2B, AN ADDITION TO THE TOWN OF ST. PAUL, E.T.J., AND THE CITY OF WYLIE, E.T.J., AS RECORDED IN CABINET 2015, PAGE 381, PLAT RECORDS, COLLIN COUNTY, TEXAS; AND CONTINUING ALONG THE NORTHEAST LINE OF SAID INSPIRATION, PHASE 2B, PASSING AT A DISTANCE OF 1545.20 FEET A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHEAST CORNER OF SAID INSPIRATION, PHASE 2B; AND CONTINUING SOUTHWEST ALONG THE NORTHEAST LINE OF SAID INSPIRATION, PHASE 2B, A DISTANCE OF 879.66 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

THENCE, CONTINUING OVER AND ACROSS SAID 321.159 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 55 DEGREES 57 MINUTES 50 SECONDS EAST, A DISTANCE OF 250.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 34 DEGREES 05 MINUTES 08 SECONDS WEST, A DISTANCE OF 735.42 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 49 DEGREE 05 MINUTES 38 SECONDS EAST, PASSING AT A DISTANCE OF 221.81 FEET A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR AN ANGLE POINT ON THE NORTH LINE OF SAID 321.159 ACRE TRACT AND A COMMON SOUTHERLY CORNER OF A TRACT OF LAND CONVEYED AS TRACT NO. 4424, TO THE UNITED STATES OF AMERICA, BY DEED RECORDED IN VOLUME 736, PAGE 833, DEED RECORDS, COLLIN COUNTY, TEXAS; AND CONTINUING ALONG THE NORTH LINE OF SAID 321.159 ACRE TRACT, AND A COMMON SOUTHERLY LINE OF SAID TRACT NO. 4424, FOR A TOTAL DISTANCE OF 1752.84 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-16" FOUND FOR CORNER;

THENCE, CONTINUING ALONG THE COMMON LINES OF SAID 321.159 ACRE TRACT, AND SAID TRACT NO. 4424, THE FOLLOWING COURSES AND DISTANCES:

NORTH 61 DEGREES 25 MINUTES 18 SECONDS EAST, A DISTANCE OF 1093.35 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-15" FOUND FOR CORNER;

SOUTH 33 DEGREES 36 MINUTES 41 SECONDS EAST, A DISTANCE OF 1419.53 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-14" FOUND FOR CORNER;

SOUTH 65 DEGREES 09 MINUTES 17 SECONDS EAST, A DISTANCE OF 651.14 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-13" FOUND FOR CORNER;

SOUTH 43 DEGREES 36 MINUTES 57 SECONDS WEST, A DISTANCE OF 470.76 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-12" FOUND FOR CORNER;

NORTH 76 DEGREES 43 MINUTES 10 SECONDS WEST, A DISTANCE OF 1056.25 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-11" FOUND FOR CORNER;

SOUTH 29 DEGREES 18 MINUTES 01 SECOND WEST, A DISTANCE OF 903.25 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-10" FOUND FOR CORNER;

NORTH 78 DEGREES 51 MINUTES 09 SECONDS EAST, A DISTANCE OF 757.78 FEET TO A CORPS OF ENGINEERS MONUMENT STAMPED "4424-9" FOUND FOR CORNER;

