Notice of Regular Meeting of the Wilmer Planning and Zoning Commission

Wilmer Community Center
101 Davidson Plaza
Wilmer, Texas 75172

City of Wilmer
Serving Our Community

Thursday, September 24, 2026, at 6:30 pm

CALL TO ORDER

ROLL CALL

INVOCATION

PLEDGE OF ALLEGIANCE

CONSENT AGENDA:
Items listed under the consent agenda are considered routine and are generally enacted in one motion. The exception to this rule is that a Board Member may request one or more items to be removed from the consent agenda for separate discussion and action.

1. Discuss and consider a recommendation to the City Council for a Final Plat for DFW2 Jones Addition, located in the Elizabeth Crockett survey, Abstract No. 224 City of Wilmer, Dallas County, Texas, and generally addressed as 401 Lavender Road. (FP-26-02)

2. Discuss and consider a recommendation to the City Council for a Final Plat for DAS 114 Addition, located in the John Little survey, Abstract No. 768 and the Major W. Spencer survey, Abstract No 1287 City of Wilmer, Dallas County, Texas. (FP-26-03)

3. Discuss and consider a recommendation to the City Council for a Preliminary Plat for Stream DFWC1 Addition, located in the James Chapman survey, Abstract No. 379, Wesley Harvin survey, Abstract No. 602, and Andrew Gray survey, Abstract No. 505, Dallas County, Texas, and generally addressed as 501 Belt Line Road.

PUBLIC HEARING:

4. Conduct a public hearing and consider a recommendation to the City Council for approval of rezoning request from "C1" Commercial Restricted, "C2" General Commercial and "HC" Highway Corridor overlay to a Planned Develop ment, DCAD #6505051551020CU00 and #65161206510020000.

5. Conduct a public hearing and consider a recommendation to the City Council for approval of rezoning request from "C2" General Commercial and "HC" Highway Corridor overlay to a Planned Development, DCAD #65127160010060000.

6. Conduct a public hearing and consider a recommendation to the City Council for approval of rezoning request from "NZ" Not Zoned to "L1" Light Industrial, DCAD #65062828510020000.

7. Conduct a public hearing and consider a recommendation to the City Council for approval of a Conditional Use Permit (CUP) for an Office/Warehouse/Showroom at the property located at 120 & 124 E. Belt Line Road, DCAD #54000500000340000 and #54000500000330000.

8. Conduct a public hearing and consider a recommendation to the City Council for approval of a Conditional Use Permit (CUP) for a convenience store with gasoline sales for the property at the north-east corner of I-45 and Belt Line Road, DCAD #65161206510280000 and #65161206510330000.

9. Conduct a public hearing and consider a recommendation to the City Council for approval of a Conditional Use Permit "CUP" for a Motor Freight (Trucking) Company, DCAD #540001100A0010000.

10. Conduct a public hearing and consider a recommendation to the City Council for approval of a Conditional Use Permit "CUP" for an existing industrial site, DCAD #54004200000010000.

ACTION:

EXECUTIVE SESSION:
In accordance with Texas Government Code, Chapter 551, Subchapter D, the Planning and Zoning Commission will now recess into Executive Session (closed meeting) to discuss the following:

RECONVENE INTO REGULAR SESSION:
The Planning and Zoning Commission will reconvene into Regular Session, pursuant to the provisions of Chapter 551, Subchapter D, Texas Government Code, to take any action necessary regarding:

ADJOURNMENT

CERTIFICATE

This is to certify that I, Angelica Garcia, posted this agenda notice by 5:00 p.m. on September 18, 2026, on the bulletin board of the City of Wilmer located at 128 N. Dallas Avenue, Wilmer, Texas 75172.

_____
[FIRST NAME LAST NAME], [TITLE]

EXECUTIVE SESSION: The Boards and Commissions reserve the right to convene into executive session on any posted agenda item pursuant to Section 551.071(2) of the Texas Government Code to seek legal advice concerning such subject.

Los Consejos y Comisiones se reservan el derecho de reunirse en sesión ejecutiva sobre cualquier tema en la agenda publicada de acuerdo con la Sección 551.071(2) del Código de Gobierno de Texas para recibir asesoramiento legal sobre dicho tema.

ACCESSIBILITY STATEMENT: Meetings of the Boards and Commissions are held in municipal facilities are wheelchair accessible. For sign interpretive services, call the City Secretary's Office, 972-441-6373, or TDD 1-800-735-2989, at least 72 hours prior to the meeting. Reasonable accommodation will be made to assist your needs.

Las reuniones de los Consejos y Comisiones se celebran en instalaciones municipales accesibles para sillas de ruedas. Para servicios de interpretación por señas, llame a la oficina de la secretaria de la Ciudad, al 972-441-6373, o al TDD 1-800-735-2989, al menos 72 horas antes de la reunión. Se harán ajustes razonables para asistir a sus necesidades.

NOTICE OF POSSIBLE QUORUM: There may be a quorum of the Board of Adjustment, the City Council, the Community Development Corporation, the Economic Development Corporation, the Library Advisory Board, and/or the Parks Advisory Board members who may be present at the meeting, but they will not deliberate on any city or board business.

Puede haber un quórum de los miembros de la Junta de Ajustes, el Concejo Municipal, la Corporación de Desarrollo Comunitario, la Corporación de Desarrollo Económico, la Junta Asesora de la Biblioteca, y/o la Junta Asesora de Parques que puedan estar presentes en la reunión, pero no deliberarán sobre ningún asunto de la ciudad o de la junta.

HANDGUN PROHIBITION: Pursuant to Section 46.03, Penal Code (Places Weapons Prohibited), a person may not carry a firearm or other weapon on this property.

For the purpose of this notice "property" shall mean the Community Center or any other room where a meeting subject to an open meeting under Government Code Chapter 551 is held (City Council and all Boards and Commissions).

**This does not apply to licensed carriers.*

De acuerdo con la Sección 46.03, Código Penal (Lugares Prohibidos para Armas), una persona no puede portar un arma de fuego u otra arma en esta propiedad.

Para los fines de este aviso, "propiedad" se entenderá como el Centro Comunitario o cualquier otra sala donde se celebre una reunión sujeta a una reunión abierta bajo el Capítulo 551 del Código de Gobierno (Concejo Municipal y todas las Juntas y Comisiones).

**Esto no se aplica a los transportistas autorizados.*

CITY OF WILMER

Planning and Zoning Commission **1.**

Meeting Date: 09/24/2026

Submitted by: Laura Voltmann, Planner Consultant

Agenda Caption:

Discuss and consider a recommendation to the City Council for a Final Plat for DFW2 Jones Addition, located in the Elizabeth Crockett survey, Abstract No. 224 City of Wilmer, Dallas County, Texas, and generally addressed as 401 Lavender Road. (FP-26-02)

Background:

The subject property is an approximately 76 acre tract located in the City of Wilmer. The purpose of this plat is to allow future development of the property. The current zoning of the property is "I1" Light Industrial.

Operational Considerations:

The intent of this plat is to create a single lot to be developed as part of a data center campus. All future development will comply with City ordinances, engineering design standards, and zoning.

Legal:

The plat meets all technical requirements of the Subdivision Ordinance.

Public Information Considerations:

This item is being considered at a meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

The Planning and Zoning Commission must approve if in compliance with the subdivision ordinance; this plat meets the requirements, including comprehensive civil infrastructure review.

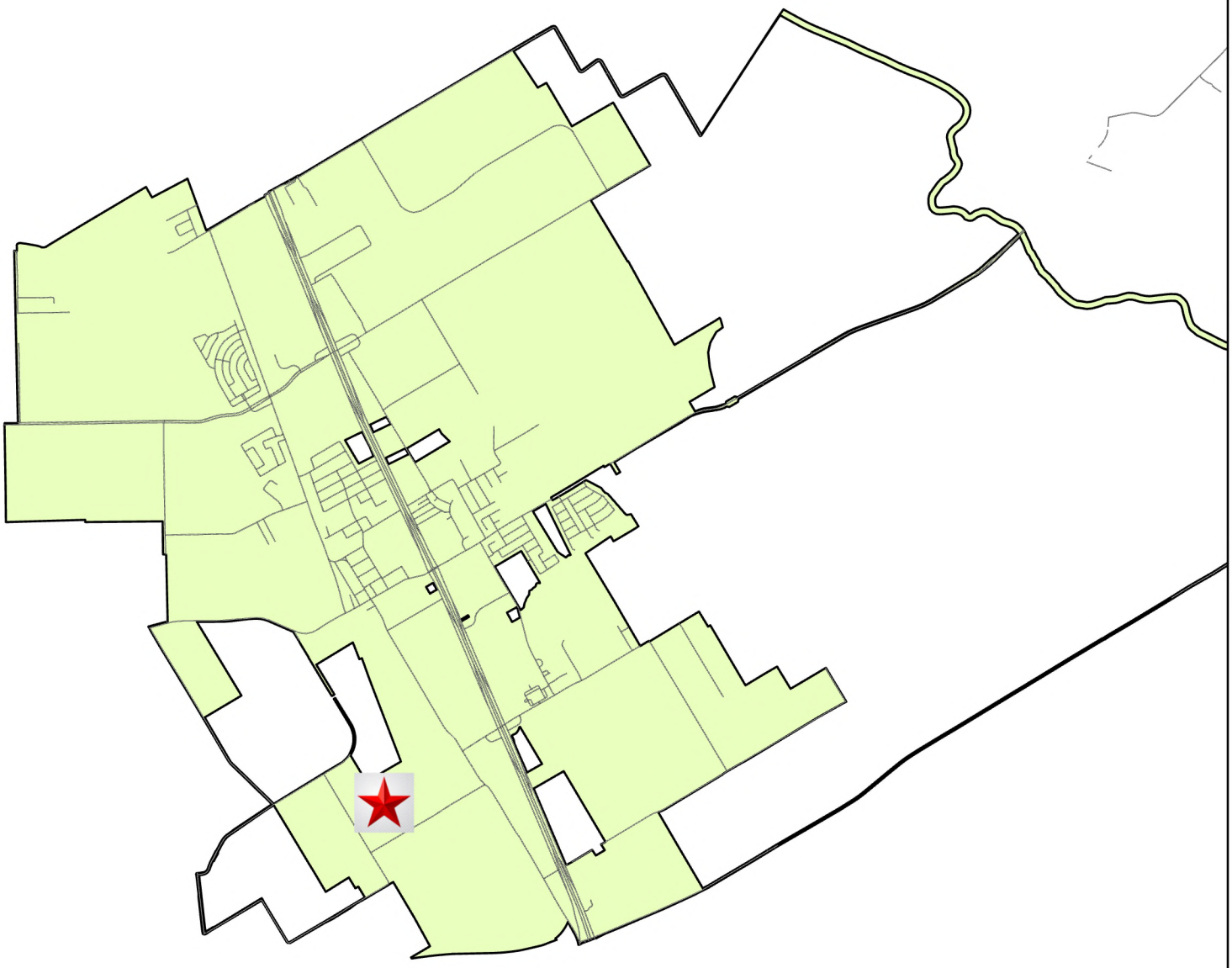
Recommendation:

Staff recommends approval.

Attachments

Map Packet

Plat



City Limits

Streets

Vicinity Map

N

W E

S

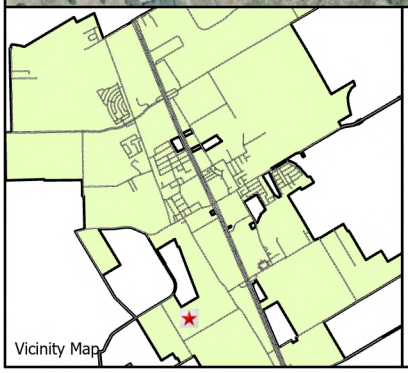
0 0.8 1.6 Miles

City of Wilmer

Serving Our Community

Date: 09/18/2026





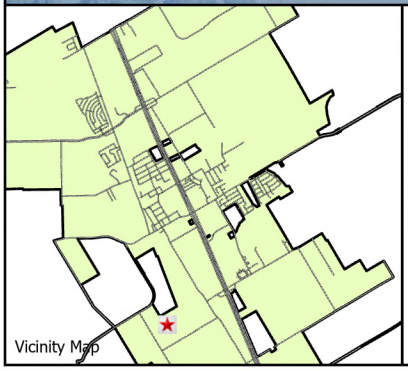
Site Location Map

City Limits
Streets
Dallas CAD Parcels
Subject Property

City of Wilmer
Serving Our Community

Date: 09/18/2026





Area Location Map

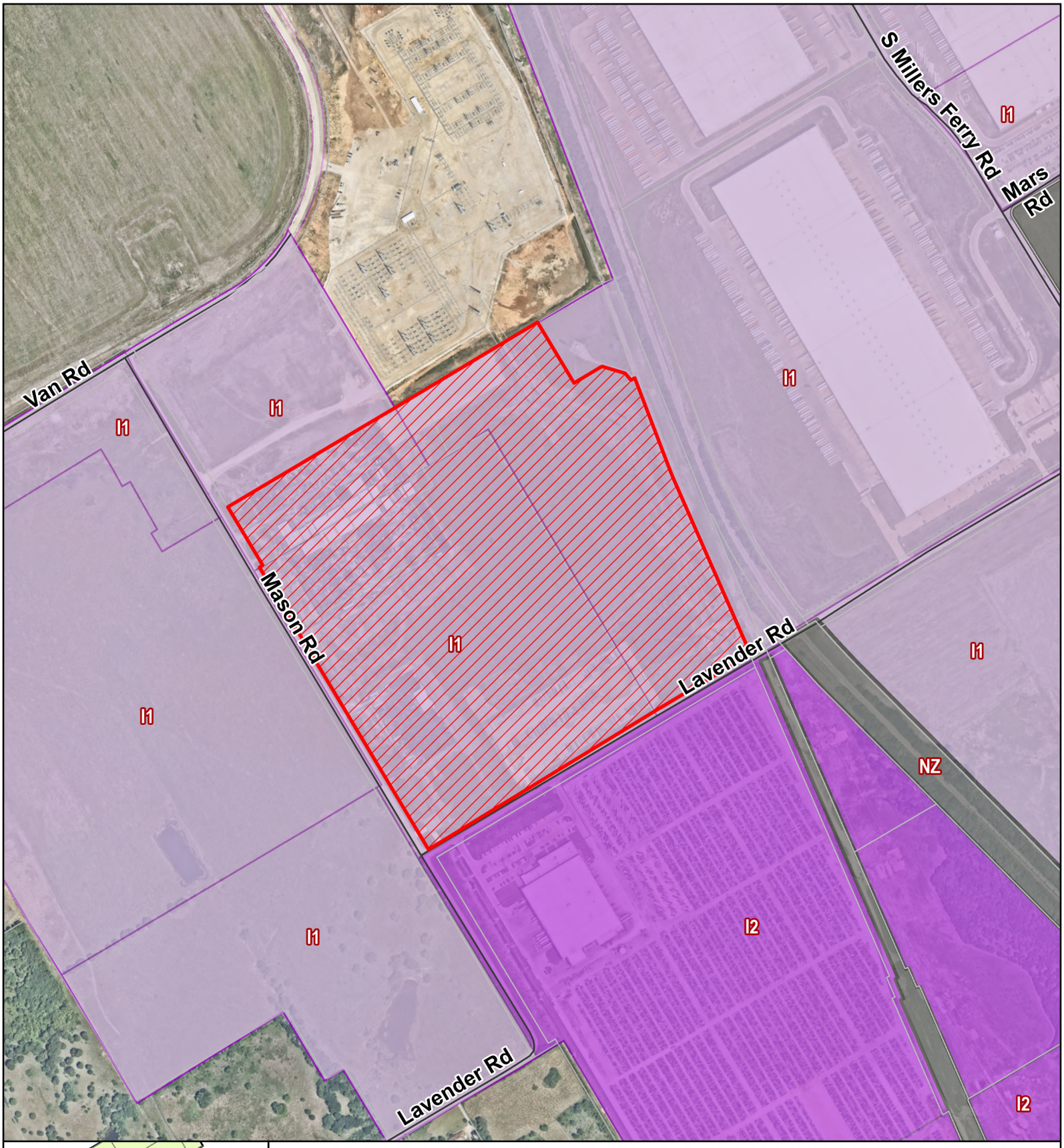
- City Limits
- Streets
- Dallas CAD Parcels

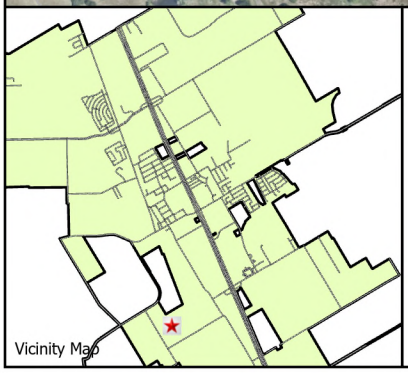
USA Flood Hazard

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Special Floodway
- Subject Property

City of Wilmer
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Date: 09/18/2026





Zoning Map

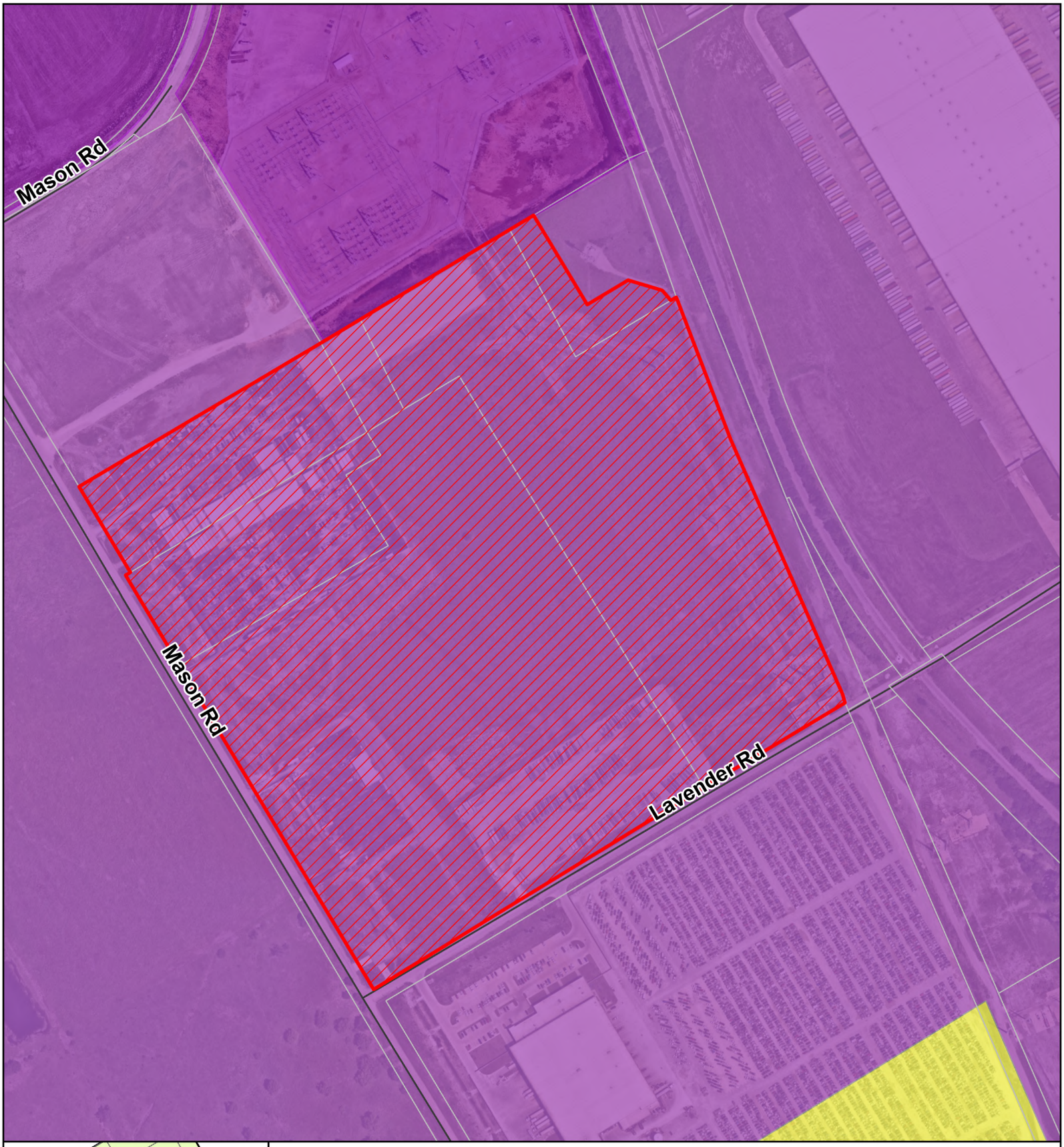
- City Limits
- Streets
- Dallas CAD Parcels

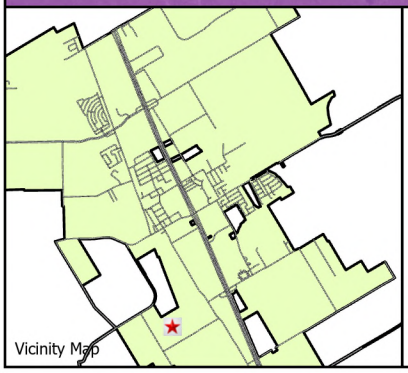
Zoning Districts

- C1 (Commercial Restricted)
- C2 (General Commercial)
- I1 (Light Industrial)
- I2 (Heavy Industrial)
- MF (Multi-Family Residential)
- MH (Manufactured Home)
- PD (Planned Development)
- SF-1 (Single Family Residential 1)
- SF-2 (Single Family Residential 2)
- NZ (No Zoning)
- OS (Open Space)
- Subject Property

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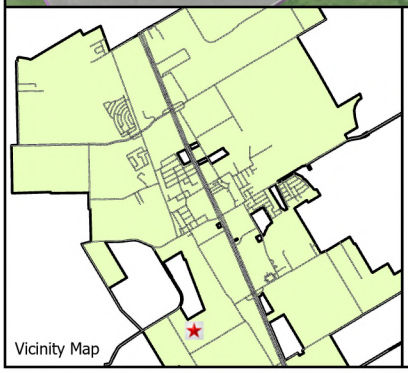
Future Land Use Map - FLUM CODE - I/W

- City Limits
- Dallas CAD Parcels
- Streets
- COM - Commercial
- I/W - Industrial and Warehouse
- MFR - Multi Family Residential
- O/S - Office and Services
- P/O - Parks and Open Space
- PUB - Public
- SFR - Single Family Residential
- TC - Town Center
- Subject Property

City of Wilmer
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Comprehensive Plan Map

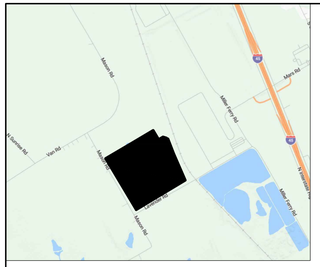
- City Limits
- Dallas CAD Parcels
- Streets

Comp Plan 24

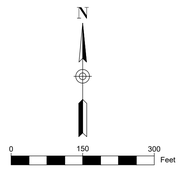
- Business Center
- Civic/Institutional
- Corridor Commercial
- Corridor Commercial ETJ
- Industrial
- Industrial ETJ
- Lifestyle Housing
- Lifestyle Housing ETJ
- Neighborhood Retail
- Neighborhood Retail ETJ
- Park
- Rural Estate
- Rural Estate ETJ
- Rural Reserve
- Rural Reserve ETJ
- Suburban Neighborhood
- Suburban Neighborhood ETJ
- Town Center
- Subject Property

City of Wilmer
Serving Our Community

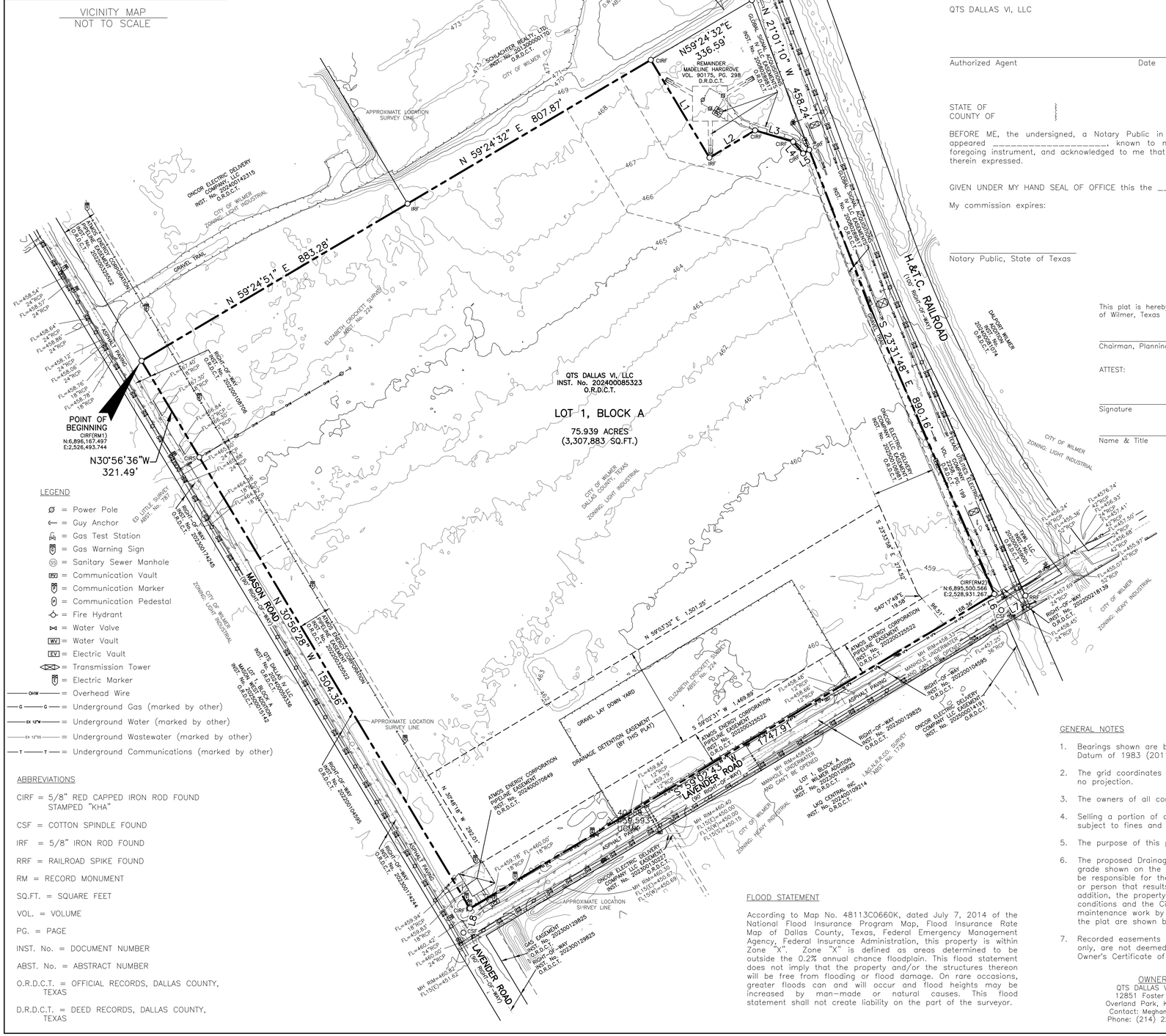
Date: 09/18/2026



VICINITY MAP
NOT TO SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S30°57'23"E	326.07'
L2	N59°04'09"E	151.83'
L3	S73°26'25"E	113.69'
L4	S40°00'25"E	43.91'
L5	N59°29'42"E	20.67'
L6	S23°31'48"E	50.22'
L7	N59°02'26"E	80.43'
L8	S14°55'30"W	71.74'


N 59°24'32" E 807.87'
N 59°24'51" E 883.28'
N 21°01'10" W 458.24'
N59°24'32"E 336.59'
S 23°31'48" E 890.16'
N 30°56'28" W 1504.36'
S 59°02'43" W 1747.91'
N 30°56'36"W 321.49'
POINT OF BEGINNING
CIRF(RM1)
N:6,896,167.497
E:2,526,493.744
QTS DALLAS VI, LLC
INST. No. 202400085323
O.R.D.C.T.
LOT 1, BLOCK A
75.939 ACRES
(3,307,883 SQ.FT.)
REMAINDER
MADELINE HARGROVE
VOL. 90175, PG. 298
D.R.D.C.T.
SCHLACHTER REALTY, LTD
INST. No. 201300000170
O.R.D.C.T.
ONCOR ELECTRIC DELIVERY
INST. COMPANY, LLC
INST. No. 20240014042315
O.R.D.C.T.
ATMOS ENERGY CORPORATION
PIPELINE EASEMENT
INST. No. 20220031225522
O.R.D.C.T.
ATMOS ENERGY CORPORATION
PIPELINE EASEMENT
INST. No. 20220031225522
O.R.D.C.T.
ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT
INST. No. 20250001104595
O.R.D.C.T.
ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT
INST. No. 20250001104191
O.R.D.C.T.
ONCOR ELECTRIC DELIVERY
COMPANY LLC EASEMENT
INST. No. 20250001109214
O.R.D.C.T.
GLOBAL SIGNAL ACQUISITIONS
INST. No. 20060000018917
O.R.D.C.T.
GLOBAL SIGNAL ACQUISITIONS
INST. No. 20060000018917
O.R.D.C.T.
DALROCK WILMER
LLC
INST. No.
20240000018104
O.R.D.C.T.
TWC LLC
INST. No.
20250000018901
O.R.D.C.T.
H.&T.C. RAILROAD
(100' RIGHT-OF-WAY)
MASON ROAD
(80' RIGHT-OF-WAY)
LAVENDER ROAD
(80' RIGHT-OF-WAY)
RIGHT-OF-WAY
INST. No. 20220001104245
O.R.D.C.T.

