

SPIARS
 ENGINEERING & SURVEYING
 10000 W. 10th Street, Suite 100, Fort Worth, TX 76132
 Phone: (817) 412-1111 • Fax: (817) 412-1112
 Website: www.spiars.com • Email: info@spiars.com

NOTES:

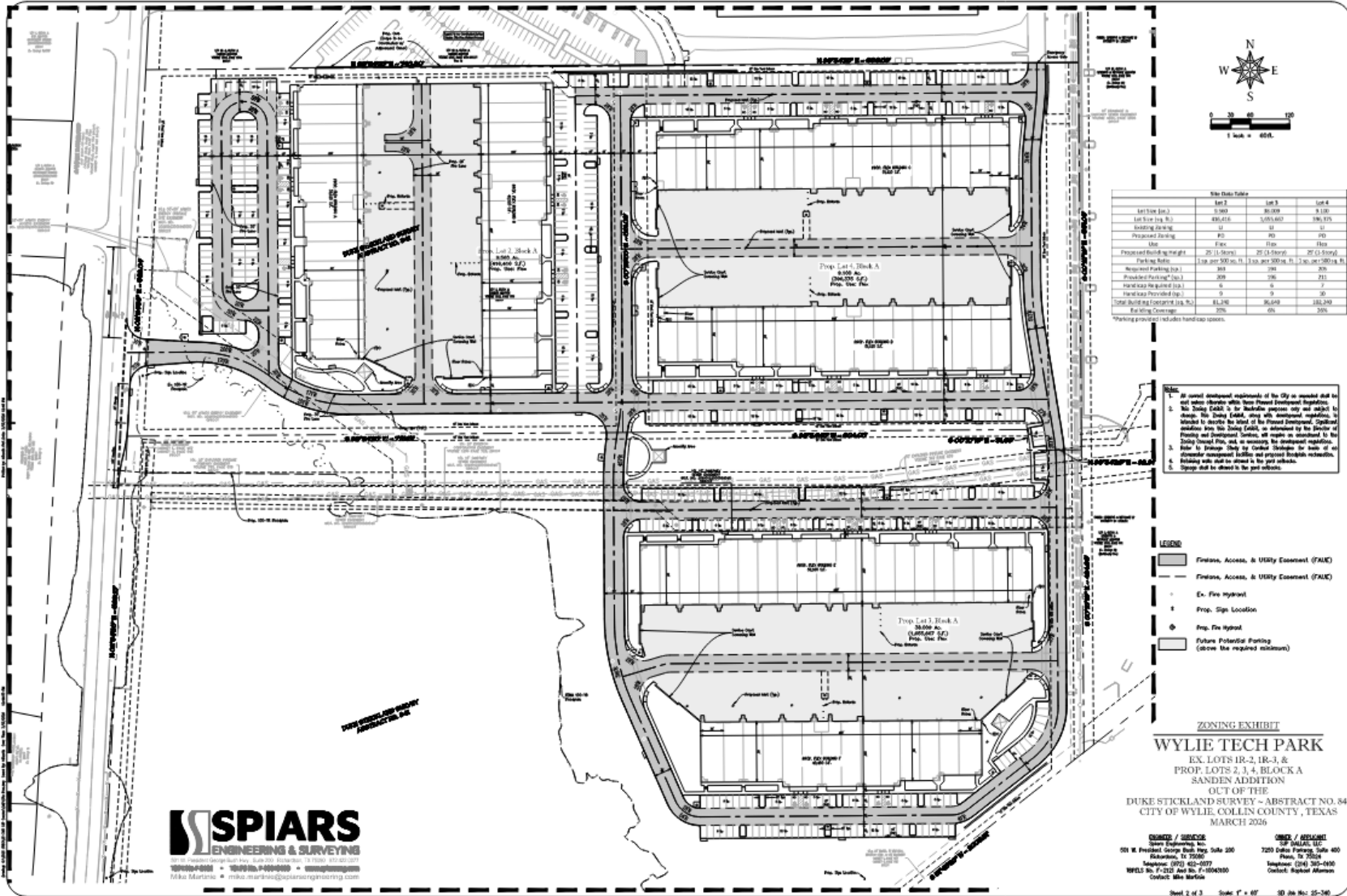
- All zoning development requirements of the City as amended shall be read and construed in conjunction with the Texas Zoning Ordinance.
- All zoning codes shall be for the purpose of general use and subject to change. The zoning code, along with development regulations, is intended to describe the intent of the zoning code. The zoning code and development regulations, all maps as mentioned in the City Zoning Ordinance, are hereby incorporated by reference.
- The zoning code shall be construed in favor of the more liberal interpretation of zoning and development regulations.
- Nothing herein shall be deemed to be a guarantee of any kind.
- Spreadsheets shall be attached to the plan sheets.