SOUTH 06 DEGREES 19 MINUTES 32 SECONDS WEST, A DISTANCE OF 587.64 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 321.159 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 83 DEGREES 40 MINUTES 28 SECONDS WEST, A DISTANCE OF 26.63 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 07 MINUTES 50 SECONDS, A RADIUS OF 50.00 FEET, AND A LONG CHORD THAT BEARS NORTH 85 DEGREES 46 MINUTES 54 SECONDS WEST, A DISTANCE OF 99.93 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 160.76 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 87 DEGREES 53 MINUTES 19 SECONDS WEST, A DISTANCE OF 152.59 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 21 DEGREES 45 MINUTES 04 SECONDS, A RADIUS OF 325.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 81 DEGREES 14 MINUTES 09 SECONDS WEST, A DISTANCE OF 122.64 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 123.38 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 70 DEGREES 21 MINUTES 37 SECONDS WEST, A DISTANCE OF 67.49 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 19 DEGREES 38 MINUTES 23 SECONDS EAST, A DISTANCE OF 67.50 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 70 DEGREES 21 MINUTES 37 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 26 DEGREES 20 MINUTES 16 SECONDS WEST, A DISTANCE OF 21.57 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 35 MINUTES 18 SECONDS, A RADIUS OF 1042.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 09 DEGREES 15 MINUTES 22 SECONDS EAST, A DISTANCE OF 282.75 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 283.53 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 44 DEGREES 28 MINUTES 09 SECONDS EAST, A DISTANCE OF 21.79 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 07 DEGREES 05 MINUTES 09 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 87 DEGREES 53 MINUTES 19 SECONDS WEST, A DISTANCE OF 11.20 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 02 DEGREES 06 MINUTES 41 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

NORTH 87 DEGREES 53 MINUTES 19 SECONDS WEST, A DISTANCE OF 10.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER;

SOUTH 47 DEGREES 19 MINUTES 03 SECONDS WEST, A DISTANCE OF 21.29 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24 DEGREES 10 MINUTES 40 SECONDS, A RADIUS OF 1042.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 15 DEGREES 01 MINUTE 29 SECONDS WEST, A DISTANCE OF 436.66 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 439.92 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHWEST CORNER OF LOT 1X, BLOCK N. OF INSPIRATION, PHASE 2A, AN ADDITION TO THE TOWN OF ST. PAUL, E.T.J., AS RECORDED IN CABINET 2015, PAGE 240, PLAT RECORDS, COLLIN COUNTY, TEXAS; AND THE COMMON NORTHEAST CORNER OF INSPIRATION BOULEVARD, AN 85 FOOT RIGHT-OF-WAY OF SAID INSPIRATION, PHASE 2A;

THENCE, ALONG THE NORTHERLY LINES OF SAID INSPIRATION, PHASE 2A, THE FOLLOWING COURSES AND DISTANCES:

NORTH 62 DEGREES 53 MINUTES 11 SECONDS WEST, A DISTANCE OF 86.00 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR CORNER, AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 24 DEGREES 10 MINUTES 40 SECONDS, A RADIUS OF 1042.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 15 DEGREES 01 MINUTE 29 SECONDS WEST, A DISTANCE OF 436.66 FEET;

ALONG SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 439.92 FEET TO A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHWEST CORNER OF LOT 1X, BLOCK N. OF INSPIRATION, PHASE 2A, AN ADDITION TO THE TOWN OF ST. PAUL, E.T.J., AS RECORDED IN CABINET 2015, PAGE 240, PLAT RECORDS, COLLIN COUNTY, TEXAS; AND THE COMMON NORTHEAST CORNER OF INSPIRATION BOULEVARD, AN 85 FOOT RIGHT-OF-WAY OF SAID INSPIRATION, PHASE 2A;

NORTH 80 DEGREES 58 MINUTES 56 SECONDS WEST, PASSING AT A DISTANCE OF 51.62 FEET A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE WESTERLY NORTHEAST CORNER OF SAID INSPIRATION, PHASE 2A, AND THE COMMON NORTHEAST CORNER OF SAID INSPIRATION, PHASE 2A, AND THE COMMON NORTHEAST CORNER OF SAID INSPIRATION, PHASE 1A-1, AND SAID NORTH RIGHT-OF-WAY LINE OF SAID INSPIRATION BOULEVARD, FOR A TOTAL DISTANCE OF 144.63 FEET TO THE POINT OF BEGINNING AND CONTAINING A CALCULATED AREA OF 7,448,073 SQUARE FEET, OR 170,984 ACRES OF LAND.

CITY OF WYLIE  
"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."