CITY OF WILMER

Planning and Zoning Commission **2.**

Meeting Date: 09/24/2026

Submitted by: Laura Voltmann, Planner Consultant

Agenda Caption:

Discuss and consider a recommendation to the City Council for a Final Plat for DAS 114 Addition, located in the John Little survey, Abstract No. 768 and the Major W. Spencer survey, Abstract No 1287 City of Wilmer, Dallas County, Texas. (FP-26-03)

Background:

This property is located in the ETJ. The applicant proposes to subdivide the lot for future sale of individual lots.

Operational Considerations:

There are no proposed public improvements associated with this plat. This property was recently platted as one lot to consolidate the property. This plat adds interior lot lines.

Public Information Considerations:

This item is being considered at a meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

The Planning and Zoning Commission must approve if in compliance with the subdivision ordinance; this plat meets the requirements, including comprehensive civil infrastructure review.

Recommendation:

Staff recommends approval.

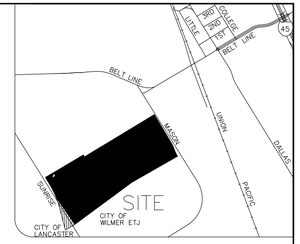
Attachments

Plat

Map Packet

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 59°17'00" E	239.92'
L2	N 31°01'53" W	33.90'
L3	N 18°48'16" E	115.54'
L4	S 59°17'00" W	103.51'
L5	S 30°43'00" E	108.90'
L6	S 31°10'01" E	61.21'
L7	N 45°52'36" W	7.78'
L8	S 59°44'14" W	218.93'
L9	N 31°00'55" W	19.09'
L10	N 59°17'00" E	41.43'
L11	N 31°10'01" W	64.65'
L12	N 58°31'00" E	8.16'
L13	S 60°10'52" W	59.66'
L14	S 31°09'03" E	100.03'
L15	S 30°42'46" E	111.10'
L16	S 30°43'00" E	140.00'
L17	N 59°17'00" E	24.20'
L18	S 30°43'00" W	110.00'
L19	S 59°16'55" W	180.00'
L20	N 30°43'00" W	250.00'
L21	N 59°17'00" E	155.80'

BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1,005.00'	11°52'56"	N 25°09'38" W	208.05'	208.42'
C2	1,095.00'	11°52'58"	S 25°09'37" E	226.69'	227.10'
C3	2,070.00'	14°32'14"	N 23°25'41" W	523.80'	525.21'



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

CIRF = 5/8" RED CAPPED IRON ROD FOUND STAMPED "KHA"

CIRS = 5/8" RED CAPPED IRON ROD SET STAMPED "ADAMS SURVEYING COMPANY LLC"

MNF = MAG NAIL FOUND WITH WASHER

MNS = MAG NAIL SET WITH WASHER STAMPED "ADAMS SURVEYING COMPANY LLC"

IRF = IRON ROD FOUND

RM = RECORD MONUMENT

SQ.FT. = SQUARE FEET

P.O.B. = POINT OF BEGINNING

VOL. = VOLUME

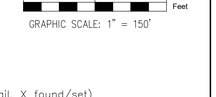
PG. = PAGE

INST. No. = INSTRUMENT NUMBER

ABST. No. = ABSTRACT NUMBER

O.R.D.C.T. = OFFICIAL RECORDS, DALLAS COUNTY, TEXAS

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS



GRAPHIC SCALE: 1" = 150'

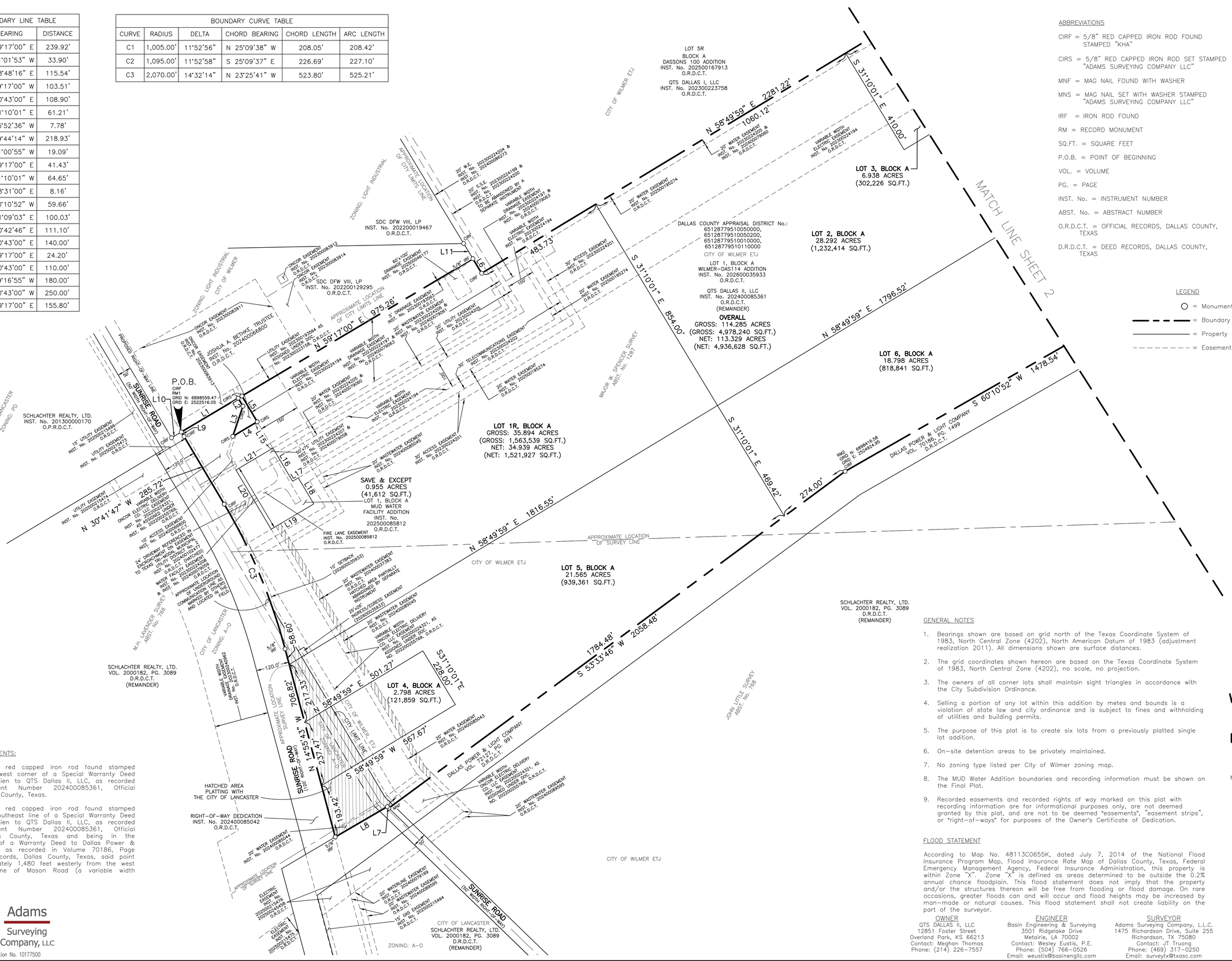
LEGEND

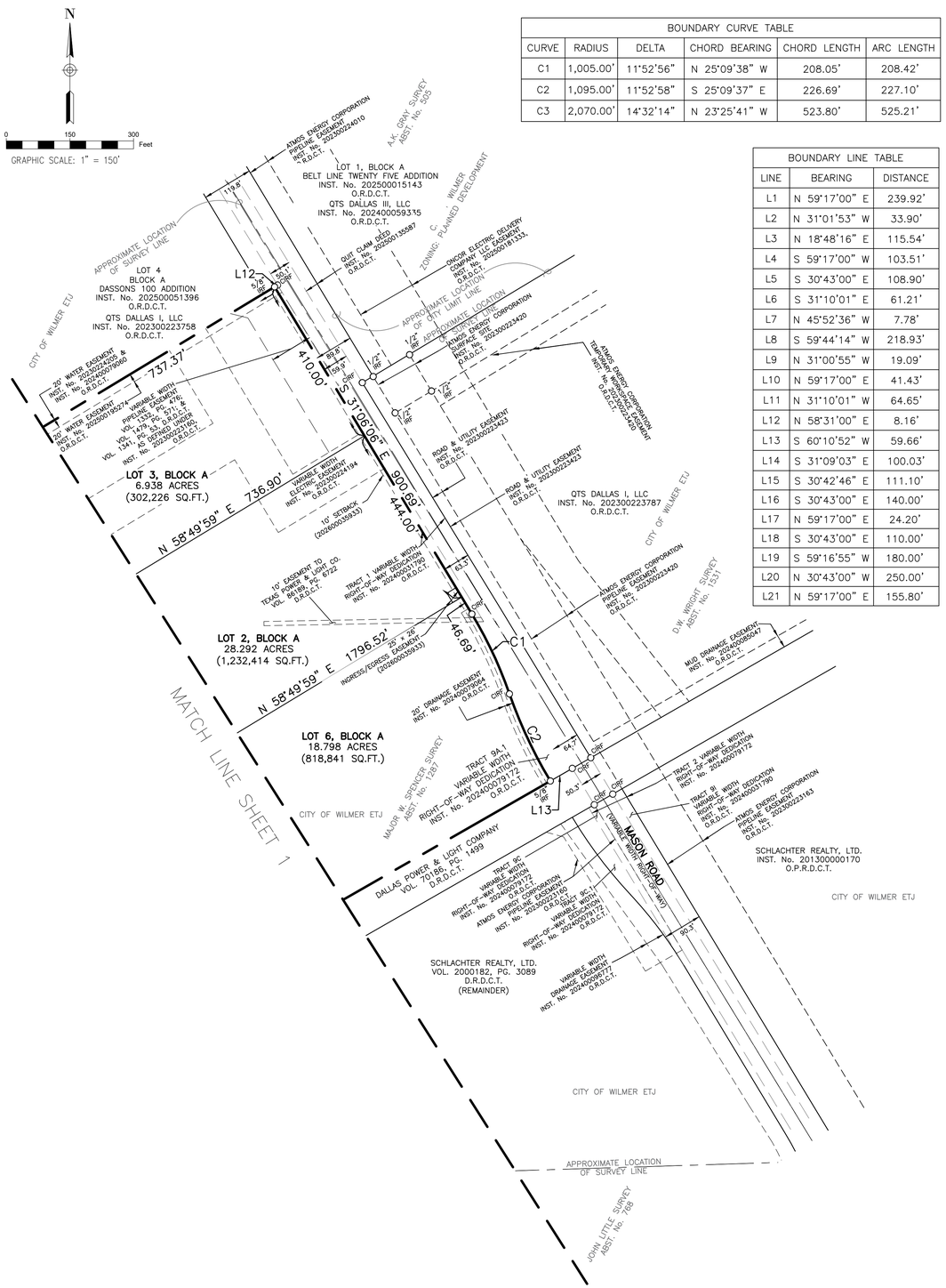
○ = Monument (iron rod, nail, X found/set)

= Boundary Line

= Property Line

= Easement Line


LOT 5R
BLOCK A
DASSONS 100 ADDITION
INST. No. 202500167913
O.R.D.C.T.
QTS DALLAS I, LLC
INST. No. 202300223758
O.R.D.C.T.
CITY OF WILMER ETJ
APPROXIMATE LOCATION OF CITY LIMITS LINE
ZONING: LIGHT INDUSTRIAL
CITY OF WILMER
N 58°49'59" E 2281.22'
1060.12'
S 31°10'01" E 410.00'
LOT 3, BLOCK A
6.938 ACRES
(302,226 SQ.FT.)
MATCH LINE SHEET 2
SDC DFW VIII, LP
INST. No. 202200019467
O.R.D.C.T.
SDC DFW VIII, LP
INST. No. 202200129295
O.R.D.C.T.
DALLAS COUNTY APPRAISAL DISTRICT No.:
65128779510050000,
65128779510050200,
65128779510010000,
65128779510110000
CITY OF WILMER ETJ
LOT 1, BLOCK A
WILMER-DAS114 ADDITION
INST. No. 202600035933
O.R.D.C.T.
QTS DALLAS II, LLC
INST. No. 202400085361
O.R.D.C.T.
(REMAINDER)
LOT 2, BLOCK A
28.292 ACRES
(1,232,414 SQ.FT.)
OVERALL
GROSS: 114.285 ACRES
(GROSS: 4,978,240 SQ.FT.)
NET: 113.329 ACRES
(NET: 4,936,628 SQ.FT.)
S 31°10'01" E 854.00'
N 58°49'59" E 1796.52'
LOT 6, BLOCK A
18.798 ACRES
(818,841 SQ.FT.)
S 60°10'52" W 1478.54'
S 31°10'01" E 469.42'
274.00'
DALLAS POWER & LIGHT COMPANY
VOL. 70186, PG. 1499
O.R.D.C.T.
RM2
GRID N: 6899418.58
GRID E: 2524824.95
CIRF
N 58°49'59" E 1816.55'
APPROXIMATE LOCATION OF SURVEY LINE
CITY OF WILMER ETJ
LOT 5, BLOCK A
21.565 ACRES
(939,361 SQ.FT.)
SCHLACHTER REALTY, LTD.
VOL. 2000182, PG. 3089
D.R.D.C.T.
(REMAINDER)
1784.48'
S 53°33'46" W 2058.48'
JOHN LITTLE SURVEY
ABST. No. 768
MAJOR W. SPENCER SURVEY
ABST. No. 1287
M.H. LAVENDER SURVEY
ABST. No. 768
CITY OF LANCASTER
ZONING: PD
ZONING: A-O
ZONING: LIGHT INDUSTRIAL
CITY OF LANCASTER
PROPOSED RIGHT-OF-WAY LINE
50'
SUNRISE ROAD
(60' WIDTH RIGHT-OF-WAY)
P.O.B.
CIRF
RM1
GRID N: 6898559.47
GRID E: 2522516.05
SCHLACHTER REALTY, LTD.
INST. No. 201300000170
O.P.R.D.C.T.
N 30°41'47" W 285.72'
N 59°17'00" E 975.26'
S 31°10'01" E 854.00'
N 58°49'59" E 501.27'
S 58°49'59" W 567.67'
N 14°55'43" W 257.47'
S31°10'01"E 228.00'
N 58°49'59" W 706.82'
217.33'
58.60'
193.42'
120.0'
150'
100'
483.73'
L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21
C1 C2 C3
5/8" RF
CIRF
CIRS
MNF
UTILITY EASEMENT INST. No. 202500015474 O.R.D.C.T.
UTILITY EASEMENT INST. No. 202500015473 O.R.D.C.T.
ONCOR ELECTRIC EASEMENT INST. No. 20230062443 O.R.D.C.T.
ONCOR ELECTRIC EASEMENT INST. No. 20230062443 ASSIGNED UNDER 20230062443 O.R.D.C.T.
10' ACCESS EASEMENT INST. No. 20240008850 O.R.D.C.T.
24' DRIVEWAY REFERENCED IN ENCROACHMENT ON MUSEUM, TO TEXAS TRI-MUSEUM DISTRICT INST. No. 20240010247 (UTILITY EASEMENT) (PATCHED)
WATER FACILITY EASEMENT INST. No. 20230062438 & INST. No. 20240008850 O.R.D.C.T.
APPROXIMATE LOCATION OF UNDERGROUND COMMUNICATIONS LINE AS MARKED BY OTHERS AND LOCATED IN THE FIELD
SCHLACHTER REALTY, LTD.
VOL. 2000182, PG. 3089
D.R.D.C.T.
(REMAINDER)
CITY OF LANCASTER
ZONING: A-O
APPROXIMATE LOCATION OF CITY LIMITS LINE
APPROXIMATE LOCATION OF SURVEY LINE
CITY OF WILMER ETJ
CITY LIMIT LINE
CITY OF LANCASTER
ZONING: A-O
HATCHED AREA PLATTING WITH THE CITY OF LANCASTER
RIGHT-OF-WAY DEDICATION INST. No. 202400085042 O.R.D.C.T.
SUNRISE ROAD
(60' WIDTH RIGHT-OF-WAY)
CITY OF LANCASTER
SCHLACHTER REALTY, LTD.
VOL. 2000182, PG. 3089
D.R.D.C.T.
(REMAINDER)
ZONING: A-O
CITY OF WILMER ETJ
LOT 1R, BLOCK A
GROSS: 35.894 ACRES
(GROSS: 1,563,539 SQ.FT.)
NET: 34.939 ACRES
(NET: 1,521,927 SQ.FT.)
SAVE & EXCEPT
0.955 ACRES
(41,612 SQ.FT.)
LOT 1, BLOCK A
MUD WATER
FACILITY ADDITION
INST. No.
202500085812
O.R.D.C.T.
FIRE LANE EASEMENT
INST. No. 202500085812
O.R.D.C.T.
LOT 4, BLOCK A
2.798 ACRES
(121,859 SQ.FT.)
10' SETBACK (202600035933)
20' WASTEWATER EASEMENT INST. No. 20240003783 O.R.D.C.T. HATCHED AREA PARTIALLY ABANDONED BY SEPARATE INSTRUMENT
25'x26' ACCESS/EGRESS EASEMENT INST. No. (202600035933)
20' WASTEWATER EASEMENT INST. No. 20240008045 O.R.D.C.T.
VARIABLE WIDTH ONCOR ELECTRIC DELIVERY CO., LLC EASEMENT INST. No. 20220024321, AS ASSIGNED UNDER 20220025749, O.R.D.C.T.
20' WATER EASEMENT INST. No. 20240008043 O.R.D.C.T.
DALLAS POWER & LIGHT COMPANY VOL. 70127, PG. 991 O.R.D.C.T.
VARIABLE WIDTH ONCOR ELECTRIC DELIVERY CO., LLC EASEMENT INST. No. 20220024321, AS ASSIGNED UNDER 20220025749, O.R.D.C.T.
20' WASTEWATER EASEMENT INST. No. 20240008595 O.R.D.C.T.
20' WATER EASEMENT INST. No. 20240008044 O.R.D.C.T.
APPROXIMATE LOCATION OF SURVEY LINE
ELECTRIC EASEMENT INST. No. 20250015478 O.R.D.C.T.
ELECTRIC EASEMENT INST. No. 20250015475 O.R.D.C.T.
20' WATERLINE EASEMENT INST. No. 20240007169 O.R.D.C.T.
20' WASTEWATER EASEMENT INST. No. 20240008595 O.R.D.C.T.
15' GAS EASEMENT INST. No. 20250015494 O.R.D.C.T.
CITY OF LANCASTER
SCHLACHTER REALTY, LTD.
VOL. 2000182, PG. 3089
D.R.D.C.T.
(REMAINDER)
ZONING: A-O
CITY OF WILMER ETJ
SUNRISE ROAD
(60' WIDTH RIGHT-OF-WAY)
20' WATER EASEMENT INST. No. 20240008274 O.R.D.C.T.
20' WATER EASEMENT INST. No. 20240008274 O.R.D.C.T.
30' ACCESS EASEMENT INST. No. 20240008274 O.R.D.C.T.
20' WATER EASEMENT INST. No. 20240008274 O.R.D.C.T.
20' WATER EASEMENT INST. No. 20240008274 O.R.D.C.T.
30' ACCESS EASEMENT INST. No. 20240008274 O.R.D.C.T.
20' WATER EASEMENT INST. No. 20240008274 O.R.D.C.T.
30' TELECOMMUNICATIONS EASEMENT INST. No. 20230024202 O.R.D.C.T.
20' WATER EASEMENT INST. No. 20240008274 O.R.D.C.T.
20' WASTEWATER EASEMENT INST. No. 20240008595 O.R.D.C.T.
30' ACCESS EASEMENT INST. No. 20240008274 O.R.D.C.T.
20' WATER



BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1,005.00'	11°52'56"	N 25°09'38" W	208.05'	208.42'
C2	1,095.00'	11°52'58"	S 25°09'37" E	226.69'	227.10'
C3	2,070.00'	14°32'14"	N 23°25'41" W	523.80'	525.21'

BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 59°17'00" E	239.92'
L2	N 31°01'53" W	33.90'
L3	N 18°48'16" E	115.54'
L4	S 59°17'00" W	103.51'
L5	S 30°43'00" E	108.90'
L6	S 31°10'01" E	61.21'
L7	N 45°52'36" W	7.78'
L8	S 59°44'14" W	218.93'
L9	N 31°00'55" W	19.09'
L10	N 59°17'00" E	41.43'
L11	N 31°10'01" W	64.65'
L12	N 58°31'00" E	8.16'
L13	S 60°10'52" W	59.66'
L14	S 31°09'03" E	100.03'
L15	S 30°42'46" E	111.10'
L16	S 30°43'00" E	140.00'
L17	N 59°17'00" E	24.20'
L18	S 30°43'00" E	110.00'
L19	S 59°16'55" W	180.00'
L20	N 30°43'00" W	250.00'
L21	N 59°17'00" E	155.80'

LEGEND

- ○ = Monument (iron rod, nail, X found/set)
- = Boundary Line
- = Property Line
- = Easement Line

OWNER'S CERTIFICATE

STATE OF TEXAS }
COUNTY OF DALLAS }

WHEREAS QTS DALLAS II, LLC is the owner of a 114.285–acre tract of land situated in the John Little Survey, Abstract Number 768 and the Major W. Spencer Survey, Abstract Number 1287 in the City of Wilmer, ETJ, Dallas County, Texas, and the City of Lancaster, Dallas County, Texas, and being all of Lot 1, Block A of WILMER–DAS114 ADDITION, an addition to the City of Wilmer, Dallas County, Texas according to the Final Plat thereof, as recorded in Instrument Number 202600035933, Official Records, Dallas County, Texas (O.R.D.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8–inch red capped iron rod found stamped "KHA" (CIRF) in the southeast right–of–way line of Sunrise Road (a variable width right–of–way), being the west corner of the herein described tract and lying in the southeast line of that certain tract of land described in a Special Warranty Deed to SDC DFW VIII, Lp, as recorded under Document Number 202200129295, O.R.D.C.T., from which a CIRF found for the west corner of said SDC tract bears South 59 degrees 17 minutes 00 seconds West, a distance of 41.43 feet;

THENCE North 59 degrees 17 minutes 00 seconds East, with the northwest line of the herein described tract and the southeast line of said SDC tract, a distance of 239.92 feet to a 5/8–inch red capped iron rod set stamped "Adams Surveying Company LLC" (CIRS) for the west corner of that certain tract of land described in a Special Warranty Deed with Vendor's Lien to Joshua A. Bethke, Trustee, as recorded under Document Number 202400066800, O.R.D.C.T.;

THENCE in a southerly direction with the west line of said Trustee tract the following two calls:

South 31 degrees 01 minute 53 seconds East, a distance of 33.90 feet to a CIRS for corner;

South 18 degrees 48 minutes 16 seconds West, a distance of 115.54 feet to a CIRS for the south corner of said Trustee tract;

THENCE North 59 degrees 17 minutes 00 seconds East, with the southeast line of said Trustee tract, a distance of 103.51 feet to a CIRS for the east corner of said Trustee tract;

THENCE North 30 degrees 43 minutes 00 seconds West, with the northeast line of said Trustee tract, a distance of 108.90 feet to a CIRS for the north corner of said Trustee tract, being in the southeast line of said SDC tract;