ZONING EXHIBIT
WYLIE TECH PARK
 EX. LOTS 1B-2, 1B-3, &
 PROP. LOTS 2, 3, 4, BLOCK A
 SANDEN ADDITION
 OUT OF THE
 DUKE STICKLAND SURVEY - ABSTRACT NO. 84
 CITY OF WYLIE, COLLIN COUNTY, TEXAS
 MARCH 2026

OWNER / SUBMITTER
 2200 Dallas Parkway, Suite 400
 Plano, TX 75075
 Telephone: (214) 342-1900
 Contact: Stephen Altemus

OWNER / SUBMITTER
 10000 W. 10th Street, Suite 100
 Fort Worth, TX 76132
 Telephone: (817) 412-1111
 Website: www.spiars.com
 Contact: Mike Martin

Sheet 1 of 2 Scale: 1" = 100' SD Job No: 22-260



Site Data Table	Lot 2	Lot 3	Lot 4
Lot Area (sq. ft.)	5,960	30,000	5,100
Lot Size (sq. ft.)	490,416	1,075,680	186,175
Proposed Parking	40	40	40
Use	Office	Office	Office
Proposed Building Height	20' (3 Stories)	20' (3 Stories)	20' (3 Stories)
Parking Ratio	1.0 sq. per 100 sq. ft.	1.0 sq. per 100 sq. ft.	1.0 sq. per 100 sq. ft.
Proposed Parking Area	200	200	200
Proposed Parking (sq. ft.)	200	200	200
Proposed Parking (sq. ft.)	0	0	0
Proposed Parking (sq. ft.)	0	0	0
Total Building Footprint (sq. ft.)	84,190	84,190	180,190
Final Site Coverage	20%	6%	36%

Parking provided includes handicap spaces.

- NOTES:**
- All general development requirements of the City as mandated shall be met when shown within these Planned Development Regulations.
 - The Zoning Code is for information purposes only and subject to change. The Zoning Code, along with development regulations, is intended to describe the intent of the Planned Development. Confirmed conditions are the Zoning Code, as submitted by the Director of Planning and Development Services, all require an amendment to the Zoning Code Plan, and, as necessary, the development regulations.
 - Refer to Planning Study by Collier Clark for more information on development regulations and proposed building construction.
 - Reliance shall be placed on the plan sheets.
 - Changes shall be shown in the plan sheets.

- LEGEND:**
- Firelane, Access, & Utility Easement (FAUE)
 - Ex. Fire Hydrant
 - Prop. Fire Hydrant
 - Prop. Sign Location
 - Future Potential Parking (above the required minimum)

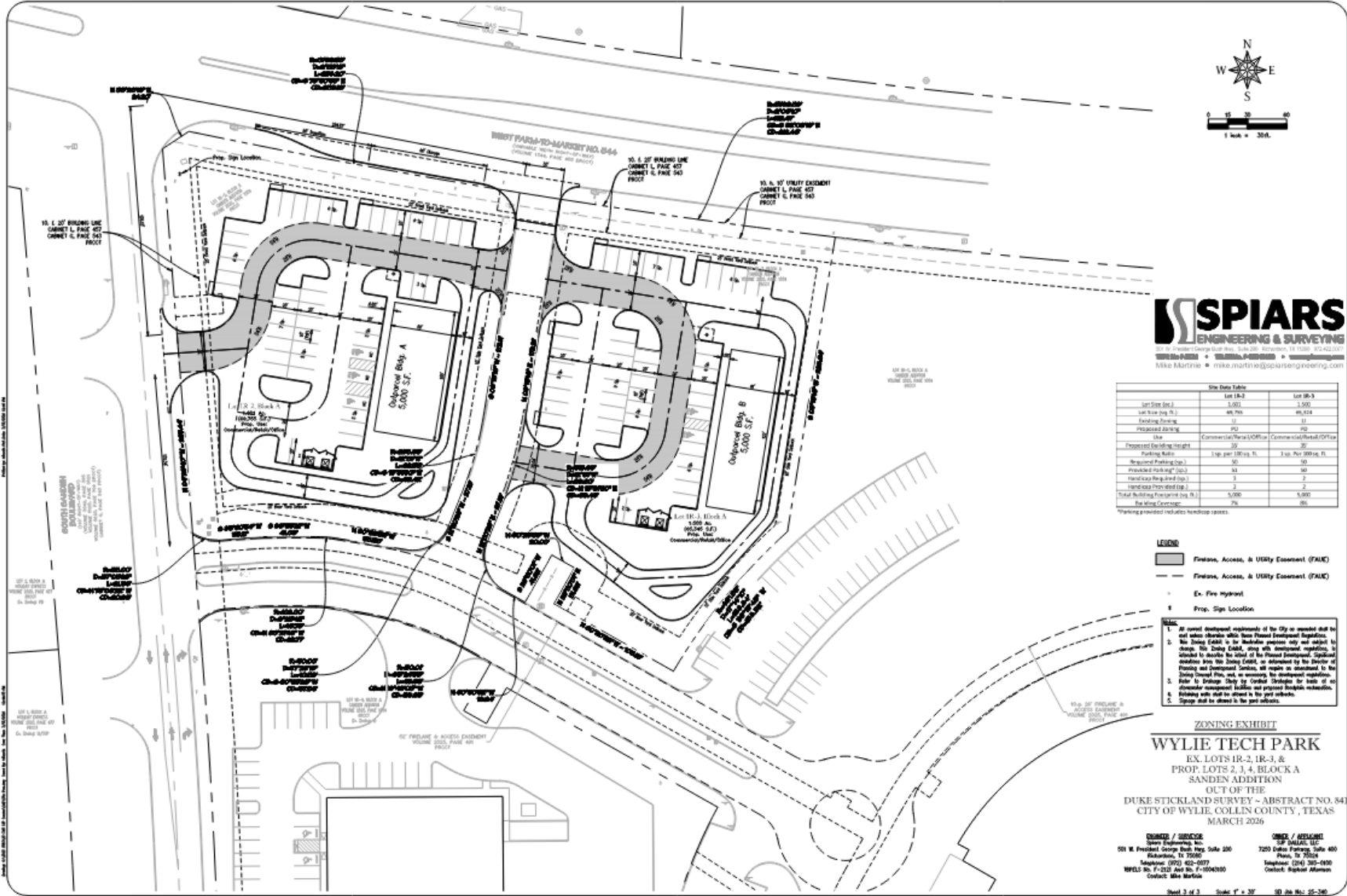
ZONING EXHIBIT
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 PROP. LOTS 2, 3, 4, BLOCK A
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 DUKE STICKLAND SURVEY - ABSTRACT NO. 84
 CITY OF WYLIE, COLLIN COUNTY, TEXAS
 MARCH 2026