"RECOMMENDED FOR APPROVAL"

CHAIRMAN, PLANNING & ZONING COMMISSION  
CITY OF WYLIE

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 THE CITY OF WYLIE WAS SUBMITTED TO THE CITY COUNCIL ON \_\_\_\_\_ 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 HEREINAFOVE SUBSCRIBED.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

CITY SECRETARY  
CITY OF WYLIE, TEXAS

PRELIMINARY PLAT  
OF  
INSPIRATION  
PHASE 3 & 4

OUT OF THE

- L. FARMER SURVEY ~ ABSTRACT NO. 334
- M. MORRIS SURVEY ~ ABSTRACT NO. 561
- O. SHELBY SURVEY ~ ABSTRACT NO. 799
- J. TURNHAM SURVEY ~ ABSTRACT NO. 919

IN THE CITY OF WYLIE E.T.J.  
COLLIN COUNTY, TEXAS  
107.629 ACRES  
322 RESIDENTIAL LOTS  
2 NON-RESIDENTIAL LOTS

OWNER/DEVELOPER  
PLANNER

HC INSPIRATION TWO, LLC  
8200 DOUGLAS AVENUE, SUITE 300  
DALLAS, TEXAS 75225  
214:750.1800  
MESA DESIGN GROUP  
2001 N. LAMAR STREET, SUITE 100  
DALLAS, TEXAS 75202  
214-871-0568

ENGINEER:



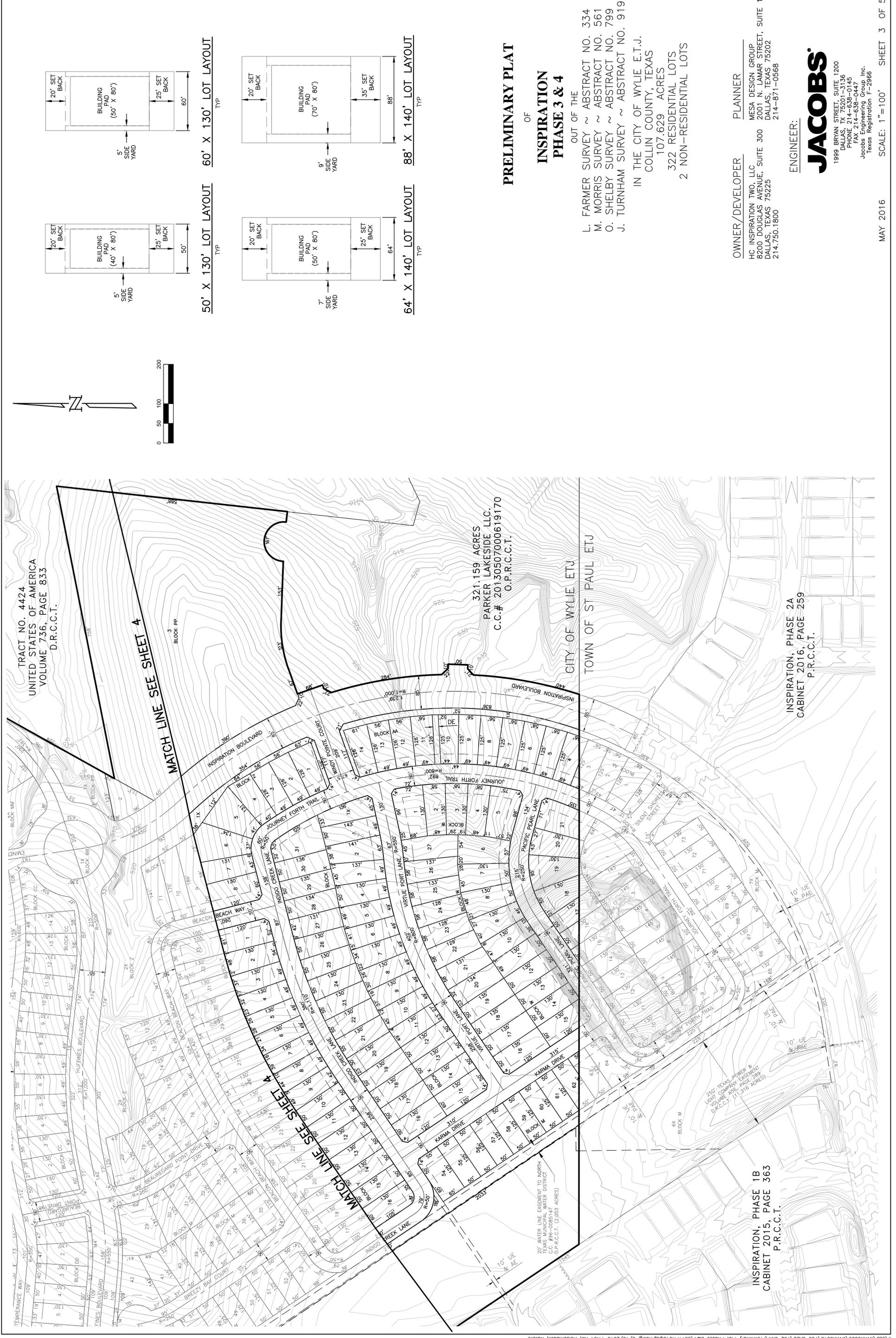
1999 BRYAN STREET, SUITE 1200  
DALLAS, TX 75201-3136  
PHONE 214-638-0145  
FAX 214-638-0447  
Jacobs Engineering Group, Inc.  
Texas Registration F-2966