THENCE North 59 degrees 17 minutes 00 seconds East, with the northwest line of the herein described tract and the southeast line of said SDC tract, a distance of 975.26 feet to a 5/8–inch iron rod found for the east corner of said SDC tract and being in the southwest line of that certain tract of land described in a Special Warranty Deed to QTS Dallas I, LLC, as recorded under Document Number 202300223758, O.R.D.C.T., from which a CIRF for the northeast corner of said SDC tract bears North 31 degrees 10 minutes 01 second West, a distance of 64.65 feet;

THENCE South 31 degrees 10 minutes 01 second East, with the common line of said QTS Dallas I tract and said QTS Dallas II tract, a distance of 61.21 feet to a CIRF for the south corner of said QTS Dallas I tract, being an inner "ell" corner of said QTS Dallas II tract;

THENCE North 58 degrees 49 minutes 59 seconds East, with the northwest line of said QTS Dallas II tract and the southeast line of said QTS Dallas I tract, a distance of 2,281.22 feet to a 5/8–inch iron rod found for the north corner of the herein described tract, from which a CIRF being in the northwest right–of–way line of Mason Road (a variable width right–of–way) for the east corner of said QTS Dallas I tract bears North 58 degrees 31 minutes 00 seconds East, a distance of 8.16 feet;

THENCE in a southerly direction with the northwest right–of–way line of said Mason Road the following three (3) calls:

South 31 degrees 06 minutes 06 seconds East, a distance of 900.69 feet to a CIRF for corner, being at the beginning of tangent curve to the right having a radius of 1,005.00 feet, with a central angle of 11 degrees 52 minutes 56 seconds whose long chord bears South 25 degrees 09 minutes 38 seconds East, a distance of 208.05 feet;

Continuing with said tangent curve to the right an arc length of 208.42 feet to a CIRF for corner, being at the beginning of a reverse curve to the left having a radius 1,095.00 feet, with a central angle of 11 degrees 52 minutes 58 seconds, whose long chord bears South 25 degrees 09 minutes 37 seconds East, a distance of 226.69 feet;

Continuing with said reverse curve to the left, an arc length of 227.10 feet to a 5/8–inch iron rod found for the east corner of the herein described tract and being in the northwest line of that certain tract of land described in aWarranty Deed to Dallas Power & Light Company, as recorded in Volume 70186, Page 1499, Deed Records, Dallas County, Texas (D.R.D.C.T.), from which a CIRF bears North 60 degrees 10 minutes 52 seconds East, a distance of 59.66 feet;

THENCE in a westerly direction with the southeast line of the herein described tract the following four (4) calls:

South 60 degrees 10 minutes 52 seconds West, a distance of 1,478.54 feet to a CIRF for corner;

South 53 degrees 33 minutes 46 seconds West, a distance of 2,058.48 feet to a mag nail found with awasher for the west corner of said Dallas Power & Light tract and being the northeast corner of that certain tract of land described in a Warranty Deed to Dallas Power & Light Company, as recorded in Volume 72127, Page 991, D.R.D.C.T;

North 45 degrees 52 minutes 36 seconds West, a distance of 7.78 feet to a man nail set with a washer stamped "Adams Surveying Company LLC" for corner;

South 59 degrees 44 minutes 14 seconds West, a distance of 218.93 feet to a 5/8–inch iron rod found for the south corner of the herein described tract;

THENCE North 14 degrees 55 minutes 43 seconds West, with the northwest line of the herein described tract, a distance of 706.82 feet to a 5/8–inch iron rod found for corner within said Sunrise Road, being at the beginning of a tangent curve to the left having a radius of 2,070.00 feet, with a central angle of 15 degrees 49 minutes 29 seconds, whose long chord bears North 22 degrees 47 minutes 03 seconds West, a distance of 569.91 feet;

THENCE continuing with said tangent curve to the left, an arc length of 571.73 feet to a CIRF for corner in the southeast right–of–way line of said Sunrise Road;

THENCE North 30 degrees 41 minutes 47 seconds West, with the southeast line of said Sunrise Road, a distance of 285.72 feet to a CIRF for corner;

THENCE North 30 degrees 58 minutes 34 seconds West, continuing with the southeast line of said Sunrise Road, a distance of 19.08 feet to the POINT OF BEGINNING and CONTAINING 114.285 acres (4,978,240 square feet) of land, more or less.

SAVE AND EXCEPT: 0.955 acres (41,612 square feet)

All of Lot 1, Block A of MUD WATER FACILITY ADDITION, an Addition to the City of Wilmer, Dallas County, Texas according to the plat thereof, as recorded in Instrument Number 202500085812 of the Official Records of Dallas County, Texas.

ABBREVIATIONS

CIRF = 5/8" RED CAPPED IRON ROD FOUND STAMPED "KHA"

CIRS = 5/8" RED CAPPED IRON ROD SET STAMPED "ADAMS SURVEYING COMPANY LLC"

MNF = MAG NAIL FOUND WITH WASHER

MNS = MAG NAIL SET WITH WASHER STAMPED "ADAMS SURVEYING COMPANY LLC"

IRF = IRON ROD FOUND

RM = RECORD MONUMENT

SQ.FT. = SQUARE FEET

P.O.B. = POINT OF BEGINNING

VOL. = VOLUME

PG. = PAGE

INST. No. = DOCUMENT NUMBER

ABST. No. = ABSTRACT NUMBER

O.R.D.C.T. = OFFICIAL RECORDS, DALLAS COUNTY, TEXAS

D.R.D.C.T. = DEED RECORDS, DALLAS COUNTY, TEXAS

CITY CERTIFICATION

This plat is hereby approved by the Planning and Zoning Commission of the City of Wilmer, Texas

Chairman, Planning and Zoning Commission — Date

ATTEST:

Signature — Date

Name & Title

OWNER
QTS DALLAS II, LLC
12851 Foster Street
Overland Park, KS 66213
Contact: Meghan Thomas
Phone: (214) 226–7557

ENGINEER
Basin Engineering & Surveying
3501 Ridgelake Drive
Metairie, LA 70002
Contact: Wesley Eustis, P.E.
Phone: (504) 766–0526
Email: weustis@basinengllc.com

SURVEYOR
Adams Surveying Company, L.L.C.
1475 Richardson Drive, Suite 255
Richardson, TX 75080
Contact: JT Truong
Phone: (469) 317–0250
Email: surveytx@txasc.com

OWNER'S CERTIFICATE OF DEDICATION

Now therefore, know all persons by these presents:

That I, _____, being its duly authorized officer, do hereby adopt this plat designating the herein above described property as **LOT 1R, 2–6, BLOCK A, WILMER–DAS114 ADDITION**, an Addition to the City of Wilmer, Dallas County, Texas, and does hereby dedicate to the public use forever the easements shown hereon which are hereby reserved for the purposes as indicated. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over or across the easements and right–of–ways as shown. Said utility easement being hereby reserved for the mutual use and accommodations of all public utilities desiring to use or using same, all public utilities shall have full right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths save and except when such removal would be in violation of the property zoning or other requirements of the City of Wilmer, which may in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system. The provider and any public utilities shall at all times have the right of ingress and egress to or from and upon any of said utility easement for the purpose of removing all or part of any intrusion or growths without the permission of anyone, except in conformance with approved regulations and standards of the City of Wilmer. This plat does not alter or remove existing deed restrictions or covenants, if any.

Witness my hand this the _____ day of _____ 2026.

QTS DALLAS II, LLC

_____
Authorized Agent — Date

STATE OF }
COUNTY OF }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared _____, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2026.

My commission expires:

_____
Notary Public, State of Texas

SURVEYOR'S STATEMENT

I, John Truong, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Wilmer Planning and Zoning Commission.

Dated this the _____ day of _____, 2026.

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

_____
John Truong, Registered Professional Land Surveyor, 6514

STATE OF TEXAS }
COUNTY OF DALLAS }

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared John Truong, 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 consideration therein expressed.

GIVEN UNDER MY HAND SEAL OF OFFICE this the _____ of _____, 2026.

My commission expires:

_____
Notary Public, State of Texas

WILMER–DAS114 ADDITION

FINAL REPLAT

LOTS 1R, 2–6, BLOCK A

GROSS: 114.285 ACRES
NET: 113.329 ACRES
JOHN LITTLE SURVEY, ABSTRACT No. 768 &
MAJOR W. SPENCER SURVEY, ABSTRACT No. 1287

CITY OF WILMER ETJ, DALLAS COUNTY, TEXAS
CITY OF LANCASTER, DALLAS COUNTY, TEXAS

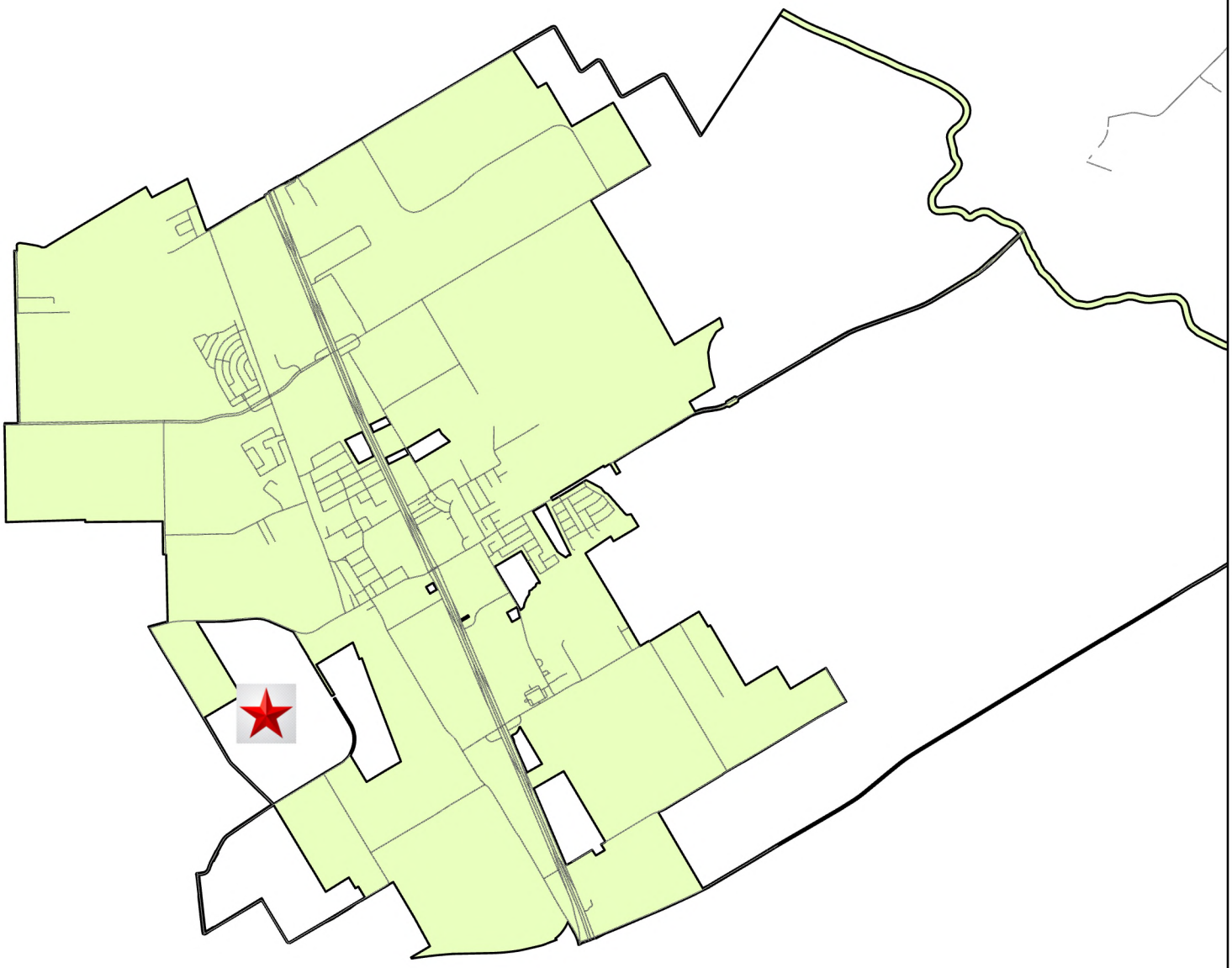
SHEET 2 OF 2

SEPTEMBER 14, 2026

PRELIMINARY
This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Adams Surveying Company, LLC
TBPELS Firm Registration No. 10177500

© COPYRIGHT 2026



City Limits

Streets

Vicinity Map

N

W E

S

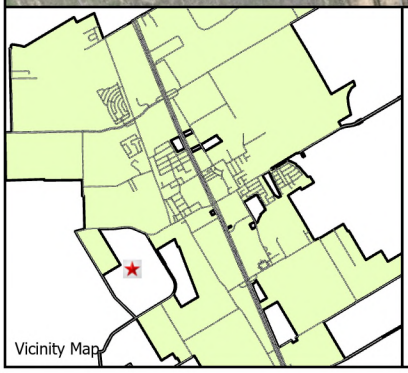
0 0.8 1.6 Miles

City of Wilmer

Serving Our Community

Date: 09/18/2026





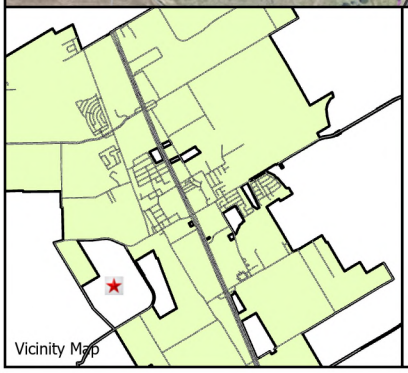
Site Location Map

City Limits
Streets
Dallas CAD Parcels
Subject Property

City of Wilmer
Serving Our Community

Date: 09/18/2026





Area Location Map

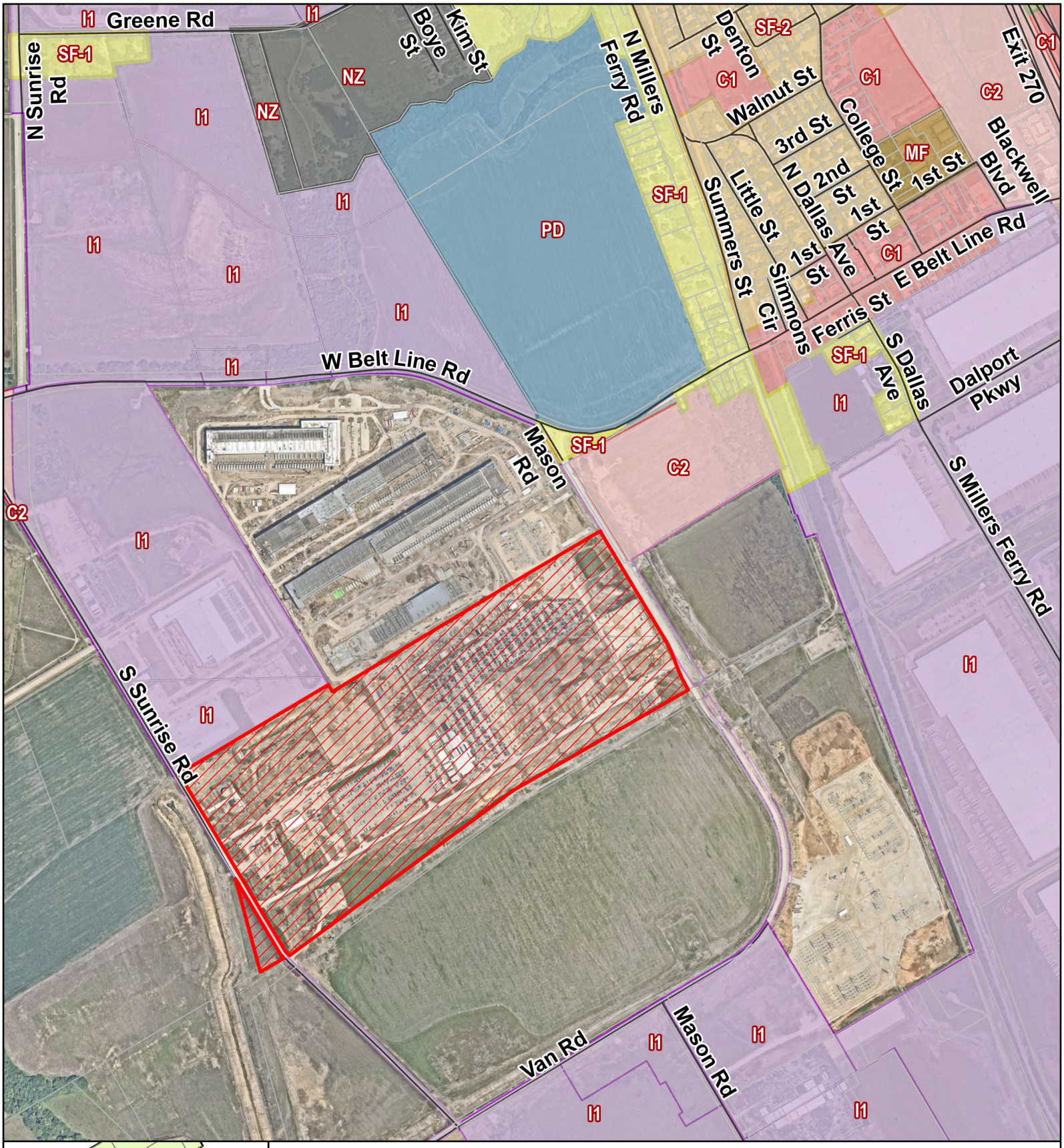
- City Limits
- Streets
- Dallas CAD Parcels

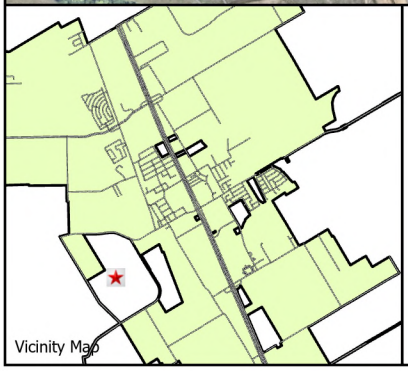
USA Flood Hazard

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Special Floodway
- Subject Property

City of Wilmer
Serving Our Community

Date: 09/18/2026





Zoning Map

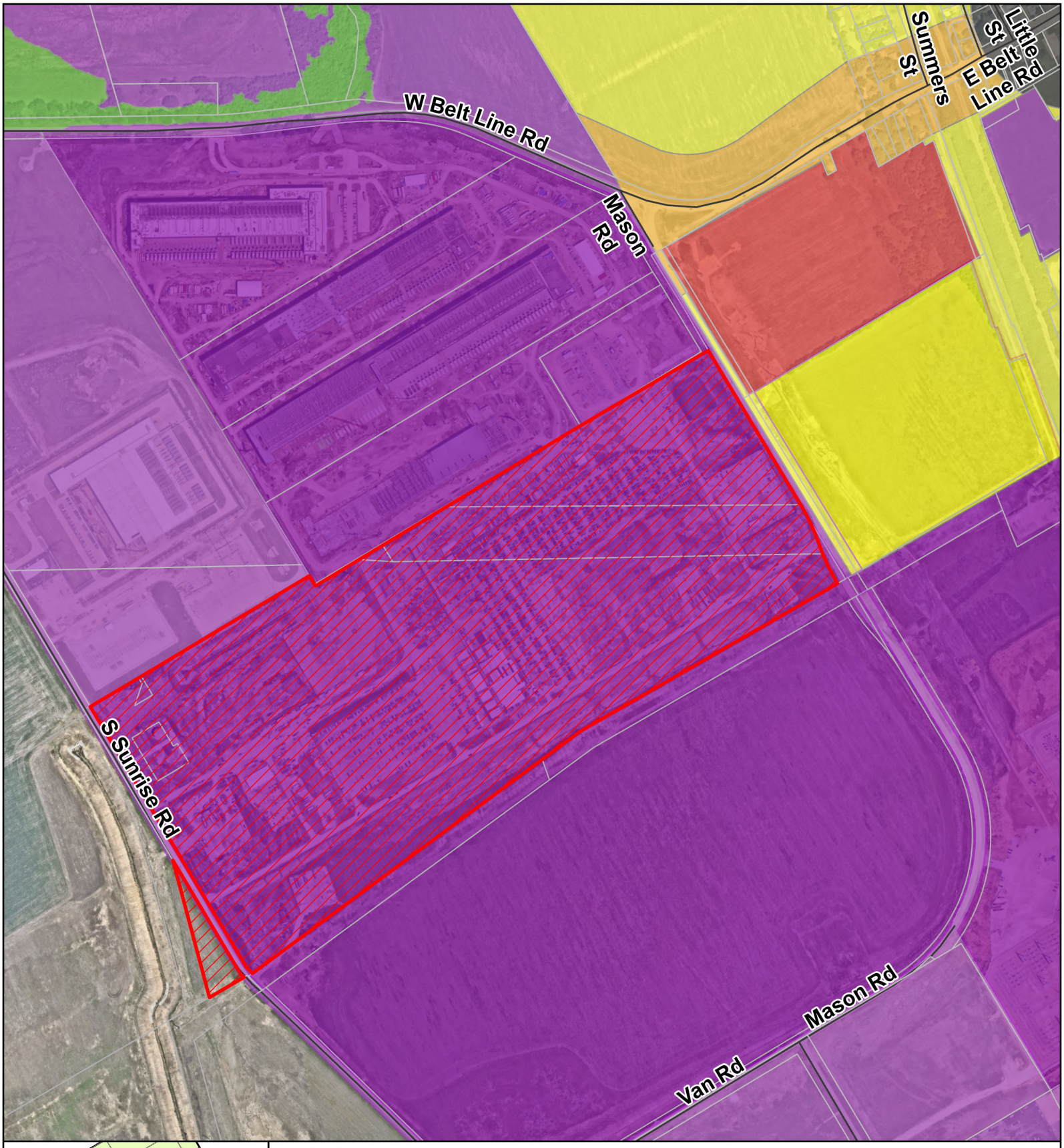
City Limits
Streets
Dallas CAD Parcels

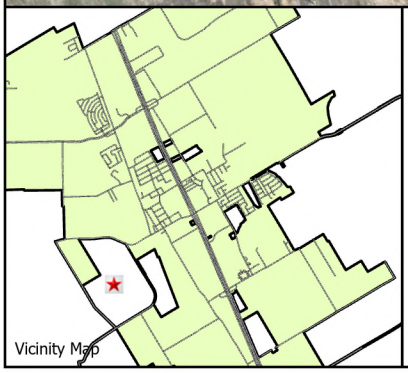
Zoning Districts

- C1 (Commercial Restricted)
- C2 (General Commercial)
- I1 (Light Industrial)
- I2 (Heavy Industrial)
- MF (Multi-Family Residential)
- MH (Manufactured Home)
- PD (Planned Development)
- SF-1 (Single Family Residential 1)
- SF-2 (Single Family Residential 2)
- NZ (No Zoning)
- OS (Open Space)
- Subject Property

City of Wilmer
Serving Our Community

Date: 09/18/2026



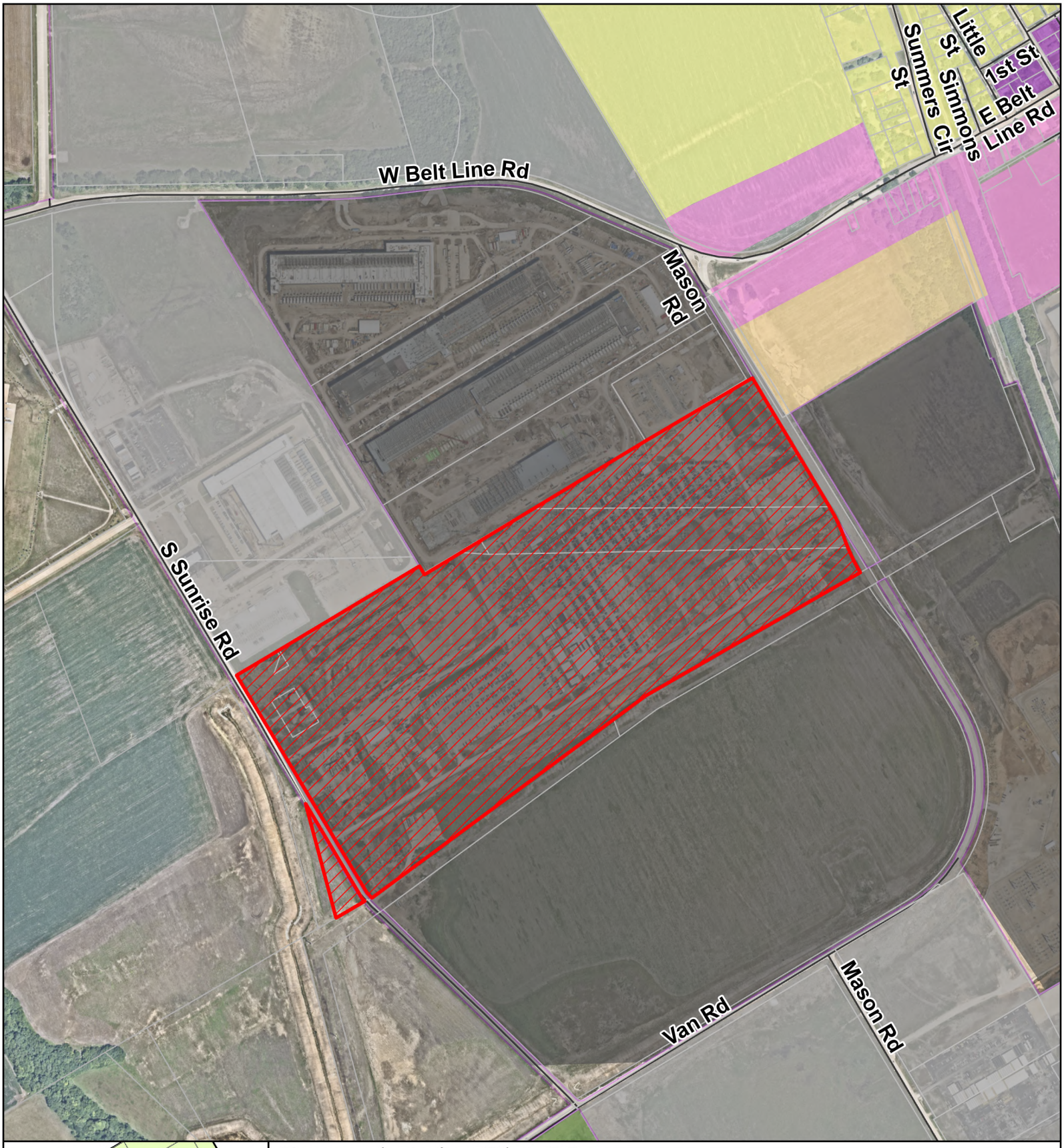


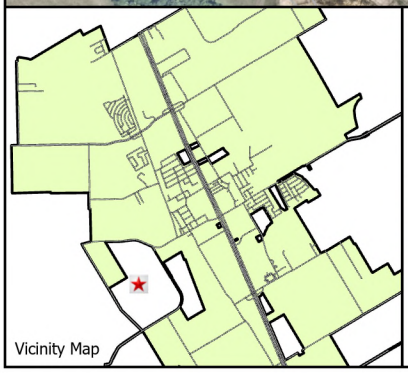
Future Land Use Map - FLUM CODE - I/W

- City Limits
- Dallas CAD Parcels
- Streets
- COM - Commercial
- I/W - Industrial and Warehouse
- MFR - Multi Family Residential
- O/S - Office and Services
- P/O - Parks and Open Space
- PUB - Public
- SFR - Single Family Residential
- TC - Town Center
- Subject Property

City of Wilmer
Serving Our Community

Date: 09/18/2026





Comprehensive Plan Map

- City Limits
- Dallas CAD Parcels
- Streets

Comp Plan 24

- Business Center
- Civic/Institutional
- Corridor Commercial
- Corridor Commercial ETJ
- Industrial
- Industrial ETJ
- Lifestyle Housing
- Lifestyle Housing ETJ
- Neighborhood Retail
- Neighborhood Retail ETJ
- Park
- Rural Estate
- Rural Estate ETJ
- Rural Reserve
- Rural Reserve ETJ
- Suburban Neighborhood
- Suburban Neighborhood ETJ
- Town Center
- Subject Property

City of Wilmer
Serving Our Community

Date: 09/18/2026

CITY OF WILMER

Planning and Zoning Commission **3.**

Meeting Date: 09/24/2026

Submitted by: Laura Voltmann, Planner Consultant

Agenda Caption:

Discuss and consider a recommendation to the City Council for a Preliminary Plat for Stream DFWC1 Addition, located in the James Chapman survey, Abstract No. 379, Wesley Harvin survey, Abstract No. 602, and Andrew Gray survey, Abstract No. 505, Dallas County, Texas, and generally addressed as 501 Belt Line Road.

