

ORDINANCE NO. 2025-09

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 2024-12, FROM PLANNED DEVELOPMENT 2022-06 (PD 22-06) TO COMMERCIAL CORRIDOR AND COMMERCIAL CORRIDOR - SPECIAL USE PERMIT (CC & CC-SUP) ON 5.43 ACRES TO ALLOW FOR A DRIVE-THROUGH RESTAURANT USE AND COMMERCIAL USES; PROVIDING FOR A PENALTY FOR THE 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 Commercial Corridor (CC) and Commercial Corridor - Special Use Permit (CC-SUP), said property being described in Exhibit A (Legal Description), hereto and made a part hereof for all purposes.

SECTION 2: That a Zoning Exhibit and SUP Conditions are an integral component of the development of the property and are attached as Exhibit B and Exhibit C.

SECTION 3: That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.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 4: 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 5: 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 6: 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 7: 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 8: 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 11th day of March, 2025.

Matthew Porter, Mayor

ATTEST:

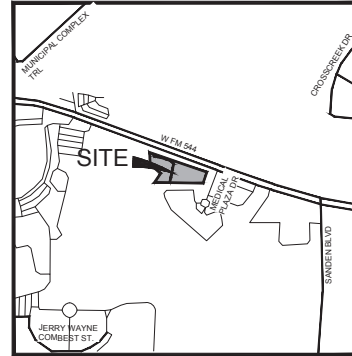
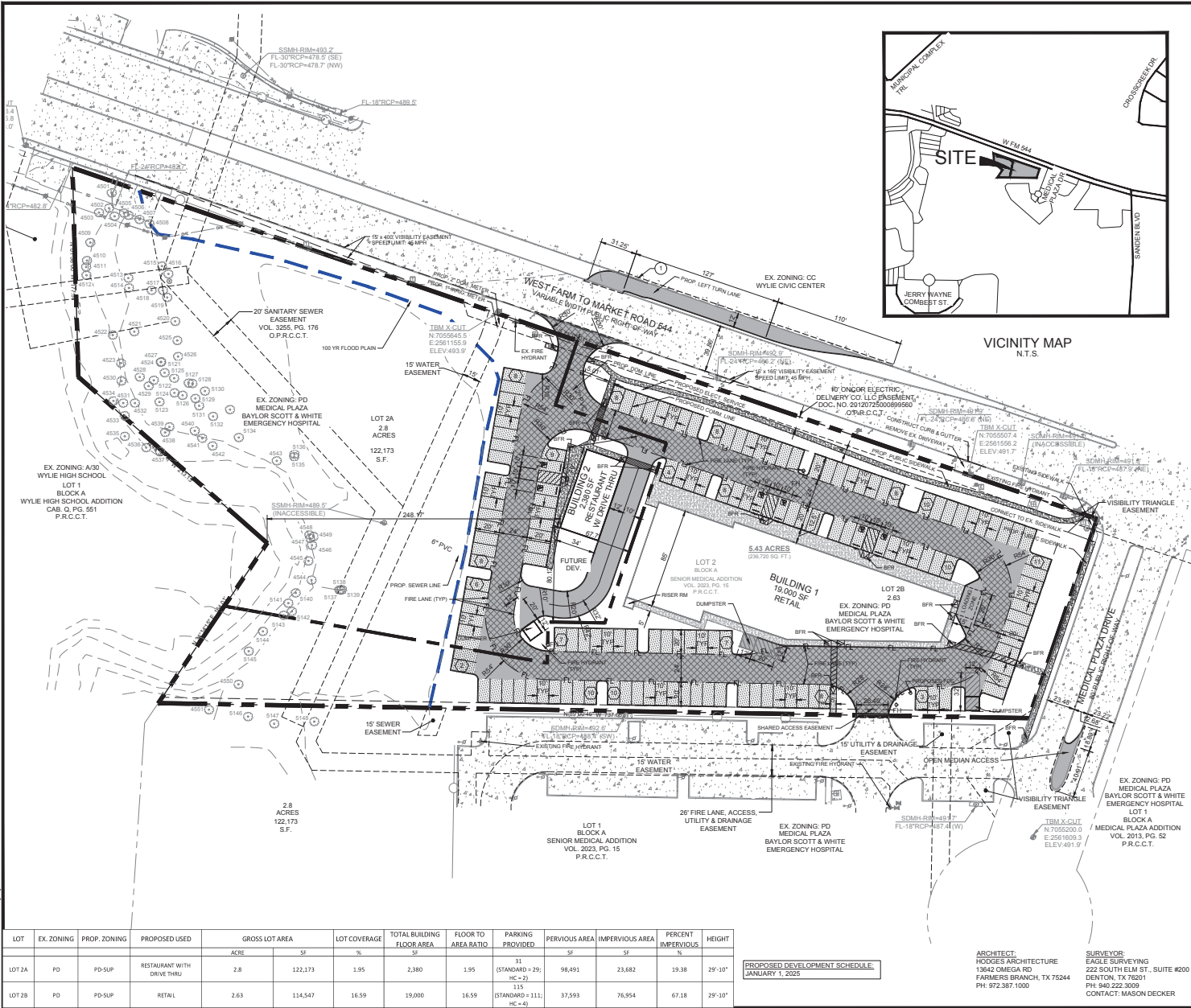
Stephanie Storm, City Secretary