MAY 2016

SCALE: 1"=100'

SHEET 2 OF 5

PROJECT NO WYX0330

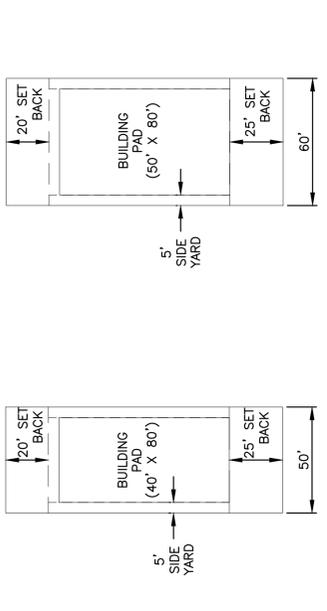


TRACT NO. 4424  
 UNITED STATES OF AMERICA  
 VOLUME 736, PAGE 833  
 D.R.C.C.T.

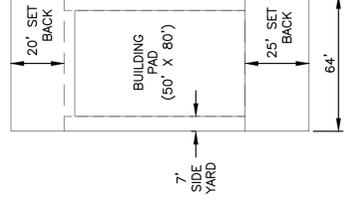
321.159 ACRES  
 PARKER LAKESIDE LLC.  
 C.C.# 20130507000619170  
 O.P.R.C.C.T.

INSPIRATION, PHASE 2A  
 CABINET 2016, PAGE 259  
 P.R.C.C.T.

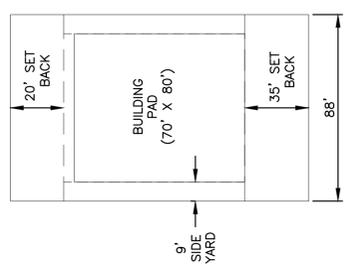
INSPIRATION, PHASE 1B  
 CABINET 2015, PAGE 363  
 P.R.C.C.T.



60' X 130' LOT LAYOUT  
 TYP



64' X 140' LOT LAYOUT  
 TYP



88' X 140' LOT LAYOUT  
 TYP

**PRELIMINARY PLAT**  
 OF  
**INSPIRATION**  
**PHASE 3 & 4**

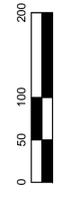
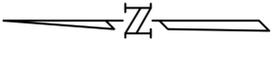
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 J. TURNHAM SURVEY ~ ABSTRACT NO. 919  
 IN THE CITY OF WYLIE E.T.J.  
 COLLIN COUNTY, TEXAS  
 107.629 ACRES  
 322 RESIDENTIAL LOTS  
 2 NON-RESIDENTIAL LOTS

OWNER/DEVELOPER  
 HC INSPIRATION TWO, LLC  
 8200 DOUGLAS AVENUE, SUITE 300  
 DALLAS, TEXAS 75225  
 214.750.1800

PLANNER  
 MESA DESIGN GROUP  
 2001 N. LAMAR STREET, SUITE 100  
 DALLAS, TEXAS 75202  
 214-871-0568

ENGINEER:





MATCH LINE SEE SHEET 5



TRACT NO. 4424  
UNITED STATES OF AMERICA  
VOLUME 736, PAGE 833  
D.R.C.C.T.