Background:

This property is located at the north-east corner of Belt Line Road and Sunrise Road. The applicant proposes replatting the property into three lots. One lot is proposed along the creek edge on the eastern part of the property. An additional lot, 310 Greene Road, is proposed for an open space. The remainder of the property will be platted as one 118 acre lot. The intended use is data center.

Operational Considerations:

The intent of the plat is to replat the current ownership into three lots, one of which will be developed as data centers.

Public Information Considerations:

This item is being considered at a meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

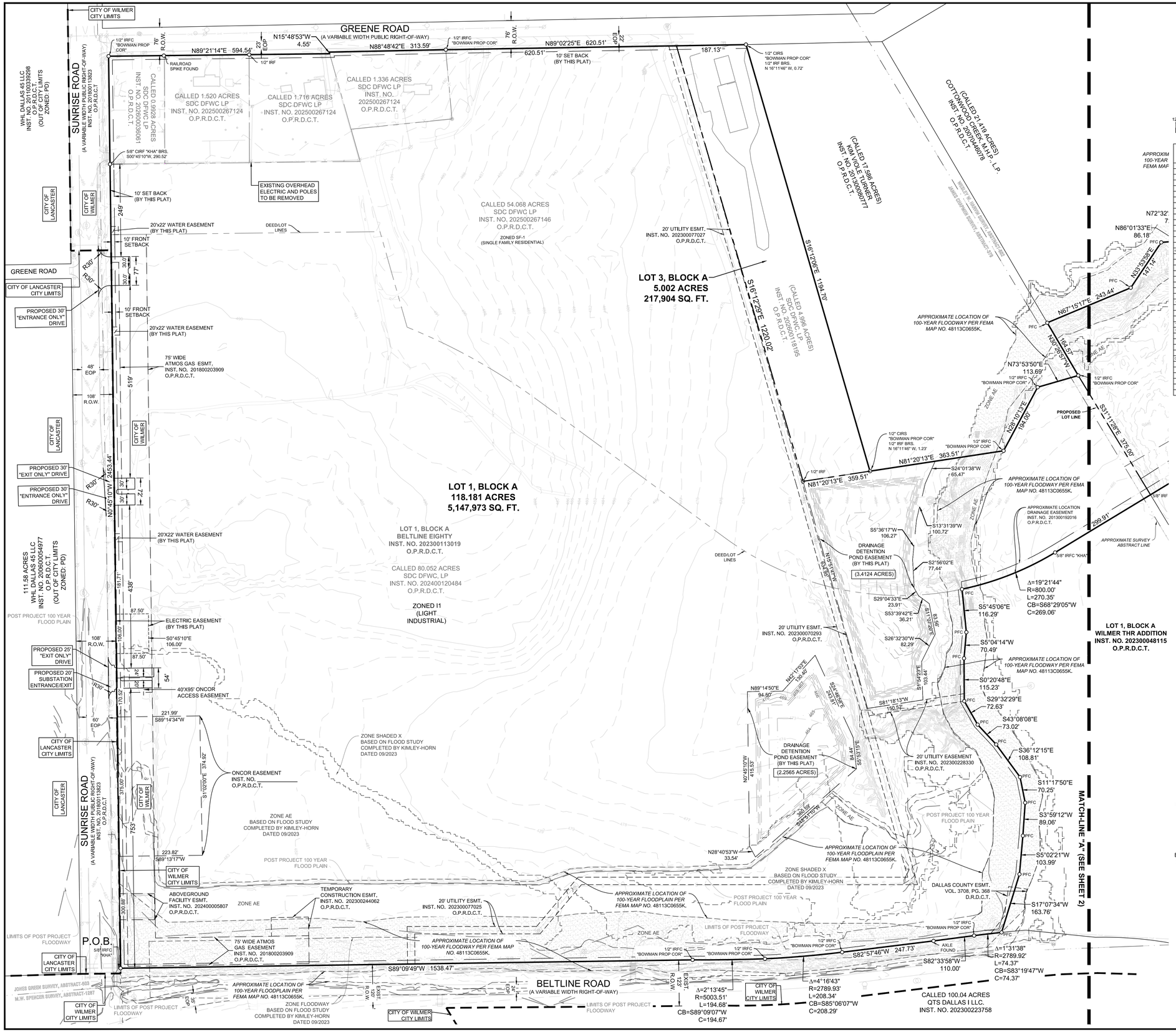
The Planning and Zoning Commission must approve if in compliance with the subdivision ordinance; this plat meets the requirements, including comprehensive civil infrastructure review.

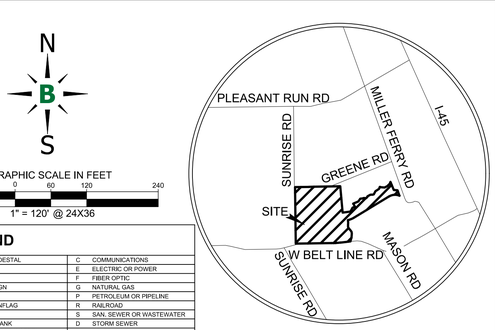
Recommendation:

Staff recommends approval.

Attachments

Plat





VICINITY MAP
"NTS"

APPROXIM 100-YEAR FEMA MAF

LEGEND

	BOX OR PEDESTAL	C	COMMUNICATIONS
	HANDHOLE	E	ELECTRIC OR POWER
	MANHOLE	F	FIBER OPTIC
	MARKER SIGN	G	NATURAL GAS
	METER	P	PETROLEUM OR PIPELINE
	MARKER PIN/FLAG	R	RAILROAD
	POLE	S	SAN. SEWER OR WASTEWATER
	STORAGE TANK	D	STORM SEWER
	VALVE (EXCEPT WATER)	T	TELEPHONE
	VAULT	TR	TRAFFIC
	WELL	U	UNIDENTIFIED
TV	CABLE TV	W	WATER
	ROOF DRAIN		SECURITY CAMERA
	ELEVATION BENCHMARK		SANITARY SEWER BOX
	FLOW DIRECTION		SANITARY SEWER CLEAN OUT
	MONITORING WELL		SANITARY SEWER LIFT STATION
	FUEL TANK		STORM SEWER DRAIN
	FLOOD LIGHT		TRAFFIC BARRIER
	GUY ANCHOR		TRAFFIC BOLLARD
	GUY ANCHOR POLE		TRAFFIC CAMERA
	UTILITY POLE		TRAFFIC SENSOR
	ELECTRIC SWITCH		TRAFFIC SIGNAL
	ELECTRIC TRANSFORMER		TRASH BIN
	HANDICAPPED PARKING		TREE
	PARKING METER		WATER BOX
	RAILROAD SIGNAL		FIRE SPRINKLER CONNECTION
	RAILROAD SIGN		FIRE HYDRANT
	SIGN		WATER VALVE
	MARQUEE/BILLBOARD		AIR RELEASE VALVE
	A/C UNIT		WATER WELL
	BASKET BALL GOAL	CIRF	1/2" IRON ROD W/"BOWMAN" CAP
	BORE LOCATION	IRFC	IRON ROD WITH CAP FOUND
	FLAG POLE	PKS	PK NAIL SET
	GOAL POST	PKF	PK NAIL FOUND
	GREASE TRAP	IRF	IRON ROD FOUND
	IRRIGATION VALVE	XS	"X" CUT IN CONCRETE SET
	LIGHT STANDARD	XF	"X" CUT IN CONCRETE FOUND
	MAIL BOX	P.O.B.	POINT OF BEGINNING
	NEWS STAND	P.O.C.	POINT OF COMMENCING
	PHONE BOOTH	R.A.I.	RESIDENTIAL ADJACENT INDUSTRIAL

LINE TYPE LEGEND

	APPROX. ABSTRACT SURVEY LINE
	WILMER / LANCASTER CITY LIMITS LINE
	BOUNDARY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINE
	BUILDING LINE
	RESIDENTIAL ADJACENT INDUSTRIAL SETBACK
W	WATER LINE
SS	SANITARY SEWER LINE
	STORM SEWER LINE
GAS	UNDERGROUND GAS LINE
OHE	OVERHEAD UTILITY LINE
UGE	UNDERGROUND ELECTRIC LINE
UGT	UNDERGROUND TELEPHONE LINE
CBL	UNDERGROUND CABLE LINE
	FENCE
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	100-YEAR FLOODWAY PER FEMA

NOTES

BEARING SYSTEM BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983.

THE STORM WATER DETENTION BASIN IS PLATTED WITHIN A PRIVATE EASEMENT OPERATION AND MAINTENANCE OF THE STORM WATER DETENTION BASIN IN ITS ENTIRETY WITHIN THE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

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ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR DALLAS COUNTY, TEXAS, MAP NO. 48113C0655K REVISED/DATED JULY 07, 2014, THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "X" UNSHADED, ZONE "X" SHADED AND ZONE "AE". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOW:

ZONE "X" UNSHADED - AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

ZONE "X" SHADED - OTHER FLOOD AREA "AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "AE" - SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD: BASE FLOOD ELEVATION DETERMINED.

THE PURPOSE OF THIS PLAT IS TO CREATE 3 LOTS FOR FUTURE DEVELOPMENT

SURVEYOR:
BOWMAN CONSULTING GROUP, LTD.
2701 DALLAS PARKWAY, SUITE 100
PLANO, TEXAS 75093
BENTLY E. SHAFER
bentley.shafer@bowman.com
(972) 497-2990

ENGINEER:
BOWMAN CONSULTING GROUP, LTD.
2401 E RANDOL MILL RD, SUITE 520
ARLINGTON, TEXAS 76011
SCOTT GRAVES
scott.graves@bowman.com
(469) 844-0211

OWNER/APPLICANT:
SDC DFWC, LP
2001 ROSS AVE, SUITE 400,
DALLAS, TEXAS 75201
ALEX STEWART
(214) 267-0400

STREAM DFWC1

PRELIMINARY PLAT

LOTS 1-3, BLOCK A

SITUATED IN
JAMES CHAPMAN SURVEY, ABSTRACT NO. 379,
WESLEY W. HARVIN SURVEY, ABSTRACT NO. 602,
ANDREW K. GRAY SURVEY, ABSTRACT NO. 505.
BEING A REPLAT OF LOT 1, BLOCK A,
BELTLINE EIGHTY,
CITY OF WILMER, DALLAS COUNTY, TEXAS

Bowman
2701 Dallas Parkway
Suite 100
Plano, Texas 75093

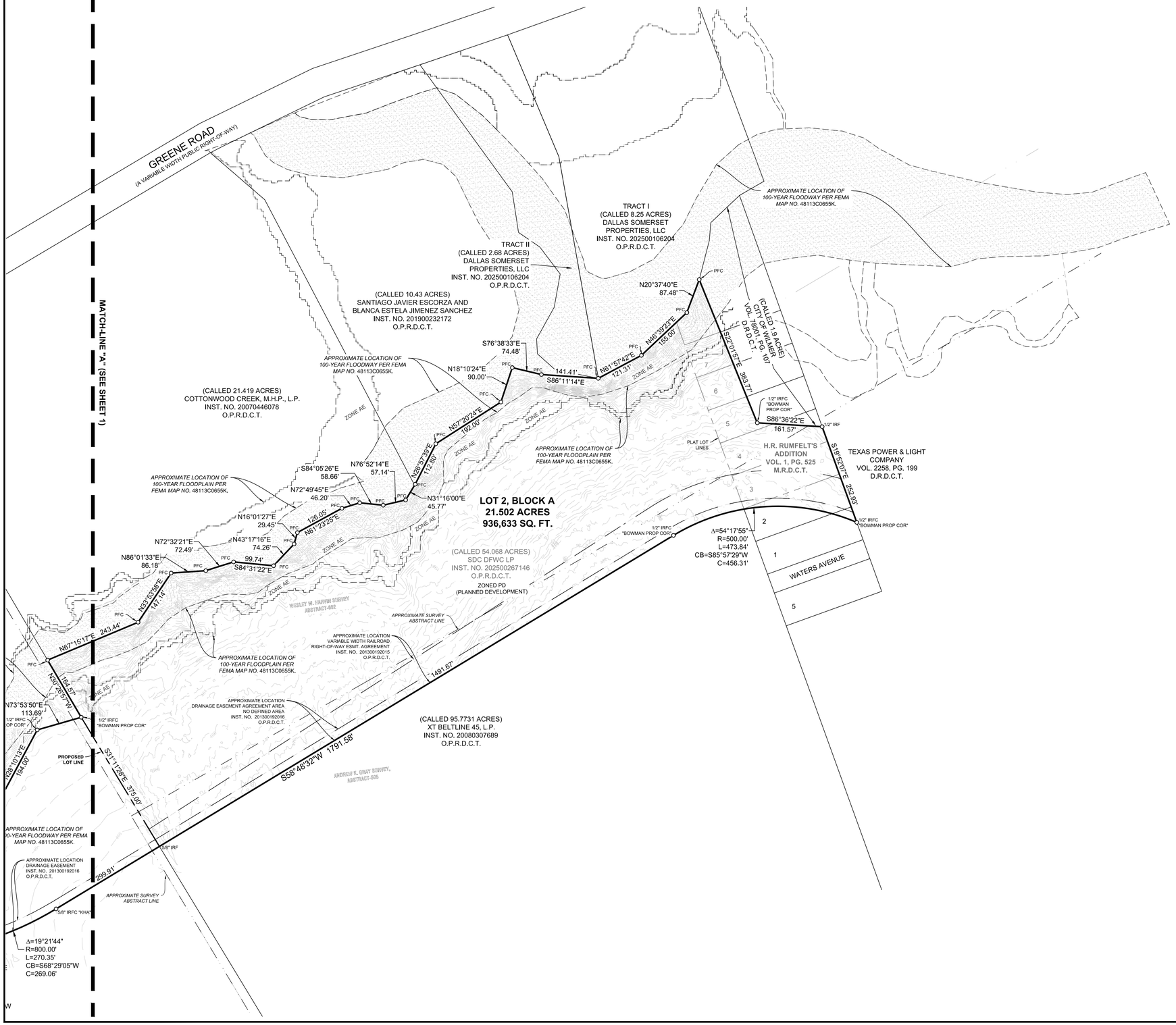
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TBPELS Firm Registration No.10120600

Phone: (972) 497-2990
Fax: (512) 327-4062
www.bowman.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 120'	FW	JG	Sep. 2026	070824	1 OF 3

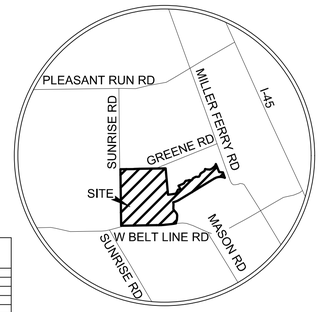
DWG NAME: C:\TX-WACO-1519-JOBS\BOWMAN JOB FILES\070824-01-001 STREAM DFWC1 WILMER\PRP FW.DWG PLOTTED BY: JOSE GARCIA 9/17/2026 4:01 PM
LAST SAVED: 9/17/2026 4:04 PM



GRAPHIC SCALE IN FEET

120 0 60 120 240

1" = 120' @ 24X36



VICINITY MAP

"NTS"

LEGEND

	BOX OR PEDESTAL	C	COMMUNICATIONS
	HANDHOLE	E	ELECTRIC OR POWER
	MANHOLE	F	FIBER OPTIC
	MARKER SIGN	G	NATURAL GAS
	METER	P	PETROLEUM OR PIPELINE
	MARKER/PINFLAG	R	RAILROAD
	POLE	S	SAN. SEWER OR WASTEWATER
	STORAGE TANK	D	STORM SEWER
	VALVE (EXCEPT WATER)	T	TELEPHONE
	VAULT	TR	TRAFFIC
	WELL	U	UNIDENTIFIED
TV	CABLE TV	W	WATER
	ROOF DRAIN	SH	SECURITY CAMERA
	ELEVATION BENCHMARK	SS	SANITARY SEWER BOX
	FLOW DIRECTION		SANITARY SEWER CLEAN OUT
	MONITORING WELL		SANITARY SEWER LIFT STATION
	FUEL TANK		STORM SEWER DRAIN
	FLOOD LIGHT		TRAFFIC BARRIER
	GUY ANCHOR		TRAFFIC BOLLARD
	GUY ANCHOR POLE		TRAFFIC CAMERA
	UTILITY POLE		TRAFFIC SENSOR
	ELECTRIC SWITCH		TRAFFIC SIGNAL
	ELECTRIC TRANSFORMER		TRASH BIN
	HANDICAPPED PARKING		TREE
	PARKING METER		WATER BOX
	RAILROAD SIGNAL		FIRE SPRINKLER CONNECTION
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	BASKET BALL GOAL	IRSC	1/2" IRON ROD W/"BOWMAN" CAP
	BORE LOCATION	IRFC	IRON ROD WITH CAP FOUND
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STREAM DFWC1

PRELIMINARY PLAT

LOTS 1-3, BLOCK A

SITUATED IN
JAMES CHAPMAN SURVEY, ABSTRACT NO. 379,
WESLEY W. HARVIN SURVEY, ABSTRACT NO. 602,
ANDREW K. GRAY SURVEY, ABSTRACT NO. 505.
BEING A REPLAT OF LOT 1, BLOCK A,
BELTLINE EIGHTY,
CITY OF WILMER, DALLAS COUNTY, TEXAS

SURVEYOR:
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2701 DALLAS PARKWAY, SUITE 100
PLANO, TEXAS 75093
BENTLY E. SHAFER
bentley.shafer@bowman.com
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SCOTT GRAVES
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OWNER/APPLICANT:
SDC DFWC, LP
2001 ROSS AVE, SUITE 400,
DALLAS, TEXAS 75201
ALEX STEWART
(214) 267-0400

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TBPELS Firm Registration No.10120600

2701 Dallas Parkway
Suite 100
Plano, Texas 75093

Phone: (972) 497-2990
Fax: (512) 327-4062
www.bowman.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 120'	FW	JG	Sep. 2026	070824	2 OF 3

DWG NAME: O:\TX-WACO-1519\JOBS\BOWMAN JOB FILES\070824-01-001 STREAM DFWC1 WILMER_TX\DWG\INCLUDE 4 LOTS BOUNDARY CONCEPT_070824-STREAM DFWC1 WILMER-PP FW.DWG PLOTTED BY JOSE GARCIA 9/17/2026 4:04 PM LAST SAVED 9/17/2026 4:01 PM

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

WHEREAS, SDC DFWC, LP. are the Owners of a tract of land situated in the Andrew K. Gray Survey, Abstract No. 505, the Wesley W. Harvin Survey, Abstract No. 602 and the James Chapmen Survey, Abstract No.379 , City of Wilmer, Dallas County, Texas and being all of a called 0.9928 acre tract of land described in the deed to SDC DFWC LP, recorded in Instrument No. 202600036061, Official Public Records of Dallas County, Texas, all of a called 1.52 acre tract of land, all of a called 1.716 acre tract of land and all of a called 1.340 acre tract of land described in the deed to SDC DFWC, LP., recorded in Instrument No. 202500267124, said Official Public Records, all of a called 54.068 acre tract of land described in the deed to SDC DFWC, LP., recorded in Instrument No. 202500267146, said Official Public Records, and all of a called 54.068 acre tract of land described in the deed to SDC DFWC, LP., recorded in Instrument No. 202500267146, said Official Public Records, all of a called 4.996 acre tract of land described in the deed to SDC DFWC, LP., recorded in Instrument No. 202600118195, said Official Public Records and all of a tract of land described in the deed to SDC DFWC, LP., recorded in Instrument No. 202400120484, said Official Public Records, same being all of Lot 1, Block A of Beltline Eighty, an addition to the City of Wilmer, Texas, according to the plat thereof recorded in Instrument No. 202300113019, Plat Records of Dallas County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with capped marked "KHA" found for southwest corner on the west line of said Lot 1, Block A Beltline Eighty Addition, being on the east line of Sunrise Road (a variable width right-of-way) and the north line of Beltline road (a variable width right-of-way).

THENCE North 00°45'10" West, along the west line of said Lot 1, Block A and said 54.068 acre tract, passing at a distance of 2,162.91 feet to a 1/2" iron rod with capped marked "BOWMAN PROP COR" found for the western most northwest corner of said 54.068 acre tract, common to the southwest corner of said 0.9928 acre tract, continuing on said course, with the west line of said 0.9928 acre tract, a total distance of 2,453.44 feet to a 1/2" iron rod with capped marked "BOWMAN PROP COR" found for the northwest corner of said 0.9928 acre tract, same being on the west line of Sunrise Road (a variable width right-of-way) and the south line of Greene Road (a variable width right-of-way);

THENCE with the south line of said Green Road and the north lines of said 0.9928 acre tract, said 1.520 acre tract, said 1.716 acre tract, said 1.336 acre tract and said 54.068 acre tract, the following courses:

North 89°21'14" East, a distance of 594.54 feet to a calculated point for corner;

North 15°48'53" West, a distance of 4.55 feet to a calculated point for corner;

North 88°48'42" East, a distance of 313.59 feet to a 1/2" iron rod with capped marked "BOWMAN PROP COR" found for corner;

North 89°02'25" East, with said southerly right-of-way line, a distance of 807.64 feet to a 1/2" iron rod with cap marked "BOWMAN PROP COR" for the northeast corner of said 4.996 acre tract;

THENCE South 16°12'06" East, along with west line of said 54.068 acres and the east line of a called 4.996 acre tract, a distance of 1,194.70 feet to a 1/2" iron rod with cap marked "BOWMAN PROP COR" for the southeast corner of said 4.996 acre tract;

THENCE with the north line of said 54.068 acre tract the following courses:

North 81°20'13" East, a distance of 363.51 feet to a 1/2" iron rod with cap marked "BOWMAN PROP COR" found for corner;

North 28°10'13" East, a distance of 194.00 feet to a 1/2" iron rod with cap marked "BOWMAN PROP COR" found for corner;

North 73°53'50" East, a distance of 113.69 feet to a 1/2" iron rod with cap marked "BOWMAN PROP COR" found for corner;

North 30°26'57" West, a distance of 164.57 feet to a point for corner;

North 67°15'17" East, a distance of 243.44 feet to a point for corner;

North 33°53'58" East, a distance of 147.14 feet to a point for corner;

North 86°01'33" East, a distance of 86.18 feet to a point for corner;

North 72°32'21" East, a distance of 72.49 feet to a point for corner;

South 84°31'22" East, a distance of 99.74 feet to a point for corner;

North 43°17'16" East, a distance of 74.26 feet to a point for corner;

North 16°01'27" East, a distance of 29.45 feet to a point for corner;

North 61°23'25" East, a distance of 126.05 feet to a point for corner;

North 72°49'45" East, a distance of 46.20 feet to a point for corner;

South 84°05'26" East, a distance of 58.66 feet to a point for corner;

North 76°52'14" East, a distance of 57.14 feet to a point for corner;

North 31°16'00" East, a distance of 45.77 feet to a point for corner;

North 26°57'39" East, a distance of 112.80 feet to a point for corner;

North 57°20'24" East, a distance of 192.00 feet to a point for corner;

North 18°10'24" East, a distance of 90.00 feet to a point for corner;

South 76°38'33" East, a distance of 74.48 feet to a point for corner;

South 86°11'14" East, a distance of 141.41 feet to a point for corner;

North 61°57'42" East, a distance of 121.31 feet to a point for corner;

North 46°39'23" East, a distance of 155.00 feet to a point for corner;

North 20°37'40" East, a distance of 87.48 feet to a point for corner;

THENCE South 22°01'57" East, a distance of 383.77 feet to a 1/2" iron rod with cap marked "BOWMAN PROP COR" found for corner;

THENCE South 86°36'22" East, a distance of 161.57 feet to a 1/2" iron rod found for corner;

THENCE South 19°52'07" East, a distance of 252.93 feet to a 1/2" iron rod with cap marked "BOWMAN PROP COR" found for corner at the beginning of a non-tangent curve to the left with a radius of 500.00 feet, a central angle of 54°17'55", and a chord bearing and distance of South 85°57'29" West, 456.31 feet;

THENCE in a westerly direction, with said non-tangent curve to the left, an arc distance of 473.84 feet to a 1/2" iron rod with cap marked "BOWMAN PROP COR" found for corner;

THENCE South 58°48'32" West, a distance of 1,791.58 feet to a 5/8" iron rod with cap marked "KHA" found for corner at the beginning of a non-tangent curve to the right with a radius of 800.00 feet, a central angle of 19°21'44", and a chord bearing and distance of South 68°29'05" West, 269.06 feet, from which a found 5/8" iron rod bears North 58°48'32" East, and a distance of 299.91 feet;

THENCE in a westerly direction, with said non-tangent curve to the right, an arc distance of 270.35 feet to a point for corner;

THENCE with the west line of said 54.068 acres the following courses:

South 05°45'06" East, a distance of 116.29 feet to a point for corner;

South 05°04'14" West, a distance of 70.49 feet to a point for corner;

South 00°20'48" East, a distance of 115.23 feet to a point for corner;

South 29°32'29" East, a distance of 72.63 feet to a point for corner;

South 43°08'08" East, a distance of 73.02 feet to a point for corner;

South 36°12'15" East, a distance of 108.81 feet to a point for corner;

South 11°17'50" East, a distance of 70.25 feet to a point for corner;

South 03°59'12" West, a distance of 89.06 feet to a point for corner;

South 05°02'21" West, a distance of 103.99 feet to a point for corner;

South 17°07'34" West, a distance of 163.76 feet to a point at the beginning of a non-tangent curve to the left with a radius of 2,789.92 feet, a central angle of 01°31'38", and a chord bearing and distance of South 83°19'47" West, 74.37 feet;

THENCE in a westerly direction, with said non-tangent curve to the left, an arc distance of 74.37 feet to a 1/2" iron rod with cap marked "BOWMAN PROP COR" found for corner;

THENCE South 82°33'58" West, a distance of 110.00 feet to an axle shaft found for corner;

THENCE South 82°57'46" West, a distance of 247.73 feet to a 1/2" iron rod with cap marked "BOWMAN PROP COR" found at the beginning of a tangent curve to the right with a radius of 2,789.93 feet, a central angle of 04°16'43", and a chord bearing and distance of South 85°06'07" West, 208.29 feet;

THENCE in a westerly direction, with said tangent curve to the right, an arc distance of 208.34 feet to a 1/2" iron rod with cap marked "BOWMAN PROP COR" found at the beginning of a non-tangent curve to the right with a radius of 5,003.51 feet, a central angle of 02°13'45", and a chord bearing and distance of South 89°09'07" West, 194.67 feet;

THENCE in a westerly direction, with said non-tangent curve to the right, an arc distance of 194.68 feet to a 1/2" iron rod with cap marked "BOWMAN PROP COR" found for corner;

THENCE South 89°09'49" West, a distance of 1,538.47 feet to the POINT OF BEGINNING and containing 6,084,606 square feet or 144.684 acres of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I/WE SDC DFWC, LP. BEING ITS DULY AUTHORIZED OFFICER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE – DESCRIBED PROPERTY AS Stream DFWC1, Lots 1-3, Block A, AN ADDITION TO THE CITY OF WILMER, DALLAS COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS SHOWN HEREON WHICH ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS, SHALL BE CONSTRUCTED OR PLACE UPON, OVER OR ACROSS THE EASEMENTS AND RIGHT-OF-WAYS AS SHOWN, SAID UTILITY EASEMENT BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATIONS OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME, ALL PUBLIC UTILITIES SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDING, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTH SAVE AND EXCEPT WHEN SUCH REMOVAL WOULD BE IN VIOLATION OF THE PROPERTY ZONING OR OTHER REQUIREMENTS OF THE CITY OF WILMER, WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM. THE PROVIDER AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS OR EGRESS TO OR FROM AND UPON THE SAID UTILITY EASEMENT FOR THE PURPOSE OF REMOVING ALL OR PART OF ANY INTRUSION OR GROWTHS WITHOUT THE PERMISSION OF ANYONE, EXCEPT IN CONFORMANCE WITH APPROVED REGULATIONS AND STANDARDS OF THE CITY OF WILMER. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY.