OWNER / SURVEYOR
 Spiars Engineering, Inc.
 201 W. Piedmont, George Bush Plaza, Suite 200, Richardson, TX 75080
 Telephone: (972) 425-0177
 WELLS: Mr. F. 212 And Mr. F. 1044200
 Contact: Mike Marlowe

OWNER / APPLICANT
 WYLLIE TECH PARK, LLC
 7255 Dallas Parkway, Suite 400
 Plano, TX 75093
 Telephone: (972) 392-1900
 Contact: Richard Alvarado

Sheet 2 of 3 Scale: 1" = 60'

SPIARS
 ENGINEERING & SURVEYING
 201 W. Piedmont, George Bush Plaza, Suite 200, Richardson, TX 75080 972.425.0177
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 Mike Marlowe • m.marlowe@spiars-engineering.com



Site Data Table		
	Lot 14-2	Lot 14-3
Lot Area (sq. ft.)	3,000	3,000
Lot Area (sq. ft.)	48,750	48,750
Proposed Building	11	11
Proposed parking	40	40
Use	Commercial/Resale/Office	Commercial/Resale/Office
Proposed Building Height	30	30
Parking Ratio	1.33 per 1,000 sq. ft.	1.33 per 1,000 sq. ft.
Required Parking (sq. ft.)	50	50
Proposed Parking (sq. ft.)	40	40
Manufacturing (sq. ft.)	3	3
Warehouse (sq. ft.)	3	3
Total Building Footprint (sq. ft.)	5,000	5,000
Permitted Coverage	7%	8%

*Marking provided indicates hazardous areas

- LEGEND**
- ▭ Finares, Access, & Utility Easement (FAUC)
 - Finares, Access, & Utility Easement (FAUC)
 - Ex. Fire Hydrant
 - ⊕ Prop. Sign Location

- NOTES**
1. All noted development requirements of the City as required shall be met unless otherwise noted from Planned Development Regulations.
 2. The Zoning Code is for information purposes only and subject to change. The Zoning Code, along with development regulations, is located in Article 16 of the City of Wylie. Updated amendments from the Zoning Code, as authorized by the Director of Planning and Development Services, will appear as indicated by the Zoning Code File, and, as necessary, the development regulations.
 3. Refer to Zoning Code by Central Zoning for text of all alternative management locations and proposed signage restrictions. Existing sites shall be shown in the plan sheets.
 4. Signs shall be placed in the plan sheets.

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CITY OF WYLIE, COLLIN COUNTY, TEXAS
MARCH 2026

OWNER / SURVEYOR
Open Engineering, Inc.
101 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0577
WYLIE: 101-2222 and 101-2222-1000
Contact: Mike Martin

CLIENT / PREPARED
SIP HOLDING, LLC
7200 Dallas Parkway, Suite 400
Plano, TX 75024
Telephone: (972) 395-0950
Contact: Richard Johnson