TRACT NO. 4424  
UNITED STATES OF AMERICA  
VOLUME 736, PAGE 833  
D.R.C.C.T.

321.159 ACRES  
PARKER LAKESIDE LLC.  
C.C.# 20130507000619170  
O.P.R.C.C.T.

LOT SUMMARY TABLE

INSPIRATION PHASE	CITY OF WYLIE ETU				TOTAL
	3A	3B	3C	4	
85X140 LOTS (70X80 PADS)	0	4	0	0	47
64X140 LOTS (50X80 PADS)	0	7	0	0	7
60X130 LOTS (50X80 PADS)	0	41	0	0	41
50X130 LOTS (50X80 PADS)	107	66	54	0	227
<b>TOTAL</b>	<b>107</b>	<b>118</b>	<b>54</b>	<b>0</b>	<b>322</b>
Average Residential Lot Size (sf)	7066	8867	7388	15929	9812.5
Gross Acre (acres)	34.12	29.89	13.59	22.32	107.63
Gross Density (lots/acre)	3.14	3.95	3.97	1.93	2.99
Common Area (acres)	0.67	0.69	1.98	0.10	3.24
Non-Residential Lot (acres)	7.32	0.00	0.00	0.00	7.32

NOTE:  
 MAXIMUM GROSS DENSITY ALLOWED = 2.65 LOTS/ACRE  
 OVERALL GROSS ACRE = 160.74 ACRES  
 OVERALL NUMBER OF LOTS ALLOWED = 426  
 EXISTING = 53  
 PROPOSED = 322  
 FUTURE = 49  
 TOTAL = 424

PRELIMINARY PLAT

OF  
**INSPIRATION PHASE 3 & 4**  
 OUT OF THE  
 L. FARMER SURVEY ~ ABSTRACT NO. 334  
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OWNER/DEVELOPER  
 HC INSPIRATION TWO, LLC  
 8200 DOUGLAS AVENUE, SUITE 300  
 DALLAS, TEXAS 75225  
 214-750-1800

PLANNER  
 MESA DESIGN GROUP  
 2001 N. LAMAR STREET, SUITE 100  
 DALLAS, TEXAS 75202  
 214-871-0568



**PRELIMINARY PLAT**  
OF  
**INSPIRATION**  
**PHASE 3 & 4**

OUT OF THE  
L. FARMER SURVEY ~ ABSTRACT NO. 334  
M. MORRIS SURVEY ~ ABSTRACT NO. 561  
O. SHELBY SURVEY ~ ABSTRACT NO. 799  
J. TURNHAM SURVEY ~ ABSTRACT NO. 919  
IN THE CITY OF WYLIE E.T.J.  
COLLIN COUNTY, TEXAS  
107.629 ACRES  
322 RESIDENTIAL LOTS  
2 NON-RESIDENTIAL LOTS

**OWNER/DEVELOPER**      **PLANNER**  
HC INSPIRATION TWO, LLC      MESA DESIGN GROUP  
8200 DOUGLAS AVENUE, SUITE 300      2001 N. LAMAR STREET, SUITE 100  
DALLAS, TEXAS 75225      DALLAS, TEXAS 75202  
214.750.1800      214-871-0568

**ENGINEER:**



1999 BRYAN STREET, SUITE 1200  
DALLAS, TX 75201-3136  
PHONE 214-638-0145  
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Jacobs Engineering Group, Inc.  
Texas Registration F-2966