WITNESS, my hand at _____, Texas, this the _____ day of _____, 2026.

SDC DFWC, LP.
a Texas limited partnership

By: _____
Curtis Miller, Manager

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the_____day of_____, 2026.

_____
Notary Public in and for the State of Texas

WITNESS, my hand at Dallas, Texas, this the _____ day of _____, 2026.

SURVEYOR'S CETIFICATION

KNOW ALL MEN BY THESE PRESENTS:
That I, Bentley E. Shafer do hereby certify, that I prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Wilmer Planning and Zoning Commission.

RELEASED FOR REVIEW PURPOSES ONLY.
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Bentley E. Shafer
Texas Registered Professional Land Surveyor No. 6988

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE me, the undersigned authority, a Notary Public for the State of Texas, on this day personally appeared Bentley Shafer, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

CITY CERTIFICATION

This plat is hereby approved by the Planning and Zoning Commission of the City of Wilmer, Texas

_____ _____
Chairman, Planning and Zoning Commission Date

ATTEST:

_____ _____
Signature Date

_____
Name & Title

STREAM DFWC1
PRELIMINARY PLAT
LOTS 1-3, BLOCK A

SITUATED IN
JAMES CHAPMAN SURVEY, ABSTRACT NO. 379,
WESLEY W. HARVIN SURVEY, ABSTRACT NO. 602,
ANDREW K. GRAY SURVEY, ABSTRACT NO. 505.
BEING A REPLAT OF LOT 1, BLOCK A,
BELTLINE EIGHTY,
CITY OF WILMER, DALLAS COUNTY, TEXAS

ENGINEER:
BOWMAN CONSULTING GROUP, LTD.
2401 E RANDOL MILL RD, SUITE 520
ARLINGTON, TEXAS 76011
SCOTT GRAVES
scott.graves@bowman.com
(469) 844-0211

SURVEYOR:
BOWMAN CONSULTING GROUP, LTD.
2701 DALLAS PARKWAY, SUITE 100
PLANO, TEXAS 75093
BENTLY E. SHAFER
bentley.shafer@bowman.com
(972) 497-2990

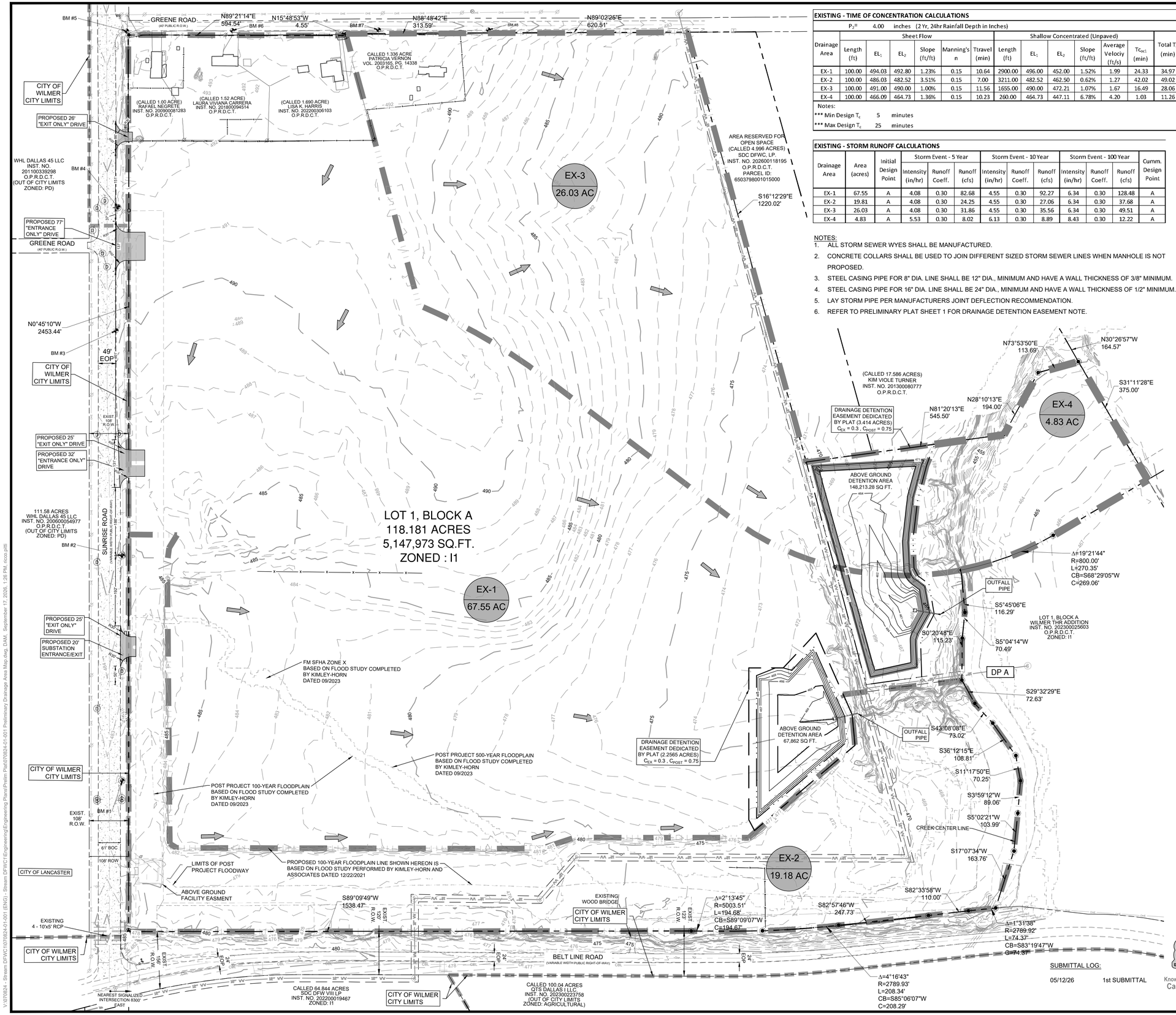
OWNER/APPLICANT:
SDC DFWC, LP
2001 ROSS AVE, SUITE 400,
DALLAS, TEXAS 75201
ALEX STEWART
(214) 267-0400

Bowman
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TBPELS Firm Registration No.10120600

2701 Dallas Parkway
Suite 100
Plano, Texas 75093
Phone: (972) 497-2990
Fax: (512) 327-4062
www.bowman.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	FW	JG	Sep. 2026	070824	3 OF 3

DWG NAME: Q:\TX\WACO-1519\JOBS\BOWMAN JOB FILES\070824-01-001 STREAM DFWC1 WILMER, TX\DWG\INCLUDE 4 LOTS BOUNDARY CONCEPT_070824-STREAM DFWC1 WILMER-PP FW.DWG PLOTTED BY JOSE GARCIA 9/17/2026 4:03 PM LAST SAVED 9/17/2026 4:01 PM



EXISTING - TIME OF CONCENTRATION CALCULATIONS

P_2= 4.00 inches (2 Yr, 24hr Rainfall Depth in Inches)

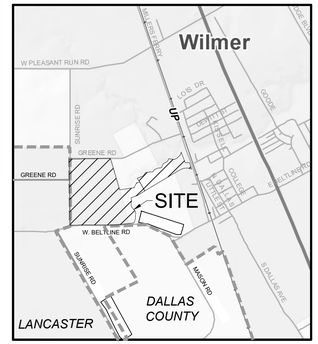
Drainage Area	Sheet Flow						Shallow Concentrated (Unpaved)						Total T_c (min)	*** Design T_c (min)
	Length (ft)	EL_1	EL_2	Slope (ft/ft)	Manning's n	Travel (min)	Length (ft)	EL_1	EL_2	Slope (ft/ft)	Average Velocity (ft/s)	T_{Conc} (min)		
EX-1	100.00	494.03	492.80	1.23%	0.15	10.64	2900.00	496.00	452.00	1.52%	1.99	24.33	34.97	25.00
EX-2	100.00	486.03	482.52	3.51%	0.15	7.00	3211.00	482.52	462.50	0.62%	1.27	42.02	49.02	25.00
EX-3	100.00	491.00	490.00	1.00%	0.15	11.56	1655.00	490.00	472.21	1.07%	1.67	16.49	28.06	25.00
EX-4	100.00	466.09	464.73	1.36%	0.15	10.23	260.00	464.73	447.11	6.78%	4.20	1.03	11.26	11.26

Notes:
*** Min Design T_c 5 minutes
*** Max Design T_c 25 minutes

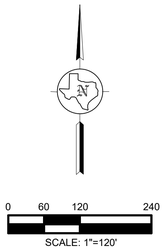
EXISTING - STORM RUNOFF CALCULATIONS

Drainage Area	Area (acres)	Initial Design Point	Storm Event - 5 Year			Storm Event - 10 Year			Storm Event - 100 Year			Cumm. Design Point
			Intensity (in/hr)	Runoff Coeff.	Runoff (cfs)	Intensity (in/hr)	Runoff Coeff.	Runoff (cfs)	Intensity (in/hr)	Runoff Coeff.	Runoff (cfs)	
EX-1	67.55	A	4.08	0.30	82.68	4.55	0.30	92.27	6.34	0.30	128.48	A
EX-2	19.81	A	4.08	0.30	24.25	4.55	0.30	27.06	6.34	0.30	37.68	A
EX-3	26.03	A	4.08	0.30	31.86	4.55	0.30	35.56	6.34	0.30	49.51	A
EX-4	4.83	A	5.53	0.30	8.02	6.13	0.30	8.89	8.43	0.30	12.22	A

NOTES:
1. ALL STORM SEWER WYES SHALL BE MANUFACTURED.
2. CONCRETE COLLARS SHALL BE USED TO JOIN DIFFERENT SIZED STORM SEWER LINES WHEN MANHOLE IS NOT PROPOSED.
3. STEEL CASING PIPE FOR 8" DIA. LINE SHALL BE 12" DIA., MINIMUM AND HAVE A WALL THICKNESS OF 3/8" MINIMUM.
4. STEEL CASING PIPE FOR 16" DIA. LINE SHALL BE 24" DIA., MINIMUM AND HAVE A WALL THICKNESS OF 1/2" MINIMUM.
5. LAY STORM PIPE PER MANUFACTURERS JOINT DEFLECTION RECOMMENDATION.
6. REFER TO PRELIMINARY PLAT SHEET 1 FOR DRAINAGE DETENTION EASEMENT NOTE.



LOCATION MAP
N.T.S.



LEGEND

- DRAINAGE AREA
- WILMER CITY LIMIT/DALLAS COUNTY LINE
- PROPERTY LINE
- DRAINAGE FLOW ARROW
- 500 EXISTING CONTOURS
- 500 PROPOSED CONTOURS

NOTE:

THE STORM WATER DETENTION BASIN IS PLATTED WITHIN AN EASEMENT. OPERATION AND MAINTENANCE OF THE STORM WATER DETENTION BASIN IN ITS ENTIRETY WITHIN THE EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

Proposed Detention Basin						
STORM (MIN)	C*A	100 YEAR - Flood Mitigation				
		I(100)	Q(100 YR)	INFLOW	OUTFLOW	VOLUME
5	57.07	10.49	598.66	179,597	68,366	111,231
10	57.07	8.74	498.79	299,271	102,549	196,722
15	57.07	7.52	429.16	386,245	136,733	249,512
20	57.07	6.93	395.49	474,588	170,916	303,672
25	57.07	6.34	361.82	542,728	205,099	337,630
30	57.07	5.75	328.15	590,667	239,282	351,385
35	57.07	5.44	310.65	652,358	273,465	378,893
40	57.07	5.14	293.15	703,549	307,648	395,901
45	57.07	4.83	275.64	744,240	341,831	402,409
50	57.07	4.52	258.14	774,429	376,014	398,415
55	57.07	4.22	240.64	794,118	410,198	383,921
60	57.07	3.91	223.14	803,306	444,381	358,926
65	57.07	3.80	217.01	846,322	478,564	367,759
70	57.07	3.70	210.87	885,657	512,747	372,910
75	57.07	3.59	204.74	921,311	546,930	374,381
80	57.07	**3.48**	**198.60**	**953,284**	**581,113**	**372,171**
85	57.07	3.37	192.47	981,576	615,296	366,280
90	57.07	3.27	186.33	1,006,188	649,479	356,708

SUBMITTAL LOG:

05/12/26 1st SUBMITTAL

811 Know what's below. Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Bowman
TBPE Firm Registration No. F-14309
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2401 E Randol Mill Rd
Suite 230
Arlington, Texas 76011
Phone: (214) 484-6586
www.bowman.com

REVISIONS

REVISION	DESCRIPTION	DATE

PRELIMINARY DRAINAGE AREA MAP

STREAM DFWC1 - PHASE 1
930 N SUNRISE RD, WILMER, TX 75172

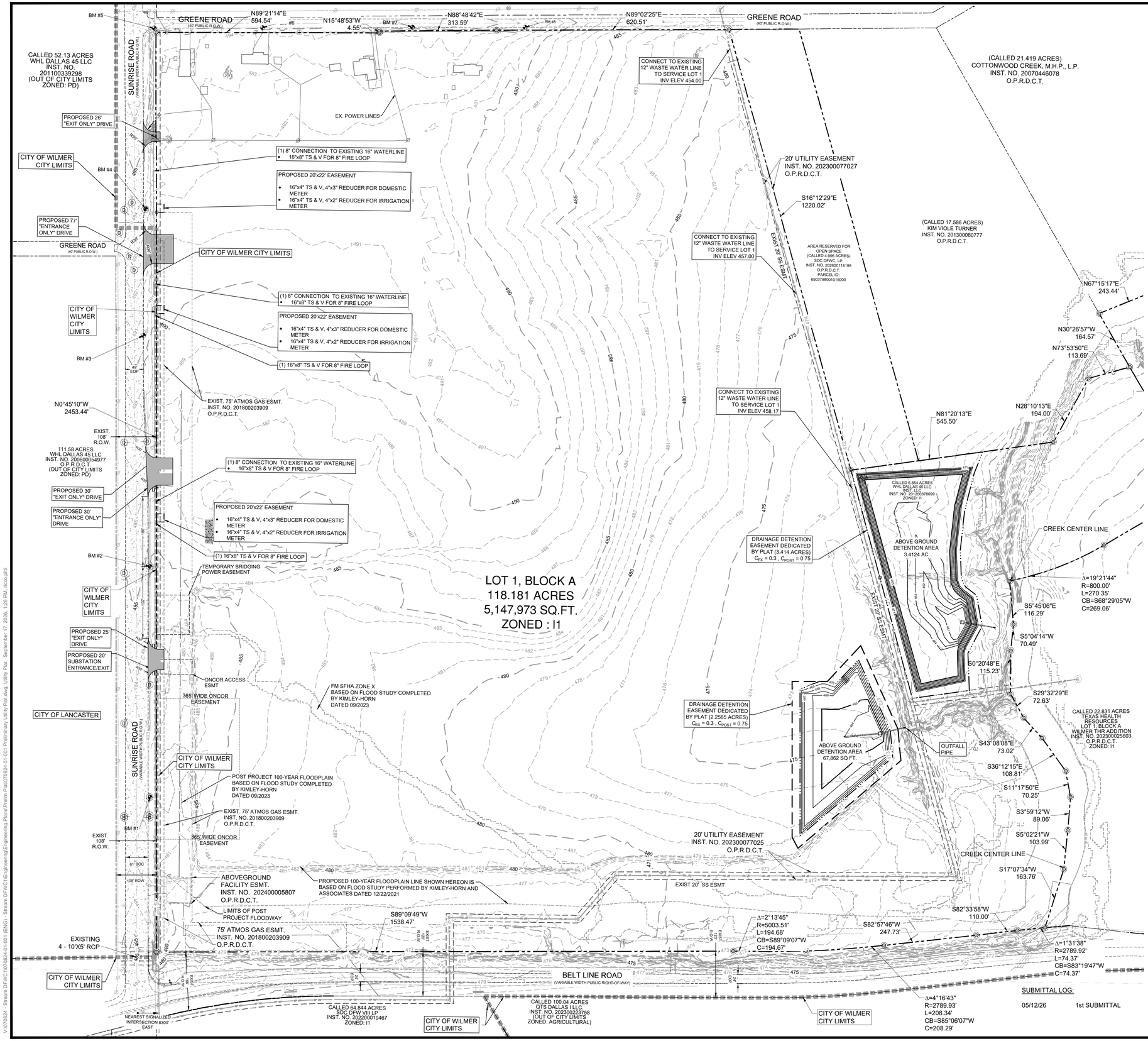
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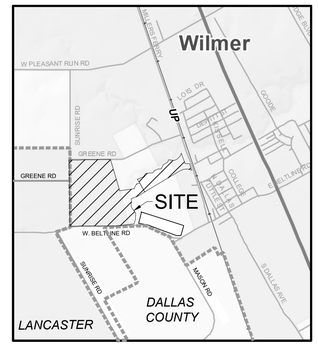
DESIGN	DRAWN	CHKD
NP	NP	SG

JOB No. 070824-01-001

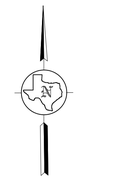
SHEET 4 OF 5

V:\070824 - Stream DFWC1\070824-01-001 (ENG) - Stream DFWC1\Engineering\Engineering Plans\Prelim Plat\070824-01-001 Preliminary Drainage Area Map.dwg, DAM, September 17, 2026, 1:26 PM, ricco.pitti





LOCATION MAP
N.T.S.



0 60 120 240
SCALE: 1"=120'

LEGEND

- PROPERTY LINE
- WATER EASEMENT
- WASTE WATER EASEMENT
- NATURAL GAS EASEMENT
- EDGE OF PAVEMENT
- EXISTING 12" WASTE WATER LINE
- EXISTING 16" WATER LINE
- CREEK CENTER LINE
- UNDERGROUND COMMUNICATIONS
- ACCESS EASEMENT
- EXISTING UNDERGROUND GAS
- 500 EXISTING CONTOURS
- WILMER CITY LIMIT/DALLAS COUNTY LINE

SUBMITTAL LOG:

05/12/26	1st SUBMITTAL

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2401 E Randol Mill Rd
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Arlington, Texas 76011

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REVISIONS

REVISION	DESCRIPTION	DATE

PRELIMINARY UTILITY PLAN

STREAM DFWC1 - PHASE 1

930 N SUNRISE RD, WILMER, TX 75172

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DESIGN	DRAWN	CHKD
NP	NP	SG

JOB No. 070824-01-001

SHEET 5 OF 5

V:\070824 - Stream DFWC1\070824-01-001 (ENG) - Stream DFWC1\Engineering\Engineering Plans\Prelim Plat\070824-01-001 Preliminary Utility Plat.dwg, Utility Plat, September 17, 2026, 1:26 PM, ricco pitti

CITY OF WILMER

Planning and Zoning Commission **4.**

Meeting Date: 09/24/2026

Submitted by: Laura Voltmann, Planner Consultant

Agenda Caption:

Conduct a public hearing and consider a recommendation to the City Council for approval of rezoning request from "C1" Commercial Restricted, "C2" General Commercial and "HC" Highway Corridor overlay to a Planned Develop ment, DCAD #6505051551020CU00 and #65161206510020000.

Background:

Various zoning districts cross the subject property, including two commercial zoning districts and the Highway Corridor district, which regulates form and use. The property abuts I-45, located just north of the existing Shell Truck Stop and Denny's restaurant. The property to the north and west of the site is residential, with multifamily apartments located at the southern edge of the site off Blackwood Street.
The applicant proposes development of the 28 acre site as a commercial district. Twelve (12) lots of varying sizes are available. Intended uses include retail establishments, restaurants, banks, drive-thru restaurants, and a hotel. Parking is provided based on projected use.

Operational Considerations:

The purpose of this request is to establish one base zoning district for the entire site. Under the current zoning, a mix of base district and overlay, each building would need a new application for a Conditional Use Permit. The requested rezoning eliminates the need for individual CUPs as the property develops, streamlining the application process. Prior to any permit issuance on the site, engineering will review a traffic study and determine any needed improvements.

Public Information Considerations:

This item is being considered at a meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend approval of the PD, with or without modifications.
2. The Planning and Zoning Commission may recommend denial of the PD as presented.

Recommendation:

Staff recommends approval with the stipulation that the architectural standards of the Highway Corridor overlay are required.

