

ORDINANCE NO. 2026-45

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WYLIE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY, ZONING CASE NUMBER 2026-13, FROM PLANNED DEVELOPMENT SINGLE FAMILY DISTRICT (PD/SF) TO PLANNED DEVELOPMENT SINGLE FAMILY DISTRICT (PD/SF) TO REMOVE REFERENCES, RIGHTS AND OBLIGATIONS WITH RESPECT TO THE STONEHAVEN HOUSE; PROVIDING FOR A PENALTY FOR VIOLATION OF THIS ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Wylie, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to owners of the affected property, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS:

SECTION 1: That the Comprehensive Zoning Ordinance of the City of Wylie, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Wylie, to give the hereinafter described property a new zoning classification of Planned Development (PD/SF), said property being described in Exhibit A (Legal Description) and Exhibit B (Amended PD Conditions) attached hereto and made a part hereof for all purposes.

SECTION 2: That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3: That the above-described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

SECTION 4: Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, commits an unlawful act and shall be subject to the general penalty provisions of Section 1.5 of the Zoning Ordinance, as the same now exists or is hereafter amended.

SECTION 5: Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 6: This ordinance shall be in full force and effect from and after its adoption by the City Council and publication of its caption as the law and the City Charter provide in such cases.

SECTION 7: The repeal of any ordinance, or parts thereof, by the enactment of this Ordinance, shall not be construed as abandoning any action now pending under or by virtue of such ordinance; nor shall it have the effect of discontinuing, abating, modifying or altering any penalty accruing or to accrue, nor as effecting any rights of the municipality under any section or provisions of any ordinances at the time of passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 27th day of October, 2026.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Date of Publication: November 5, 2026 in *The Wylie News*

EXHIBIT "A"

LEGAL DESCRIPTION

Being a 38.121 acre tract of land situated in the E. C, Davidson Survey, Abstract No. 267, in the City of Wylie, Collin County, Texas, and being the remainder of a tract of land conveyed to Charlotte A. Stoeckle as evidenced in Affidavit of Facts Concerning The Identity of Heirs recorded in Instrument 20120720000881090, Official Public Records Collin County, Texas (OPRCCT), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of said Stoeckle tract and being in the southeast corner of a tract of land known as Westwind Meadows an addition to the City of Wylie according to the plat recorded in Cabinet B, Page 205, Plat Records, Collin County, Texas, and being in the west right-of-way of Ballard Street (Old Highway No. 78 a variable width right-of-way) and the beginning of a non-tangent curve to the right having a central angle of 04 degrees 49 minutes 31 seconds, a radius of 5729.29 feet and a long chord that bears South 02 degrees 53 minutes 48 seconds West a distance of 482.37 feet;

THENCE along said west right-of-way of said Ballard Street and along the east line of said Stoeckle tract the following course and distance:

Along said curve to the right an arc distance of 482.52 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner, and the beginning of a reverse curve to the left having a central angle of 04 degrees 49 minutes 37 seconds, a radius of 2729.58 feet and a long chord that bears South 02 degrees 53 minutes 45 seconds West a distance of 229.88 feet;

Along said curve to the left an arc distance of 229.95 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 00 degrees 28 minutes 57 seconds West, a distance of 132.20 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner and the beginning of a curve to the left having a central angle of 03 degrees 48 minutes 06 seconds, a radius of 5830.00 feet and a long chord that bears South 01 degrees 25 minutes 06 seconds East a distance of 386.76 feet;

Along said curve to the left an arc distance of 386.83 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner, and the beginning of a non-tangent curve to the left having a central angle of 01 degrees 13 minutes 16 seconds, a radius of 5830.00 feet and a long chord that bears South 03 degrees 15 minutes 56 seconds East a distance of 124.25

Along said curve to the left an arc distance of 124.25 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner, and the beginning of a reverse curve to the right having a central angle of 01 degrees 51 minutes 51 seconds, a radius of 2000.00 feet and a long chord that bears South 02 degrees 56 minutes 38 seconds East a distance of 65.07

feet; Along said curve to the right an arc distance of 65.07 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

THENCE South 45 degrees 00 minutes 05 seconds West, departing said common line a distance of 23.57 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner and being in the north line of Alanis Drive (60' ROW);

THENCE South 89 degrees 34 minutes 55 seconds West, along the common north line of said Alanis Drive and the south line of said Stoeckle tract a distance of 983.31 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

THENCE South 89 degrees 42 minutes 33 seconds West, continuing along said common line a distance of 148.17 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of said Stoeckle tract the same being the southeast corner of a tract of land described in deed to Danny P. Sellers and Marion G. Small recorded in County Clerk's File No. 96-0104910, Official Public Records, Collin County, Texas, and being in the north line of said Alanis Drive;

THENCE North 00 degrees 44 minutes 11 seconds West, departing said Alanis Drive and along the common west line of said Stoeckle tract and the east line of said Sellers and Small tract, the east line of a tract of land described in deeds to Milford Founders, LTD, recorded in Document No. 2003-0228819, Official Public Records, Collin County, Texas, (50% ownership) and Freshe PM, LLC recorded in Instrument No. 20140714000722710, Official Public Records Collin County, Texas, (50% ownership) and the east line of a tract of land known as Westwind Meadows No. 3, an addition to the City of Wylie according to the plat recorded in Cabinet F, Page 643 Plat Records, Collin County, Texas, a distance of 1442.83 feet to an "X" cut in concrete set for corner;

THENCE North 89 degrees 56 minutes 45 seconds East, along the common south line of aforementioned Westwind Meadows and north line of said Stoeckle tract a distance of 1183.80 feet to the POINT OF BEGINNING and containing 38.121 acres or 1,660,548 square feet of land more or less.

EXHIBIT "B"

CONDITIONS FOR PLANNED DEVELOPMENT ZONING CASE No. 2026-13

II. SPECIAL CONDITIONS:

11. ~~The Stone Family House will be moved to a Park on the property.~~
12. ~~The allowed uses for the Stone House shall be categorized as Accessory Community Center and defined as being an integral part of a residential project that is used as a place of public meeting, recreation, or social activity, regardless of ownership.~~

13. Maintenance of the Park Area

- C. ~~Wylie Historical Society responsibilities include:~~
- a. ~~Maintain the Stone Family House.~~
 - b. ~~Take ownership of the Stone Family House~~
 - c. ~~Responsible for the security of the Stone family House.~~
 - d. ~~Pay for the electricity used at the Stone Family House.~~

IV. DESIGN CONDITIONS:

A. Land Design Standards —New Residential Requirements

Desired Land Design requirements are achieved by projects in accordance with Exhibit "P" and the following criteria:

1. Provision of Public Pathways - Public Open Space

a. Base Standard

- (1) Trail shall be constructed to the City's standards. Open space parkland shall be in accordance with Exhibit "P" as adopted by this ordinance.
- (b) Open Space Improvements, including 1 Tot Lot, 2 park benches, 2 picnic tables, 1 trash can, ~~move the Stone Family House to the park with a new front and back porch~~, a total 10 car parking lot with 2 handicap spaces

3. Lighting and Furnishings Along Open Space, Easements and Trails

b. Desirable Design Attributes

- (3) ~~Moving Stone Family House with a 10 car parking lot.~~