Dates of Publication: March 20, 2025, in The Wylie News

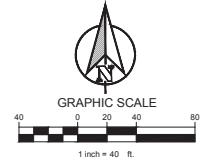
Exhibit "A"
Legal Description

Victory at Medical Plaza, being all of Lot 2 (future Lots 2A and 2B as depicted on Exhibit "B" Zoning Exhibit), Block A of the Senior Medical Addition to the City of Wylie, Collin County Texas.

PLOTTED BY: DENG TORRES
 PLOT DATE: 3/4/2025 9:27 AM
 PLOT TIME: 3/4/2025 9:27 AM
 LAST SAVED: 3/4/2025 9:14 AM



VICINITY MAP
N.T.S.



LEGEND	
[Pattern]	LIGHT DUTY CONCRETE PAVEMENT
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT
[Pattern]	HEAVY DUTY FIRE LANE PAVEMENT
[Pattern]	PROPOSED CONCRETE SIDEWALK
[Pattern]	PROPOSED DUMPSTER CONCRETE PAVING
[Pattern]	PROPOSED CONCRETE CURB AND GUTTER
[Pattern]	PROPERTY LINE
[Pattern]	FULL-DEPTH SAWCUT
[Pattern]	FIRE LANE
[Pattern]	EASEMENT LINE
[Pattern]	PARKING COUNT

BUILDING NO.	ADDRESS
BUILDING 1	2310 W FM 544
BUILDING 2	2320 W FM 544

ZONING CASE	
DIRECTOR OF DEVELOPMENT SERVICES	
DATE	
VICTORY GROUP SHOPS AT WYLIE	
2310 & 2320 FM 544, TX 75098	
OWNER: CORPORATION OF THE EPISCOPAL DIOCESE OF DALLAS 5100 ROSS AVE. DALLAS, TX 75206	
ENGINEER: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #100 BEDFORD, TX 76092 PH: 817.281.0272 CONTACT: CLAY CRISTY, P.E.	
SURVEYOR: EAGLE SURVEYING 222 SOUTH ELM ST., SUITE #200 DENTON, TX 76201 PH: 842.222.3009 CONTACT: MASON DECKER	
ARCHITECT: HODGES ARCHITECTURE 13842 OMEGA RD. FARMERS BRANCH, TX 75244 PH: 972.387.1000	
LEGAL DESCRIPTION: LOT 2, BLOCK A SENIOR MEDICAL ADDITION	
ZONING: SUP	

CLAYMOORE ENGINEERING

CLAY CRISTY, P.E.

VICTORY GROUP
SHOPS AT WYLIE
2310 FM 544
WYLIE, TX

ZONING EXHIBIT

DESIGN: MTD
DRAWN: MTD
CHECKED: MTD
DATE: 3/5/2025

SHEET
EXH-1

EXHIBIT “C”

Conditions for Special Use Permit Victory Shops at Medical Plaza

I. PURPOSE:

This Special Use Permit shall be established to provide Commercial use, including restaurant w/ drive thru to support the economic growth within the region.

II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4, Section 4.1 of the Comprehensive Zoning Ordinance (adopted as of June 2023), except as specifically proved herein.

2. The design and development shall take place in general accordance with the Zoning Exhibit (Exhibit B). This SUP applies to Lot 2A only.

III. SPECIAL CONDITIONS:

1. All allowed uses in the Commercial Corridor District (CC) set forth in Article 5 of the Comprehensive Zoning Ordinance (adopted as of June 2023), in addition to those listed in this paragraph shall be allowed by-right uses.

a. Restaurant with Drive in or Drive-Through Service.

2. The site plan shall provide pedestrian access, to the best extent possible, to at least the property line of the adjacent property located at 100 Medical Plaza Drive (currently known as Meridian at Wylie).