Attachments

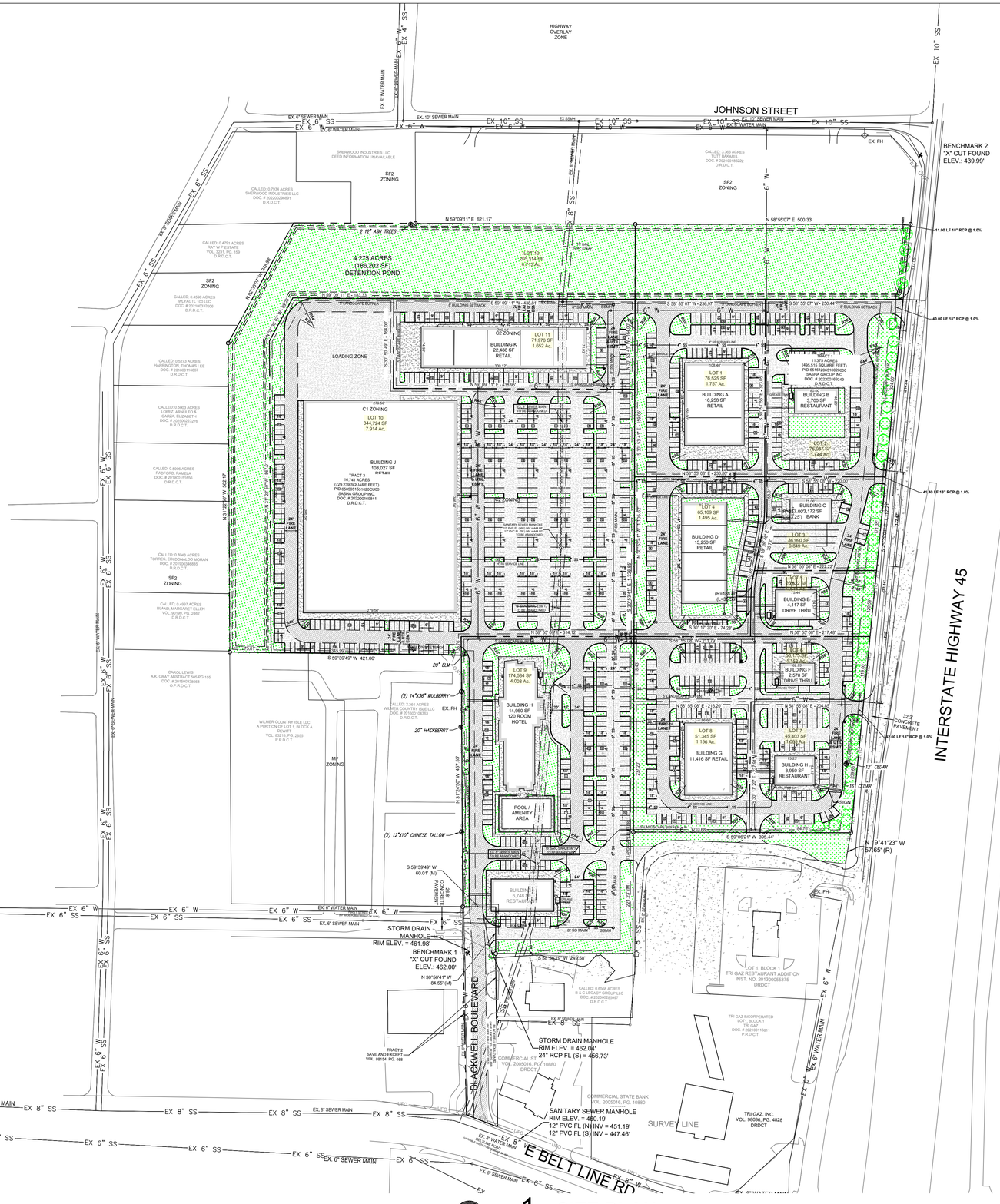
Conceptual Site Plan

Landscape Plan

Architectural Guidance

Map Packet

Notification Table



1 **SITE PLAN**
C1.0 SCALE: 1"=100'

0 100 200 Feet

LEGEND - SITE PLAN

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- EASEMENT
- FIRE LANE STRIPING
- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- PROPOSED STORM SEWER LINE
- EX W — EXISTING WATER LINE
- EX SS — EXISTING SANITARY SEWER LINE
- EXISTING STORM SEWER LINE
- EX G — EXISTING GAS LINE
- EX OHE — EXISTING OVERHEAD ELECTRIC LINE
- EX UGE — EXISTING UNDERGROUND ELECTRIC LINE
- EX UGT — EXISTING UNDERGROUND TELEPHONE LINE
- EX UGC — EXISTING UNDERGROUND CABLE LINE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED FIRE HYDRANT
- PROPOSED GATE VALVE
- PROPOSED WATER METER
- PROPOSED MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING GATE VALVE
- EXISTING WATER METER
- EXISTING MANHOLE
- EXISTING POWER POLE
- PROPOSED LANDSCAPING

CONSTRUCTION NOTES

1. BUILDING SILL ELEVATIONS AND SEWER INVERTS ARE APPROXIMATE AND SHOULD BE CONFIRMED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF WORK.
2. THE MINIMUM SLOPE FOR SANITARY SEWER LATERALS: SHALL BE 0.010 FT/FT (6" LATERALS AT MINIMUM 1%, 4" LATERALS AT MINIMUM 2%).
3. PROGRESSION OF WORK: IN GENERAL WORK SHALL PROCEED FROM THE DOWNSTREAM END OF A SEWER LINE SEGMENT TO THE UPSTREAM END OF THE SEGMENT.
4. THE MAXIMUM LENGTH OF OPEN TRENCH SHALL BE LIMITED TO NO MORE THAN THREE PIPE LENGTHS IN A SEWER SEGMENT.
5. THE MINIMUM TRENCH WIDTH SHOULD BE NO LESS THAN 24 INCHES OR ONE FOOT GREATER THAN OUTSIDE DIAMETER OF THE PIPE, WHICHEVER IS GREATER.
6. THE MINIMUM DEPTH OF COVER ABOVE THE TOP OF PIPE FOR WATER LINE INSTALLATIONS SHALL BE 4 FEET.
7. WATER MAINS AND SERVICES: LOCATIONS SHOWN ARE APPROXIMATE AND ARE INDICATED FOR GENERAL REFERENCE ONLY UNLESS OTHERWISE NOTED.
8. ALL EXISTING UNDERGROUND FEATURES SUCH AS Sseptic TANKS, LEACH FIELDS, SANITARY SEWERS, ETC. ARE APPROXIMATE ONLY AND ARE INDICATED FOR GENERAL REFERENCE AND DESIGN UNLESS OTHERWISE NOTED.
9. WORK IN PRIVATE PROPERTY: THE CONTRACTOR SHALL OBTAIN WRITTEN AUTHORIZATION FROM THE OWNER PRIOR TO BEGINNING WORK IN ANY PRIVATELY OWNED AREAS WHICH WILL REQUIRE EASEMENTS FOR CONSTRUCTION.

SITE NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
5. CONTRACTOR SHALL COORDINATE UTILITY POLE RELOCATION WITH THE UTILITY COMPANY.
6. CONCRETE SECTION DESIGN WILL SUPPORT TYPICAL FIRE APPARATUS LOADS.

ROC CIVIL
ROC DESIGN ENGINEERS
Superior Civil Engineering Service
Texas Firm F-13744
9101 N. LBJ FWY, SUITE 570
Dallas, Texas 75243
Phone 972.639.8375

i - 45 MIXED USE DEVELOPMENT

TRACT 1 & TRACT 3
CHARLES A. WARFIELD SURVEY, A - 1612 &
A.K. GRAY SURVEY, A - 505
WILMER, TX 75172

No.	Revision/Issue	Date

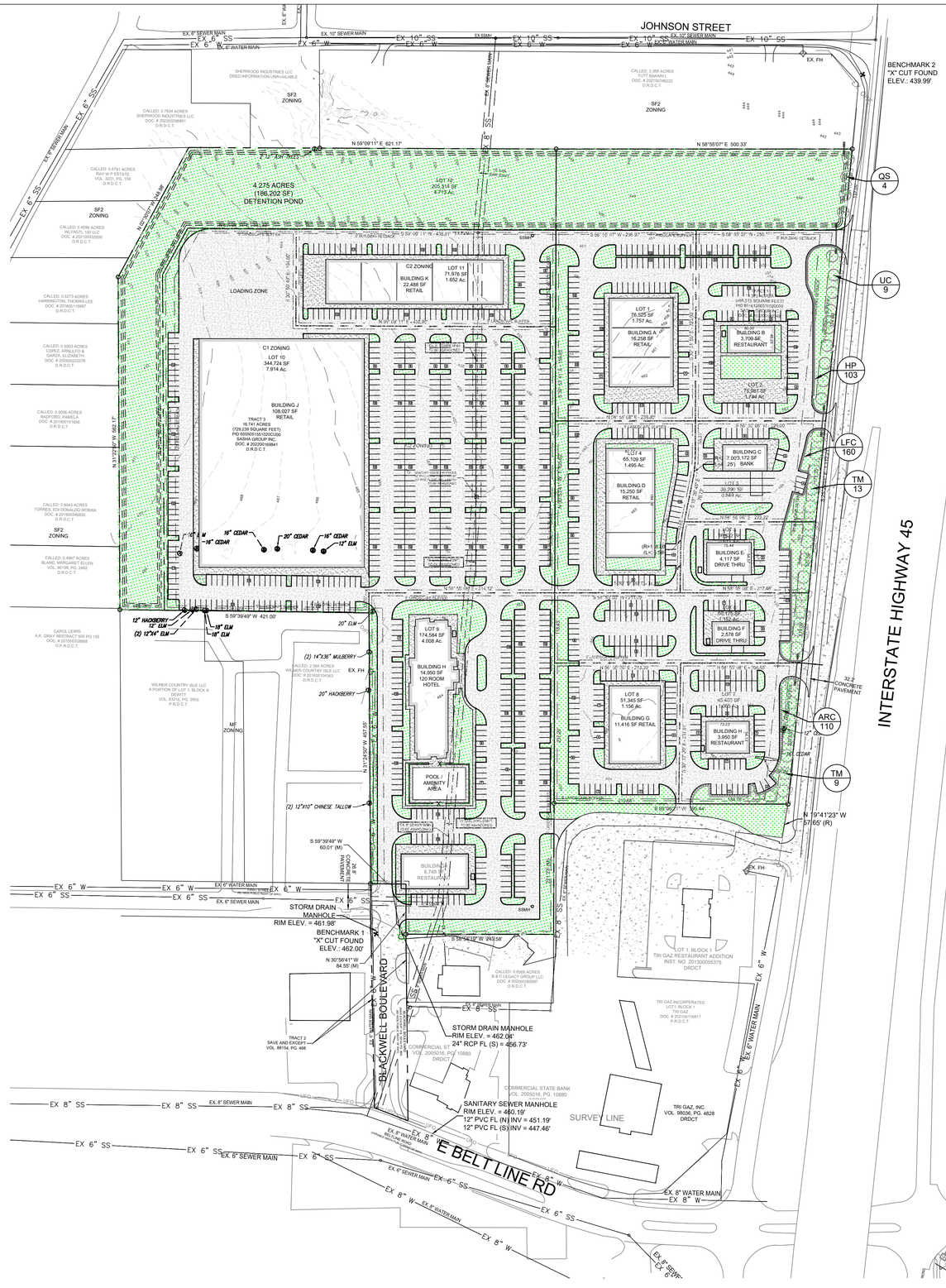
STATE OF TEXAS
MAJED A. KHALAF
67826
LICENSED PROFESSIONAL ENGINEER
06/10/2026

Issued Date: 06-10-26
Project No: 260011

Drawn By: JPK
Checked By: MAK
Designed By: JPK

Project 260011
Sheet C1.0
Date 06/10/26
Scale 1" = 100'

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1 **LANDSCAPE PLAN**
LP-1 SCALE: 1"=100'

0 20 40 Feet

LEGEND

EXISTING TREES OR PALMS TO BE PRESERVED & PROTECTED IN PLACE; REFER TO CIVIL FOR TREE PROTECTION FENCING

THE DEVELOPER SHALL ERECT AN ORANGE PLASTIC MESH FENCE, OR OTHER APPROVED FENCING MATERIAL, A MINIMUM OF FOUR FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS, EQUIPMENT, OR FILL WITHIN THE DRIPLINE OR CRITICAL ROOT ZONE. THE FENCE SHALL BE INSTALLED PRIOR TO THE RELEASE OF ANY PERMIT. IF THE PROTECTION FENCE IS FOUND REMOVED, DAMAGED, OR ALTERED AT ANY TIME DURING CONSTRUCTION PRIOR TO FINAL INSPECTION OR LANDSCAPE INSTALLATION, A STOP WORK ORDER MAY BE ISSUED BY THE BUILDING OFFICIAL.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	QS	Quercus shumardii 10'-12' HT.	Shumard Oak	3" Cal.	4
	UC	Ulmus crassifolia 10'-12' HT.	Cedar Elm	3" Cal.	9
	TM	Taxodium mucronatum 10-12' MIN. HT.	Montezuma Cypress	3" Cal.	22
SHRUBS					
	ARC	Abelia x `Rose Creek` 24" HT. MIN.	Rose Creek Abelia	3 gal.	110
	LFC	Leucophyllum frutescens `Compacta` 24" HT. MIN.	Compact Texas Sage	3 gal.	160
	HP	Hesperaloe parviflora 18" HT. MIN.	Red Yucca	3 gal.	103
GROUND COVERS					
	TRF	Cynodon dactylon x transvaalensis `DT-1`	TifTuf™ Bermudagrass	sod	401,772 sf

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF RIVER STONE OVER LANDSCAPE FABRIC OR 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED) IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL RIVER STONE & MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. NO PERMANENT IRRIGATION SHALL BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY. WHERE REQUIRED, R.O.W. IRRIGATION SHALL BE TEMPORARY AND REMOVED WITHIN ONE YEAR ONCE THE LANDSCAPE HAS BEEN ESTABLISHED.

OWNER:
NASSER SAFA INVESTMENTS LLC
4801 MAHOGANY LN
COPPER CANYON, TEXAS 75077-8546

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Superior Civil Engineering Service
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Checked By: MAK
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Sheet LP-1
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Scale 1" = 100'

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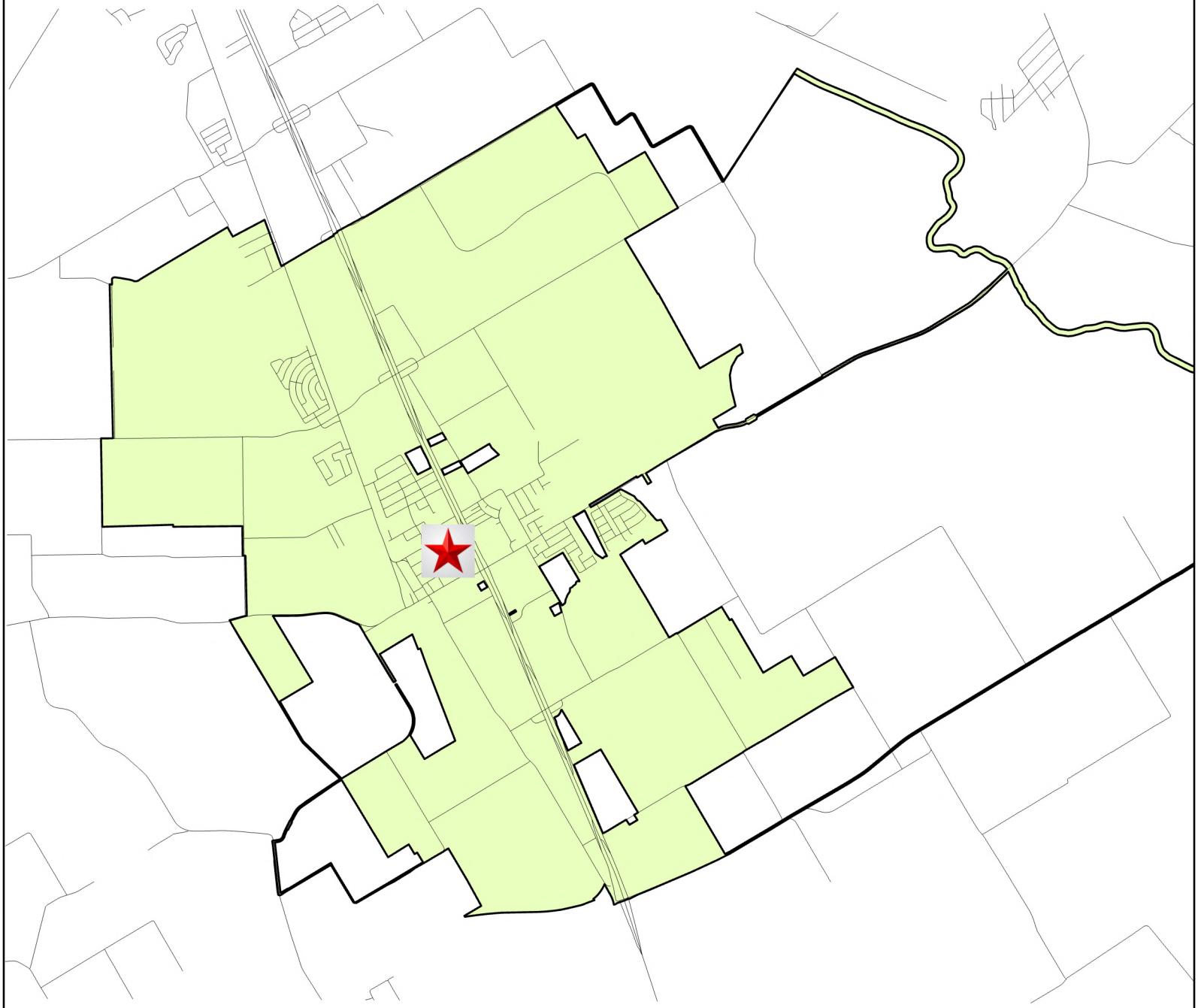



BUTCHER
COFFEE
HOMELAND






McDonald's
Rendering



City Limits

Streets

Vicinity Map

N

W E

S

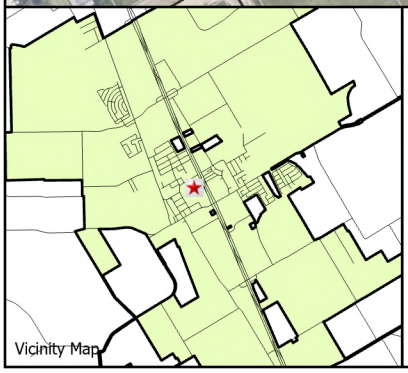
0 0.8 1.6 Miles

City of Wilmer

Serving Our Community

Date: 07/27/2026





Site Location Map

City Limits

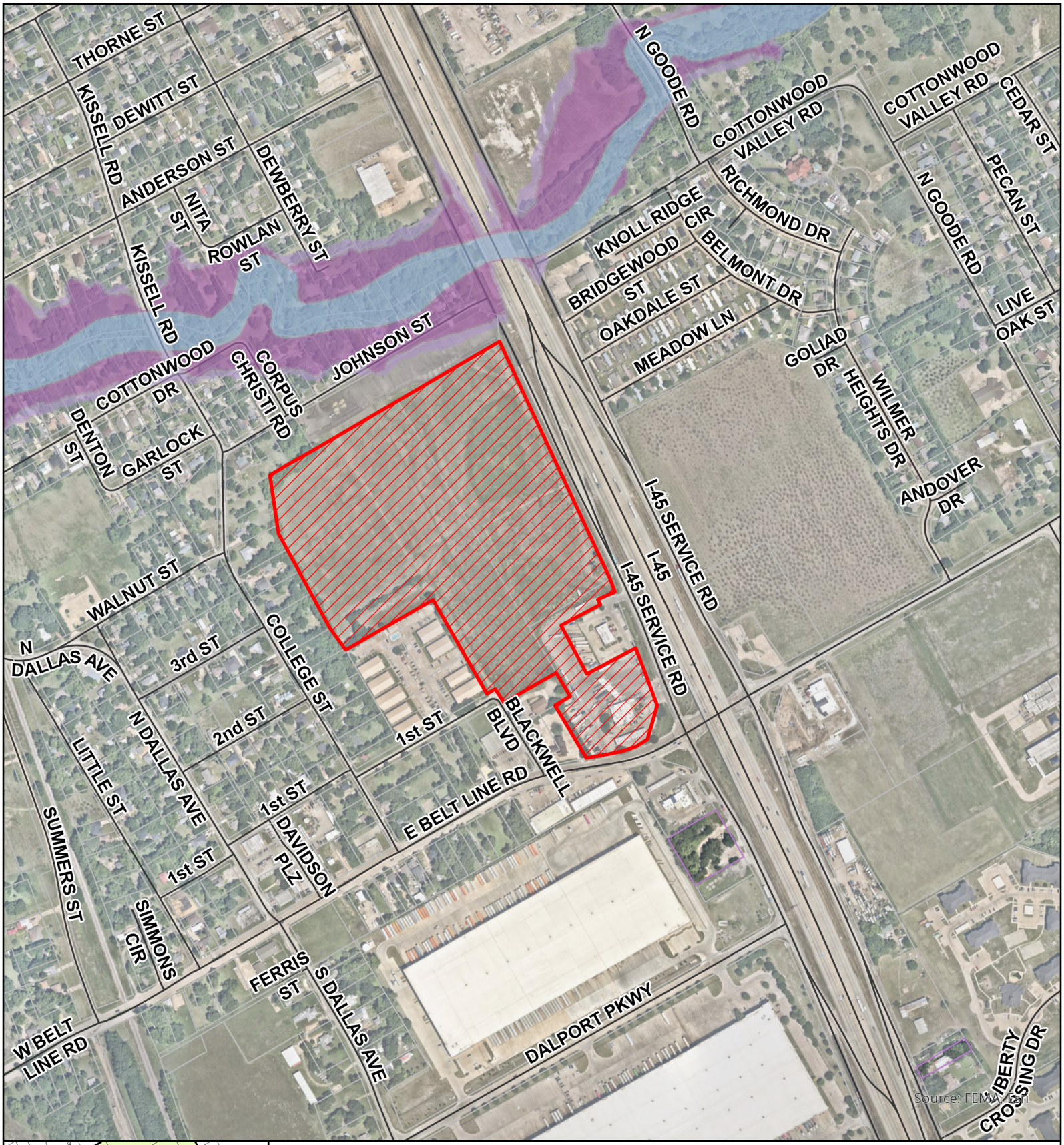
Streets

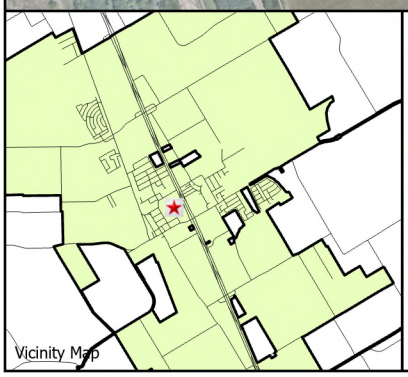
Dallas CAD Parcels

Subject Property

City of Wilmer
Serving Our Community

Date: 07/27/2026





Area Location Map

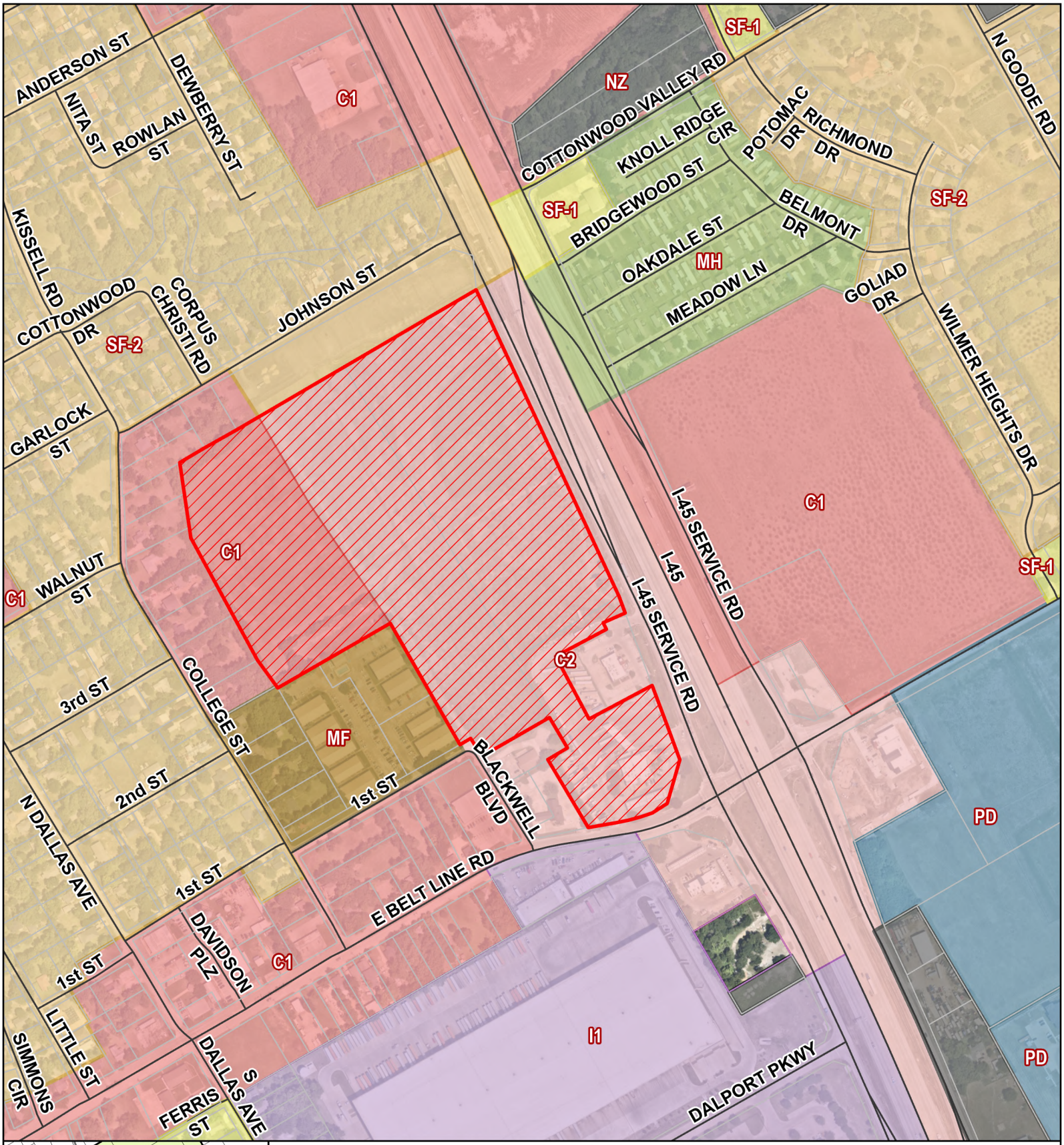
- City Limits
- Streets
- Dallas CAD Parcels
- Subject Property

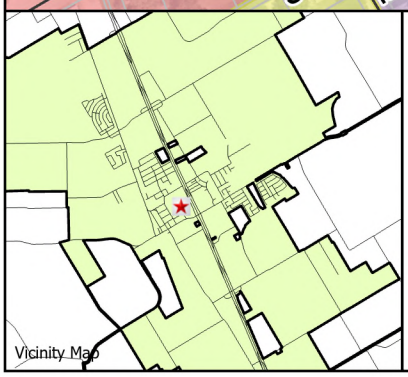
USA Flood Hazard

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Special Floodway

City of Wilmer
Serving Our Community

Date: 07/27/2026





Zoning Map

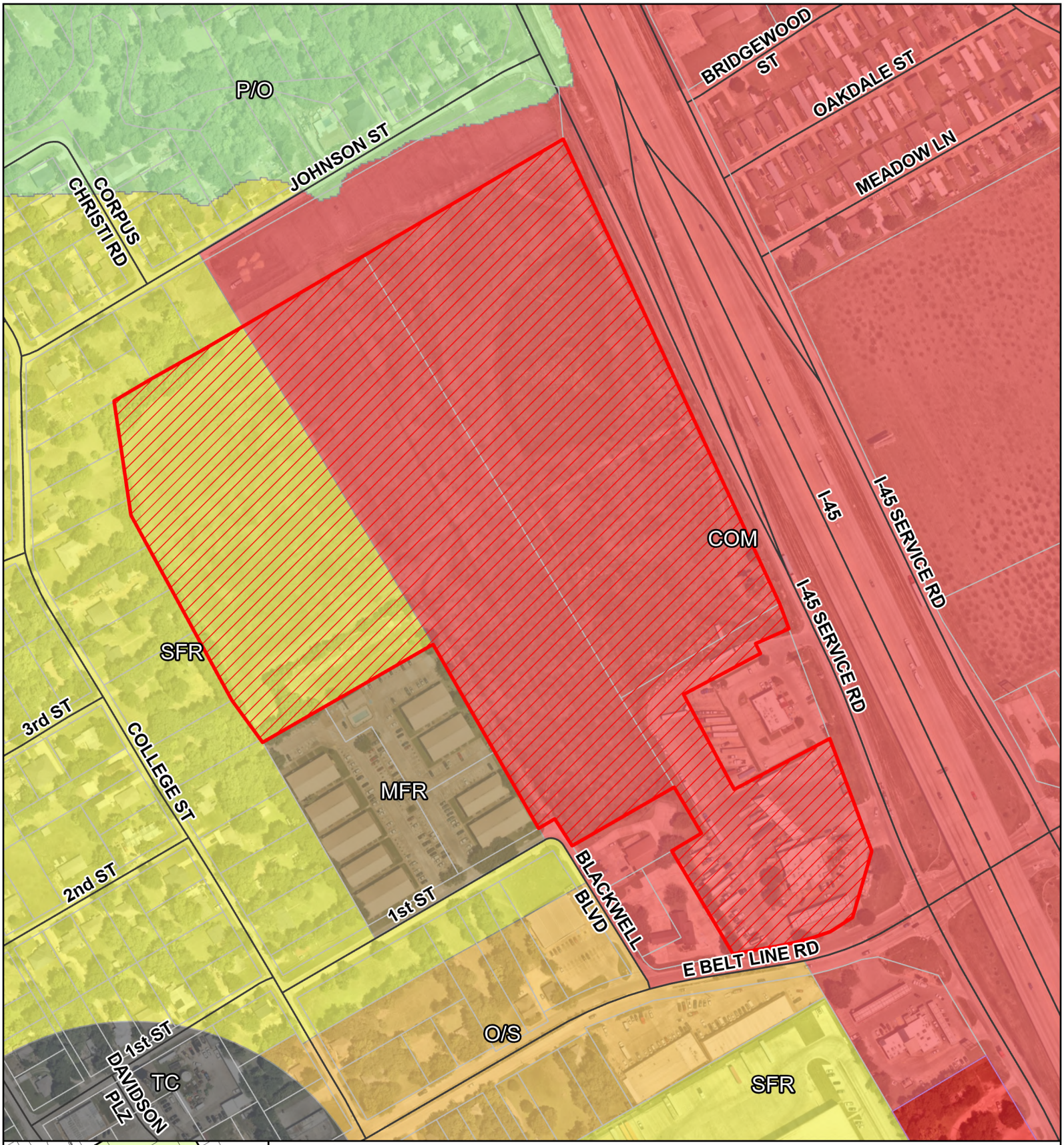
City Limits
Streets

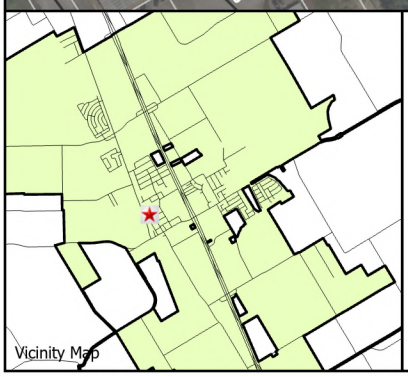
Zoning Districts

- C1 (Commercial Restricted)
- C2 (General Commercial)
- I1 (Light Industrial)
- I2 (Heavy Industrial)
- MF (Multi-Family Residential)
- MH (Manufactured Home)
- PD (Planned Development)
- SF-1 (Single Family Residential 1)
- SF-2 (Single Family Residential 2)
- NZ (No Zoning)
- OS (Open Space)
- Dallas CAD Parcels
- Subject Property

City of Wilmer
Serving Our Community

Date: 07/27/2026





Future Land Use Map - FLUM CODE - COM & SFR

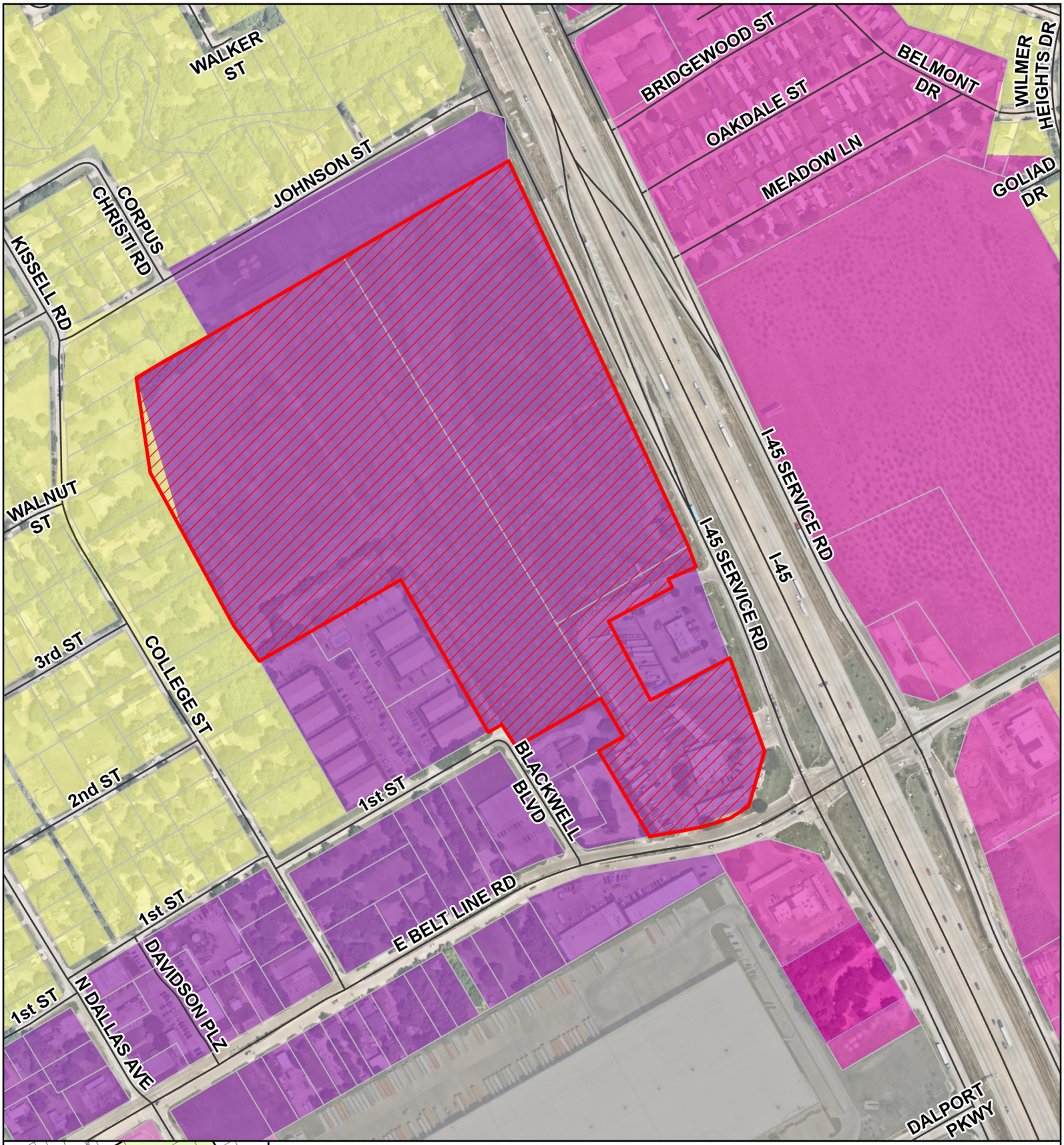
- Subject Property
- City Limits
- Dallas CAD Parcels
- Streets

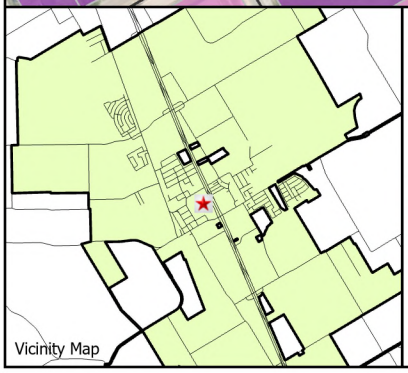
FLUP

- COM - Commercial
- FP
- I/W - Industrial and Warehouse
- MFR - Multi Family Residential
- O/S - Office and Services
- P/O - Parks and Open Spaces
- PUB - Public
- SFR - Single Family Residential
- TC - Town Center

City of Wilmer
Serving Our Community

Date: 06/15/2026





Comprehensive Plan Map

City Limits
Dallas CAD Parcels
Streets

Comp Plan 24
Business Center
Civic/Institutional
Corridor Commercial

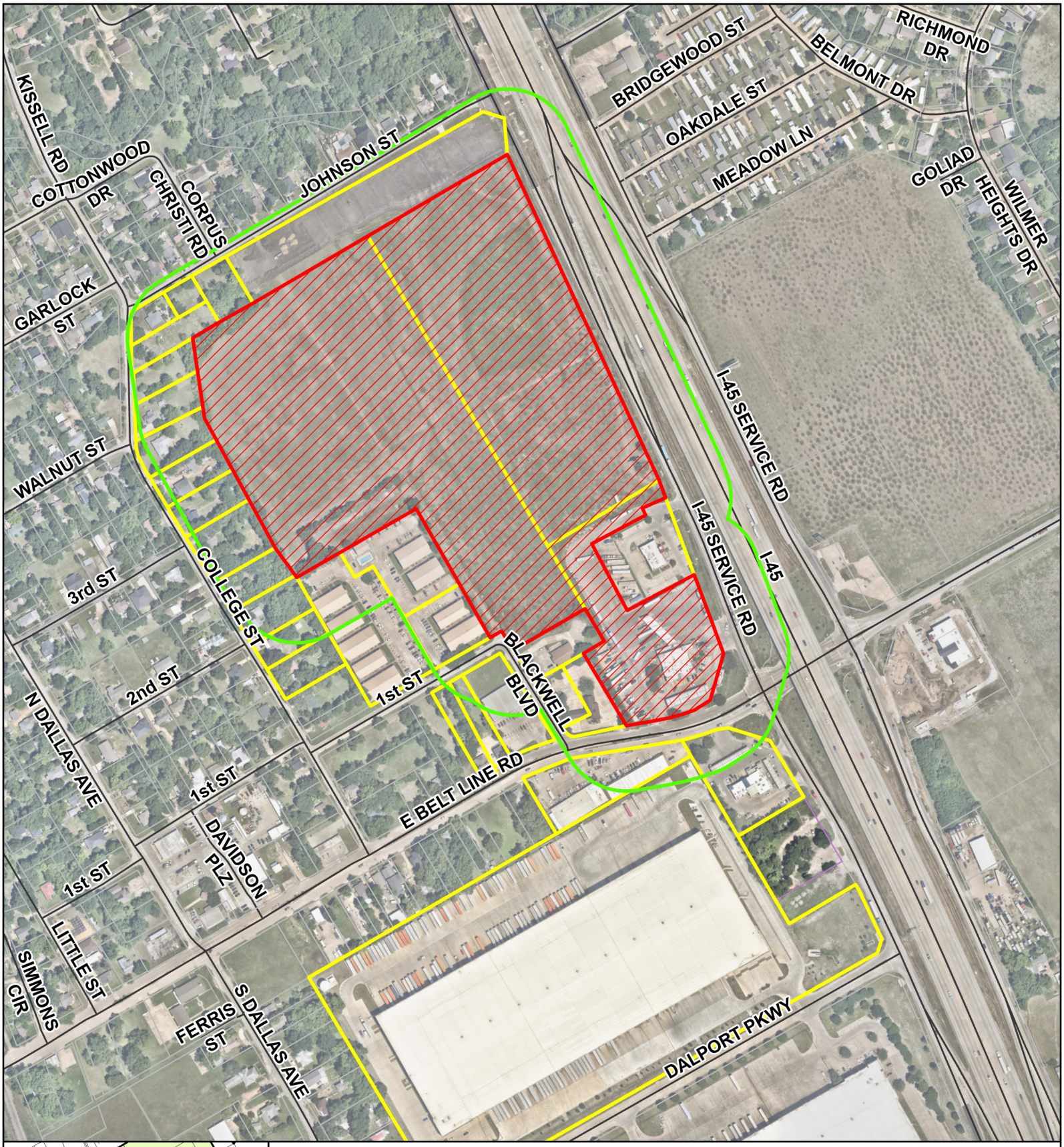
Corridor Commercial ETJ
Industrial
Industrial ETJ
Lifestyle Housing
Lifestyle Housing ETJ
Neighborhood Retail

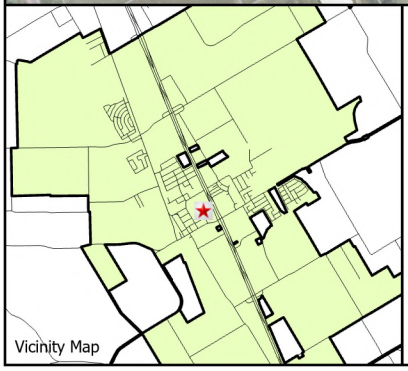
Neighborhood Retail ETJ
Park
Rural Estate
Rural Estate ETJ
Rural Reserve
Rural Reserve ETJ
Suburban Neighborhood

Suburban Neighborhood ETJ
Town Center
Subject Property

City of Wilmer
Serving Our Community

Date: 07/27/2026





200' Notification Map

City Limits
Streets
Dallas CAD Parcels
Subject Property
200 Foot Notification Area
Notifications

City of Wilmer
Serving Our Community

Date: 07/27/2026

Prop ID	Owner Name	Owner Address	Owner City	Owner State	Owner Zip Code	Situs Street Number	Situs Street Name
65050515510200200	B & C LEGACY GROUP LLC	3703 POPLAR CT	CARROLLTON	TEXAS	75007-1927	120	BLACKWELL BLVD
65050515510330000	BLAND MARGARET ELLEN	PO BOX 301	WILMER	TEXAS	75172-0301	310	COLLEGE ST
65050515010190000	BLUE MOON SMOKE SHOP	424 E BELT LINE RD	WILMER	TEXAS	75172-1324	424	E BELTLINE RD
65050515510360000	CAMPOS SERGIO &	216 COLLEGE ST	WILMER	TEXAS	75172-1308	216	COLLEGE ST
65050515510190000	COMMERCIAL STATE BANK	PO BOX 820	PALMER	TEXAS	75152-0820	421	E BELTLINE RD
54015700010010000	DENNYS WILMER LLC	PO BOX 851	TERRELL	TEXAS	75160-0017	201	N IH 45
65050515510240000	ESTRADA ADAM	1623 GARZA AVE	DALLAS	TEXAS	75216-5522	361	JOHNSON ST
65050515510260100	GARCIA JULIO L & ANA BOLADO	304 JOHNSON ST	WILMER	TEXAS	75172-1214	304	JOHNSON ST
65050515510290000	HARRINGTON THOMAS LEE	8 GARDEN LN	DWG	TEXAS	76016-3938	414	COLLEGE ST
65050537560060000	HERNANDEZ ISMAEL &	329 E BELT LINE RD	WILMER	TEXAS	75172-1325	329	E BELTLINE RD
65050515510350000	KINNARD DAVID RAY	5015 ADDISON CIR PMB 378	ADDISON	TEXAS	75001-3308	220	COLLEGE ST
65050515510340000	LEWIS CAROL	302 COLLEGE ST	WILMER	TEXAS	75172-1306	302	COLLEGE ST
65050515510300000	LOPEZ ARNULFO	2536 WOOD VALLEY PL	DALLAS	TEXAS	75211-7837	408	COLLEGE ST
65050515510240100	MTS PROPERTY LLC	25 HIGHLAND PARK VLG # 100-473	DALLAS	TEXAS	75205-2789	318	JOHNSON ST
54015690010010000	PTCAA TEXAS LP	103 S IH 45	WILMER	TEXAS	75172	103	S IH 45
65050515510310000	RADFORD PAMELA	404 COLLEGE ST	WILMER	TEXAS	75172-1304	404	COLLEGE ST
65050515510270000	RAY W P ESTATE OF	103 SCHLEY RD	RED OAK	TEXAS	75154-7621	506	COLLEGE ST
65050515510380000	REALTY INCOME PPTIES 19 LLC	510 VOLVO PKWY DEPT 999	CHESAPEAKE	VIRGINIA	23320-1604	341	E BELTLINE RD
65050537560120000	RUEDA JUAN R & CAMILA	2966 RESERVOIR ST	DALLAS	TEXAS	75211-7929	335	E BELTLINE RD
54004200000010000	S&S DTC INDUSTRIAL OWNER LLC	15400 KNOLL TRAIL DR STE 220	DALLAS	TEXAS	75248-3465	200	DALPORT PKWY
65050515510200000	SASHA GROUP INC	PO BOX 8	WILMER	TEXAS	75172-0008	200	BLACKWELL BLVD
65050515510260000	SHERWOOD INDUSTRIES LLC	25 HIGHLAND PARK VLG	DALLAS	TEXAS	75205-2789	512	COLLEGE ST
65050515510320000	TORRES EDI DONALDO MORAN	324 COLLEGE ST	WILMER	TEXAS	75172-1306	324	COLLEGE ST
65161206510380000	TRI GAZ 6 INC	PO BOX 8	WILMER	TEXAS	75172-0008	105	S IH 45
65050515510230000	TUTT BAKARI L	3405 PACESETTER DR	DALLAS	TEXAS	75241-5945	505	JOHNSON ST
540045000A0010200	WILMER COUNTRY ISLE LLC	353 PUERTA DE LOMAS	FALLBROOK	CALIFORNIA	92028-9471	301	1ST ST
65050515510280000	WLYAGTL 100 LLC	2332 N HENDERSON AVE	DALLAS	TEXAS	75206-7024	422	COLLEGE ST



CITY OF WILMER

Planning and Zoning Commission **5.**

Meeting Date: 09/24/2026

Submitted by: Laura Voltmann, Planner Consultant

Agenda Caption:

Conduct a public hearing and consider a recommendation to the City Council for approval of rezoning request from "C2" General Commercial and "HC" Highway Corridor overlay to a Planned Development, DCAD #651271600100600000.

Background:

This vacant property is located at the northeast corner of Pleasant Run Road and I-45. The intent of the Planned Development is to provide a mixed-use development to provide retail and service options. This commercial node, Sunridge Station, will provide a unique opportunity for commercial and high density residential. The Planned Development maintains the base commercial zoning of C2 General Commercial and adds a hotel use and a multifamily component. Additional development standards are incorporated in the Development Standards exhibit attached.

Operational Considerations:

The purpose of this request is to establish one base zoning district for the entire site. Under the current zoning, a mix of base district and overlay, each building would need a new application for a Conditional Use Permit. The requested rezoning eliminates the need for individual CUPs as the property develops, streamlining the application process.

Public Information Considerations:

This item is being considered at a meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend approval of the PD, with or without modifications.
2. The Planning and Zoning Commission may recommend denial of the PD as presented.

Recommendation:

Staff recommends approval of the Planned Development as proposed.

Attachments

Development Standards
Conceptual Site Plan
Architectural Guidance
Landscape Plan
Plant Palette
Map Packet

EXHIBIT A
DEVELOPMENT STANDARDS

Development within this Developer Agreement will follow the regulations outlined below and meet the intent of the Concept Plan that is attached as Exhibit B and the permitted uses as noted herein.

In conformance with the intent of the Highway Corridor Overlay District, these planned development standards are established to provide a mixed-use development to provide retail and service options for Wilmer residents and providing a diverse land-use portfolio. This commercial node will provide unique opportunity for commercial and high density residential.

These planned development regulations will hold precedence over any conflicting regulations created by the City of Wilmer's Zoning Ordinances.

BASE ZONING

The base zoning of the property shall be the Highway Corridor Overlay District. Up to 15 acres can be identified as base zoning MF-1 with Development.

The base development standards will be per the Zoning Ordinance and Subdivision Ordinance current as of the date of the filing of this Planned Development.

PERMITTED USES

The permitted uses listed below are by right and do not require a Conditional Use Permit.

1. Permitted Uses
    a. Residential Uses
        i. Live/Work Dwelling Units
        ii. Multifamily Residential Attached
        iii. Multifamily Residential Detached
        iv. Single-Family Attached Dwelling (townhouse)
    b. Institutional Uses
        i. Art Gallery or Museum
        ii. Minor Emergency Clinic
        iii. Day Care Center (child care for 7 or more unrelated children)
        iv. Hospital (acute care/chronic care)
        v. Philanthropic, Charitable or Nonprofit Organization
        vi. Business/Commercial Trade Vocational School
    c. Amusement and Recreational Uses
        i. Amusement, Commercial (indoors)
        ii. Dinner/Live Drama Theatre
        iii. Health Club (physical fitness; indoors only)

iv. Park and/or Playground (private)

d. Personal Service Uses
    i. Artist/Photography Studio
    ii. Automobile Driving School
    iii. Automatic Teller Machines (ATM's)
    iv. Barber/Beauty Shop
    v. Dance/Drama/Music Schools (performing arts studio)
    vi. Electronic Sales/Service (computers, entertainment or telephones)
    vii. Hotel/Motel
    viii. Martial Arts School/Dance Studio
    ix. Laundry/Dry Cleaning (drop off/pick up)
    x. Personal Service Shops (tailor, shoe repair, seamstress, etc.)
    xi. Spa or Salon – Health or Beauty (includes manicurist, nail salon, permanent makeup, etc.) (requires valid state license)
e. Office and Professional Uses
    i. Depository Financial Institution (with drive-thru service)
    ii. Depository Financial Institution (without drive-thru service)
    iii. Medical Office (doctor, dentist, optician, or other outpatient only)
    iv. Medical Laboratory
    v. Non-depository Financial Establishment ((also known as Consumer Service Organizations licensed by the State) include Check Cashing Services, Payday or Car Title Loans, etc.)
    vi. Office (Business or Professional)
    vii. Radio or Television Broadcasting Studio (without tower)
f. Retail Business Uses
    i. Alcoholic Beverage Retail Store
    ii. Alcoholic Beverage Sales – accessory use (beer and wine)
    iii. Bakery, Doughnut, Cake or Candy Shop (retail)
    iv. Curbside Pickup, Drive-Thru, or Delivery
    v. General Merchandise (dry goods) – includes both stores less than 12,000 sq. ft. and 12,000 sq. ft. or larger
    vi. Grocery/Food store – includes both stores less than 12,000 sq. ft. and 12,000 sq. ft. or larger
    vii. Pharmacy
    viii. Restaurant
    ix. Restaurant with drive-thru services
    x. Second Hand Thrift Store or Used Merchandise (inside only)
g. Automotive Uses
    i. Auto Parts and Accessories Sales (indoors only- no repair bays)

CONCEPT PLAN

The subject property shall generally develop per the Concept Plan attached as Exhibit B. The Concept Plan displays the general location and configuration of land uses, major roadways, and other area features. Minor modifications for pragmatic purposes are contemplated at the time of plan review and permitting, and such modifications shall not be unreasonably withheld, subject to review and approval by the City Administrator. Major modifications, such as major relocations of various land uses, shall require a revision to the governing Planned Development (PD) district zoning. If the PD requires an amendment, either via text or exhibit, only the areas being amended must be noticed and included in the rezoning process.

The vision for the community includes pedestrian connectivity between the variety of uses to provide a unique mixed-use development along a primary corridor.

ARCHITECTURE

The subject property is a significant tract of land that is meaningfully located along a primary throughfare; thus, all structures shall abide by the City's architectural standards, and as may be amended. Attached as Exhibit C are examples of building elevations representing Sunridge Station architectural commitments for restaurants, retail, hotels, hospital, and multifamily.

RESIDENTIAL GUIDELINES

- Total multifamily units, if desired, shall not exceed more than 500 residential units.
- Regulations for multifamily:
    - Maximum overall density of 36 units per gross site acreage.
    - Maximum building height of four (4) stories.
    - Community may be gated.
    - Parking shall be a minimum of 1.5 spaces per unit for one- and two- bedroom units. For units with 3+ bedrooms, 2 spaces will be required.
- Regulations for hotels:
    - Maximum of 140 units per hotel.
    - Maximum building height of 65 feet and/or five (5) stories.
    - Parking shall be a minimum of 1.0 space per rentable room plus 0.5 spaces per employee on any one shift.

COMMERCIAL GUIDELINES

- Regulations for Commercial guidelines:
    - Maximum building height of 65 feet and/or five (5) stories.
    - No side yard is required between retail/commercial uses.
    - Minimum side yard adjacent to Multifamily shall be 20 feet.

LIGHTING

Light poles will be the Spring City Electrical Manufacturing Company Exton LED Luminaire drawing LP-32327 as shown on the attached Exhibit D or approved equal.

LANDSCAPING AND SCREENING

The landscaping and screening shall generally be developed per the Landscape Concept Plan attached as Exhibit E. Plantings shall be in general conformance with the Plant Palette provided as Exhibit F or approved equals.

1. I-45:
    a. 20' landscape buffer shall be required along roadway frontage.
    b. No sidewalk is required along the frontage roads.
2. Internal Collector Streets/N. Goode/Medline Drive/Pleasant Run/I-45 Ramps:
    a. 10’ landscape buffer is required.
    b. 5’ sidewalk is required.
3. The center of the roundabout at Legacy Way and Sunridge Station Drive will include flag poles and additional landscaping.

GRAPHIC SCALE IN FEET
0 50 100 200

NORTH

4.96 ACRE LOT

WET DETENTION POND

DESIGN IS CONCEPTUAL AND SHOWN FOR REFERENCE ONLY. SUBJECT TO CHANGE PER TENANT DEVELOPMENT AND CITY COMMENTS.

EX. 15' SANITARY SEWER EASEMENT

10.18 ACRE LOT
MULTIFAMILY

PROP. DRAINAGE EASEMENT

N. GOODE ROAD

EX. 15' SANITARY SEWER EASEMENT

PROP. DRAINAGE EASEMENT

10' LANDSCAPE EASEMENT

2.54 ACRES

2.48 ACRES

1.74 ACRE LOT

WET DETENTION POND

BLOCK A
6.993 ACRES

HOSPITAL

HOTEL

HOTEL

POOL AMENITY

BLOCK B
8.132 ACRES

POOL AMENITY

MEDLINE DRIVE

10' LANDSCAPE EASEMENT

10' LANDSCAPE EASEMENT

E. SUNRIDGE STATION DRIVE

N. LEGACY WAY

RETAIL
1.52 ACRES

RETAIL
1.59 ACRES

10' LANDSCAPE BUFFER

RETAIL
1.59 ACRES

RETAIL
1.42 ACRES

BLOCK D
5.777 ACRES

RETAIL
2.77 ACRES

S. LEGACY WAY

10' LANDSCAPE BUFFER

RETAIL
1.59 ACRES

BLOCK C
4.487 ACRES

RETAIL
1.18 ACRES

RETAIL
1.71 ACRES

W. SUNRIDGE STATION DRIVE

RAMP TO I-45N. FRONTAGE ROAD

E. PLEASANT RUN ROAD

20' LANDSCAPE BUFFER

20' LANDSCAPE BUFFER

10' LANDSCAPE BUFFER

INTERSTATE HIGHWAY 45

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DWG NAME 20260909 - Sunridge Overall Exhibit.dwg

No.	REVISIONS	DATE

Kimley»Horn
2600 N CENTRAL EXPRESSWAY, SUITE 400,
RICHARDSON, TX 75080
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

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KHA PROJECT 064450886
DATE SEPTEMBER 2026
SCALE AS SHOWN
DESIGNED BY AAS
DRAWN BY JKG
CHECKED BY DSA

SUNRIDGE STATION INFRASTRUCTURE

PREPARED FOR
WF 161 LP

WILMER TX

SHEET NUMBER

EXHIBIT C

SUNRIDGE STATION BUILDING EXAMPLES

RESTAURANT / QSR BUILDING EXAMPLES






LAYNE'S
Chicken Fingers
est.
1994
1500
LAYNE'S
Chicken Fingers
1994


Raising
Cane's
Raising
Cane's
DRIVE
THRU


SCOOTER'S
COFFEE DRIVE-THRU
SCOOTER'S COFFEE
DRIVE THRU


PANDA EXPRESS
CHINESE KITCHEN
PANDA EXPRESS
Suite 300


Freddy's
FROZEN CUSTARD &
STEAKBURGERS
8843
CATER
CUSTARD


chili's

RETAIL BUILDING EXAMPLES






4616
jiffylube
multicare


Instant Oil Change
Valvoline
Instant Oil Change



GENERAL OR MEDICAL OFFICE BUILDING EXAMPLE



GENERAL HOSPITAL/CLINIC EXAMPLE



SHOPPING STRIP CENTER DESIGN EXAMPLES





MARRIOTT HOTELS EXAMPLES





MULTIFAMILY BUILDING EXAMPLE





IMAGES
XREFS xTitle xEasmt xExUtil xSewr xStrm xROW xSiteSunrise xWatr xRoad xSiteMedical'4 xSurv
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EXHIBIT E

811 Know what's below. Call before you dig.

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

SHEET NUMBER LP 0.00

LANDSCAPE CONCEPT PLAN

MUNICIPALITY WILMER STATE TX

SUNRIDGE BUSINESS PARK

PREPARED FOR
WILMER FULGHUM 161 LP

KHA PROJECT	064450886
DATE	JANUARY 2026
SCALE	AS SHOWN
DESIGNED BY	AAS
DRAWN BY	AAS
CHECKED BY	DSA

PRELIMINARY
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Not for construction or permit purposes.
Kimley»Horn
Engineer DYLAN S. ADAME
P.E. No. 138137 Date 01/30/2026

Kimley»Horn
2600 N CENTRAL EXPRESSWAY, SUITE 400,
RICHARDSON, TX 75080
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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No.	REVISIONS	DATE

PLANT PALETTE:


CREEPING LILYTURF


ICEBERG ROSE


MEXICAN FEATHER GRASS


PINK MUHLY


SILVERADO TEXAS SAGE


RED FLOWERING YUCCA


LINDHEIMERS MUHLY


TRAILING LANTANA


MEXICAN PETUNIA


SUPER BLUE LILYTURF

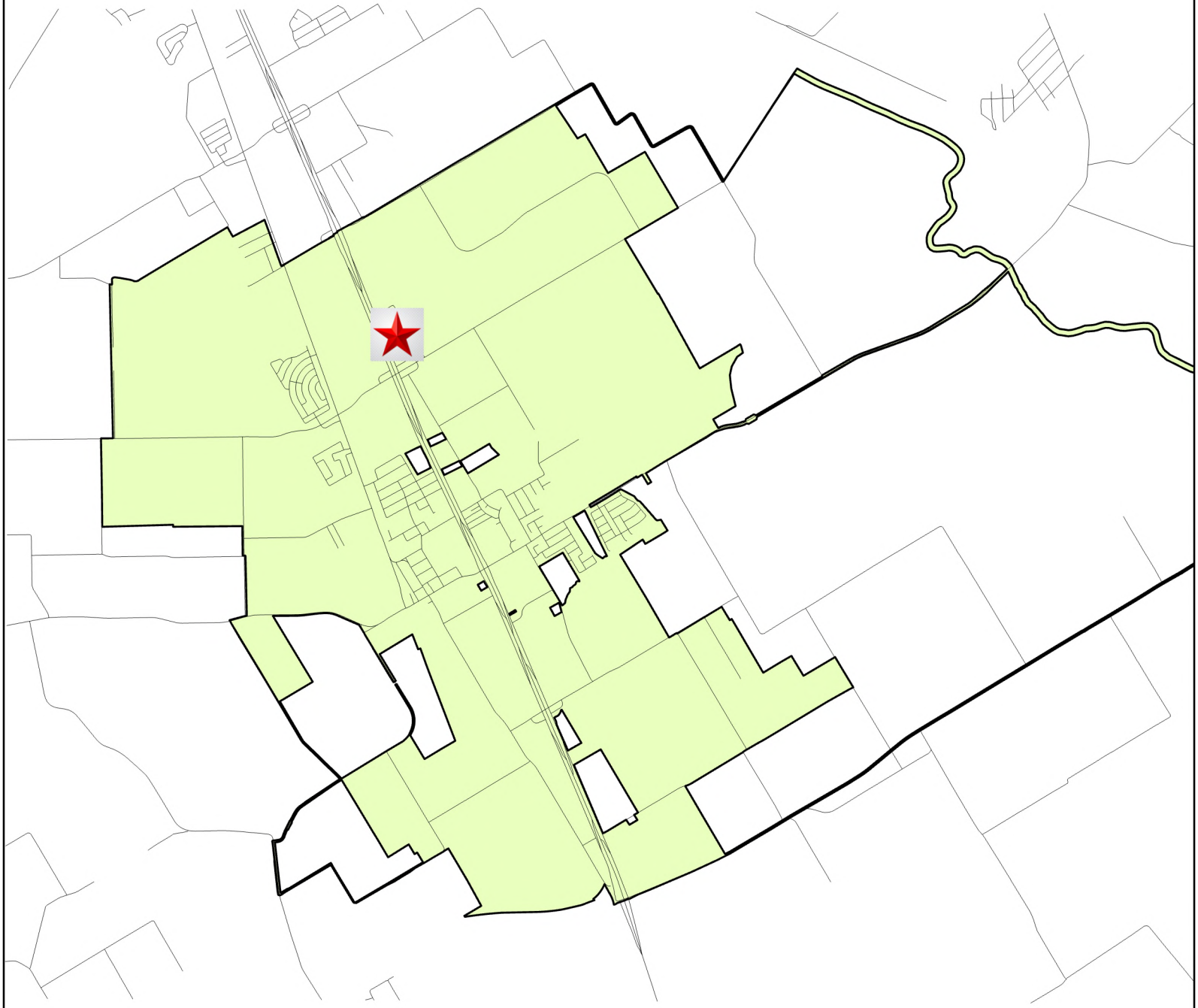

NATCHEZ CREPE MYRTLE


TEXAS LIVE OAK


LACEBARK ELM


VITEX


CEDAR ELM



City Limits

Streets

Vicinity Map

N

W E

S

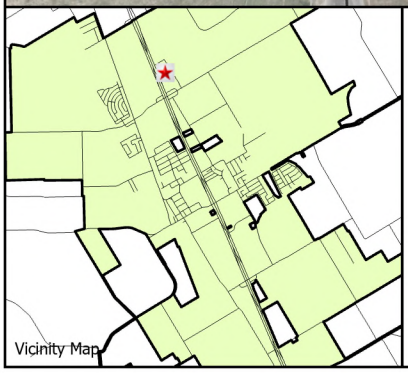
0 0.8 1.6 Miles

City of Wilmer

Serving Our Community

Date: 09/08/2026





Site Location Map

City Limits

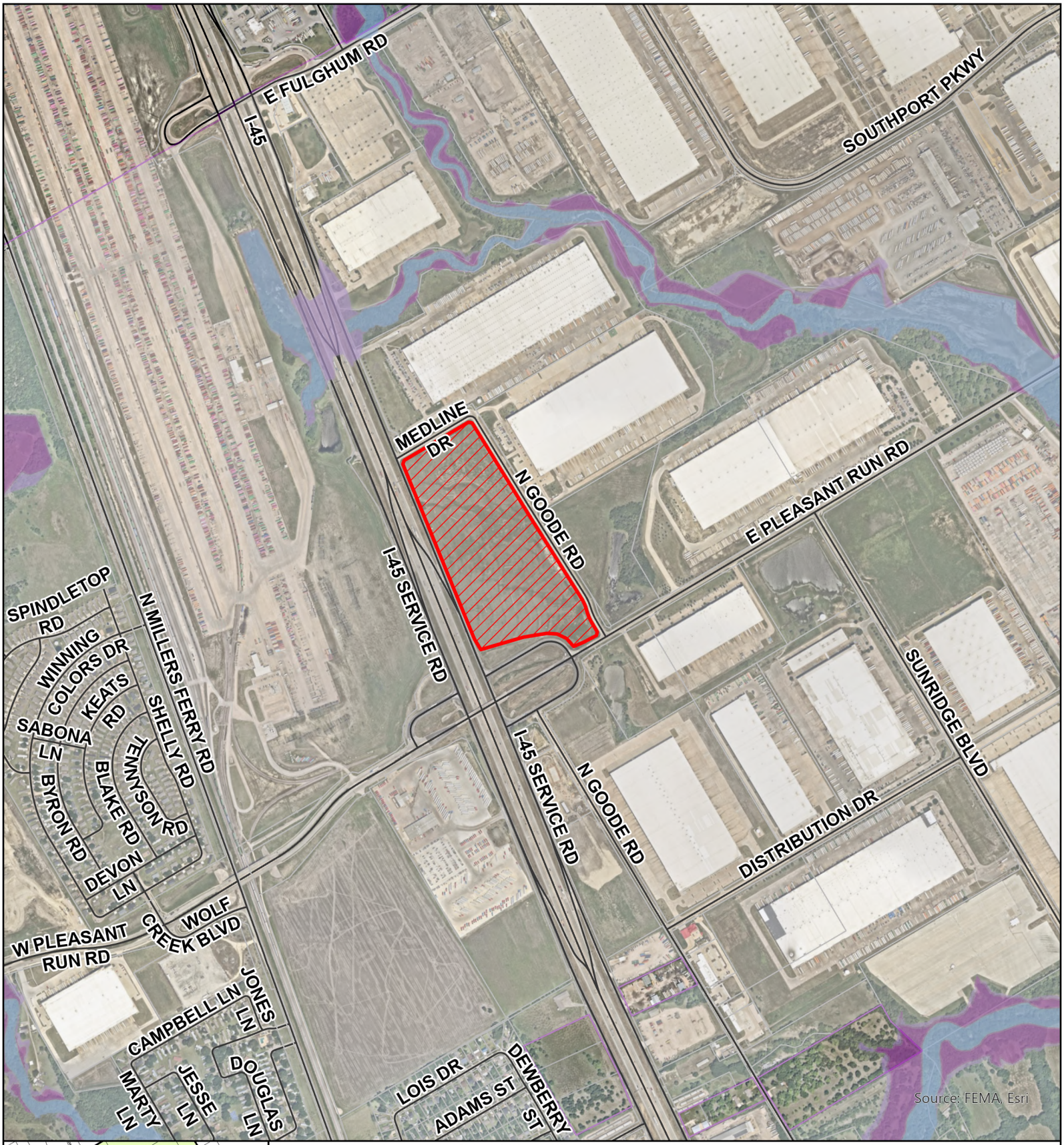
Streets

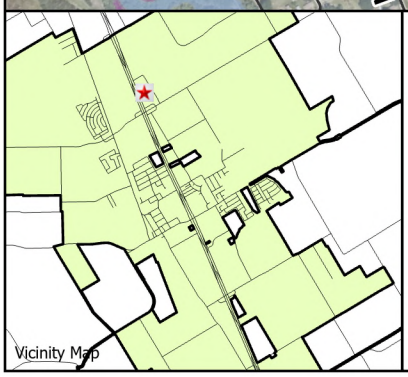
Dallas CAD Parcels

Subject Property

City of Wilmer
Serving Our Community

Date: 09/08/2026





Area Location Map

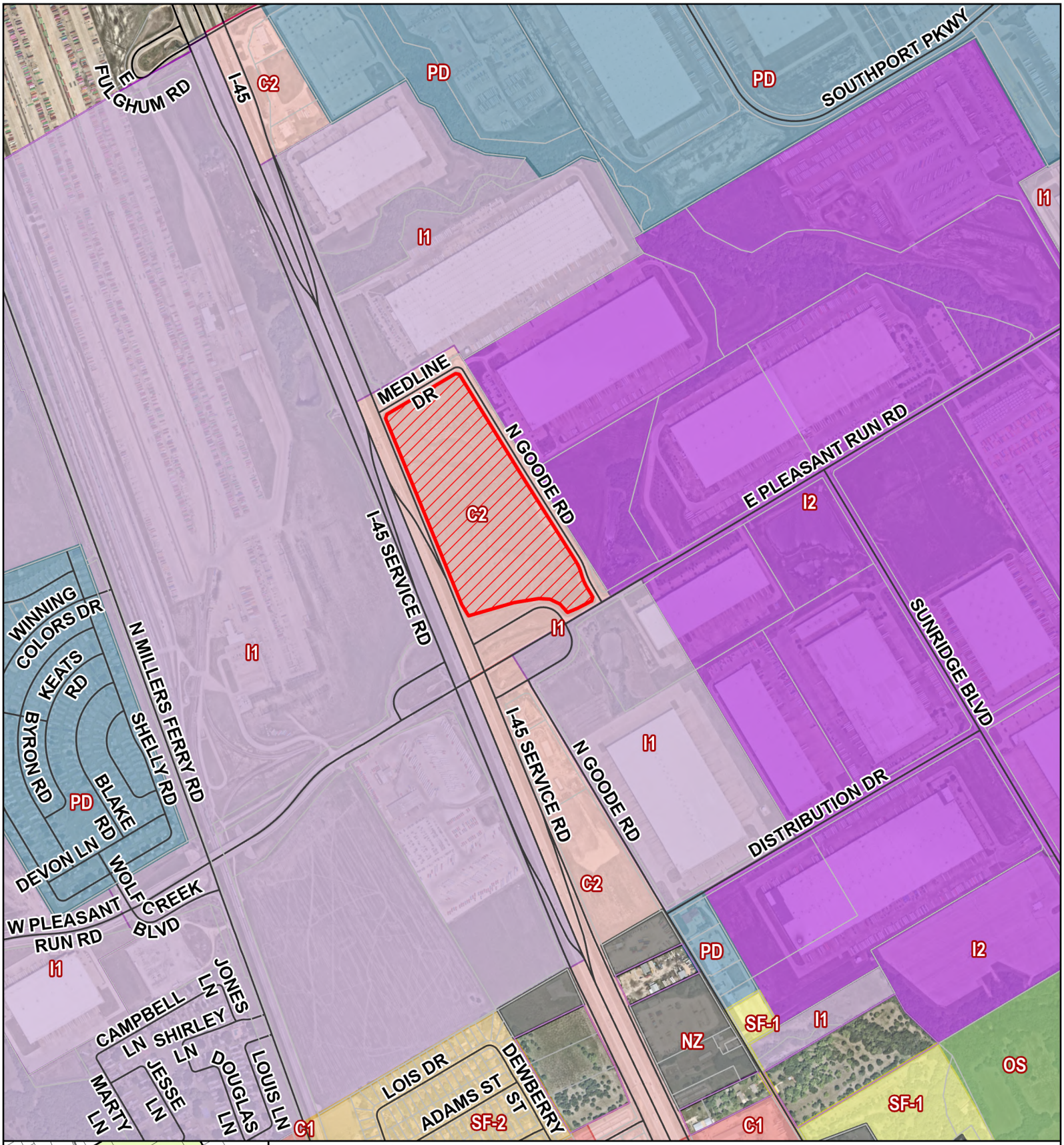
- City Limits
- Streets
- Dallas CAD Parcels

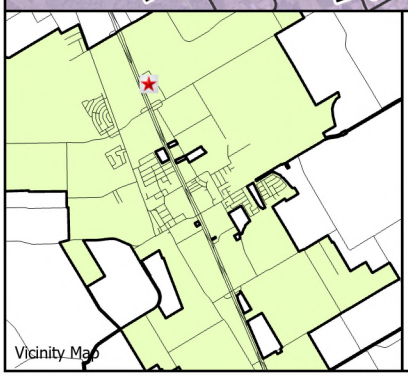
USA Flood Hazard

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Special Floodway
- Subject Property

City of Wilmer
Serving Our Community

Date: 09/08/2026





Zoning Map

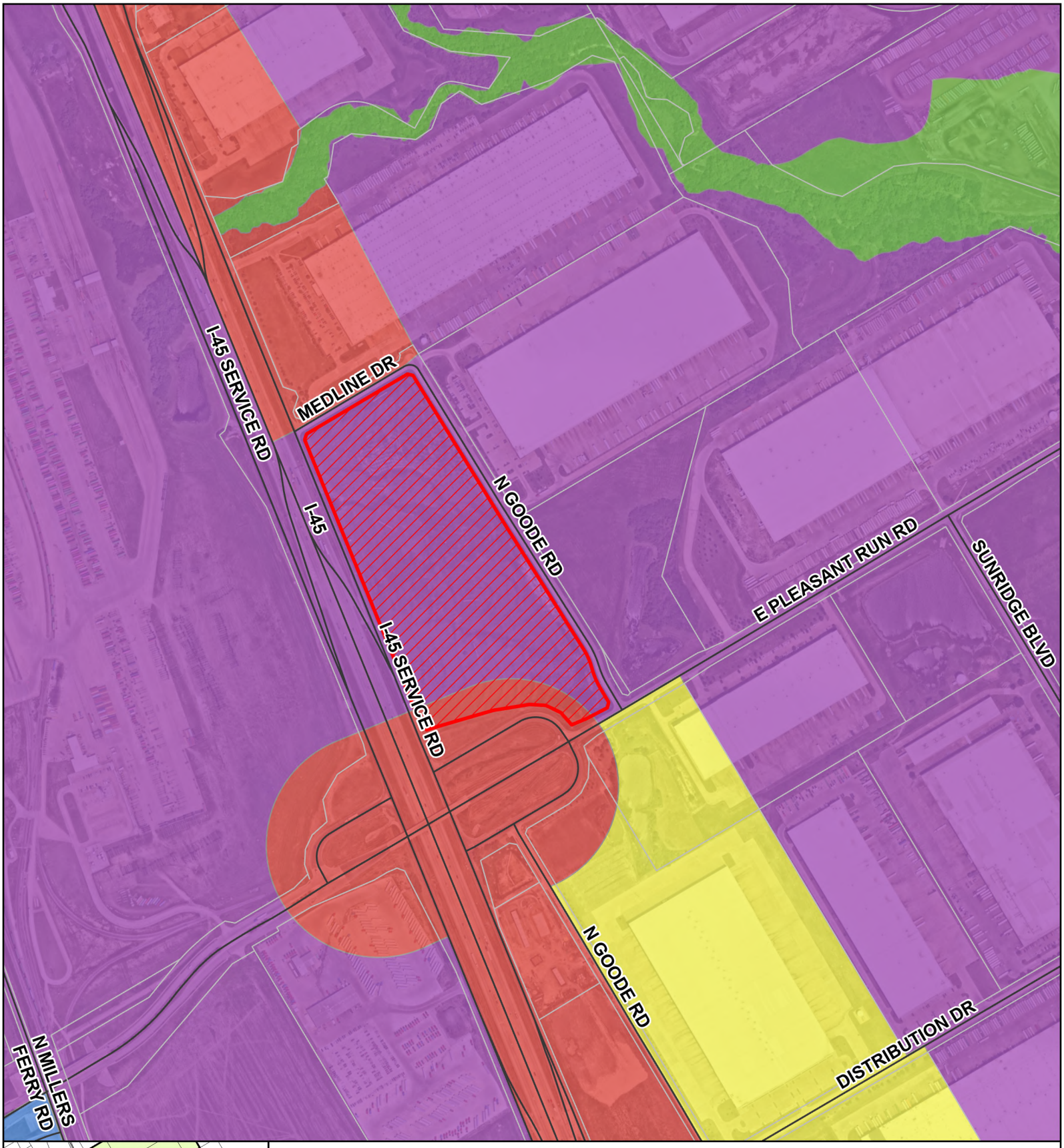
- City Limits
- Streets
- Dallas CAD Parcels

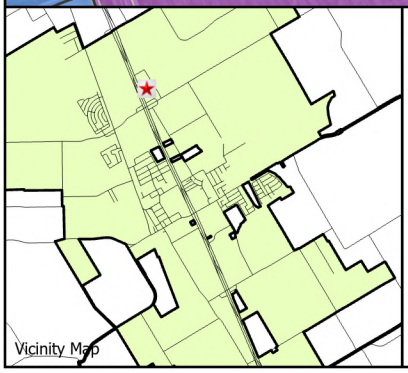
Zoning Districts

- C1 (Commercial Restricted)
- C2 (General Commercial)
- I1 (Light Industrial)
- I2 (Heavy Industrial)
- MF (Multi-Family Residential)
- MH (Manufactured Home)
- PD (Planned Development)
- SF-1 (Single Family Residential 1)
- SF-2 (Single Family Residential 2)
- NZ (No Zoning)
- OS (Open Space)
- Subject Property

City of Wilmer
Serving Our Community

Date: 09/08/2026



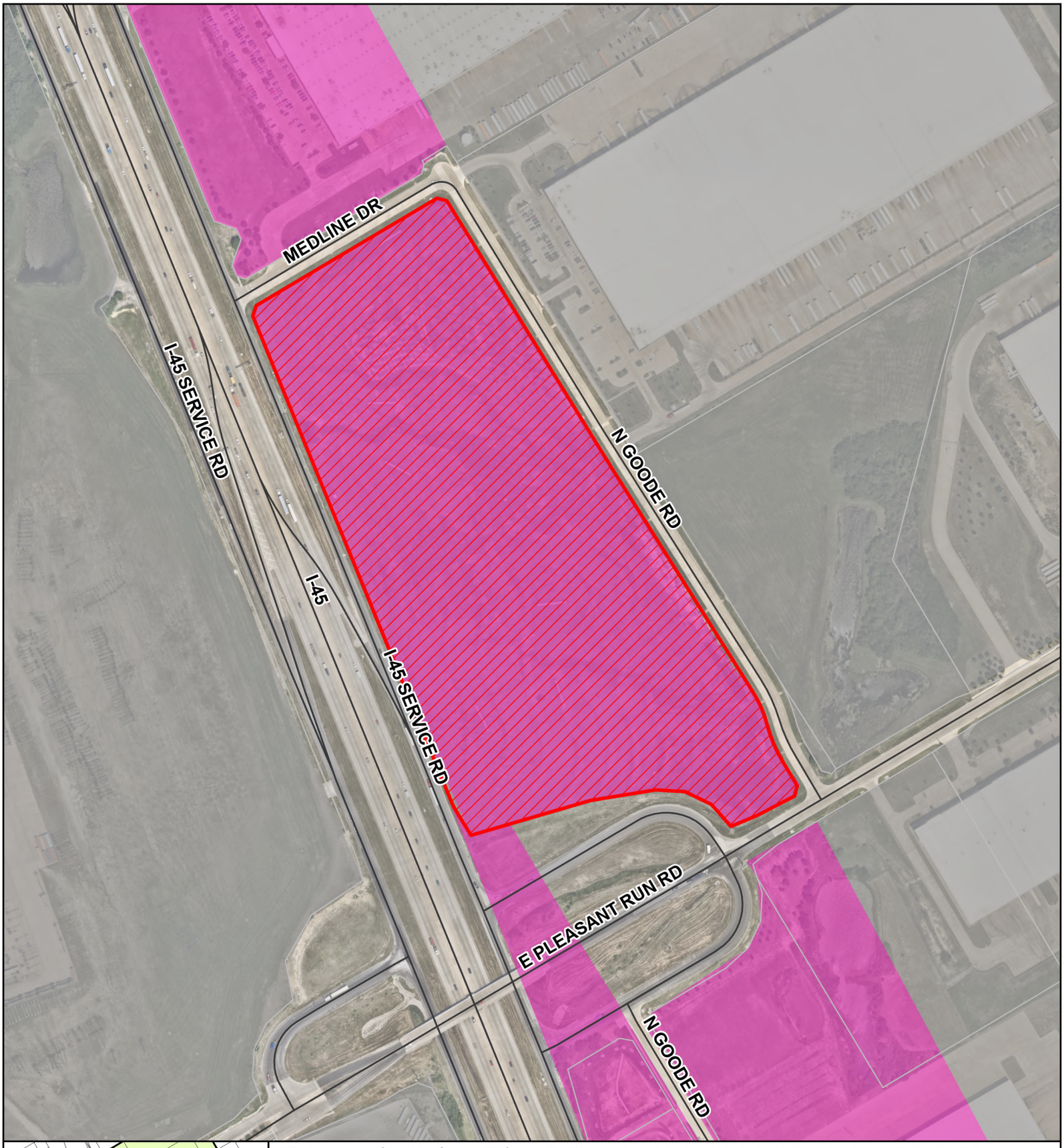


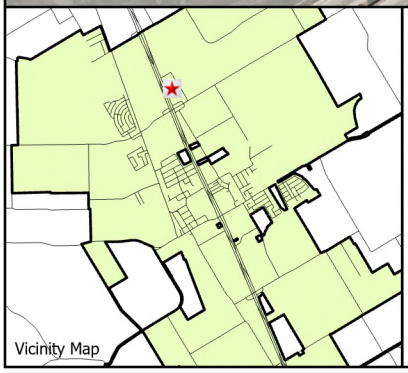
Future Land Use Map - FLUM CODE - I/W & COM

- City Limits
- Dallas CAD Parcels
- Streets
- Subject Property
- COM - Commercial
- I/W - Industrial and Warehouse
- MFR - Multi Family Residential
- O/S - Office and Services
- P/O - Parks and Open Space
- PUB - Public
- SFR - Single Family Residential
- TC - Town Center
- Subject Property

City of Wilmer
Serving Our Community

Date: 09/08/2026





Comprehensive Plan Map

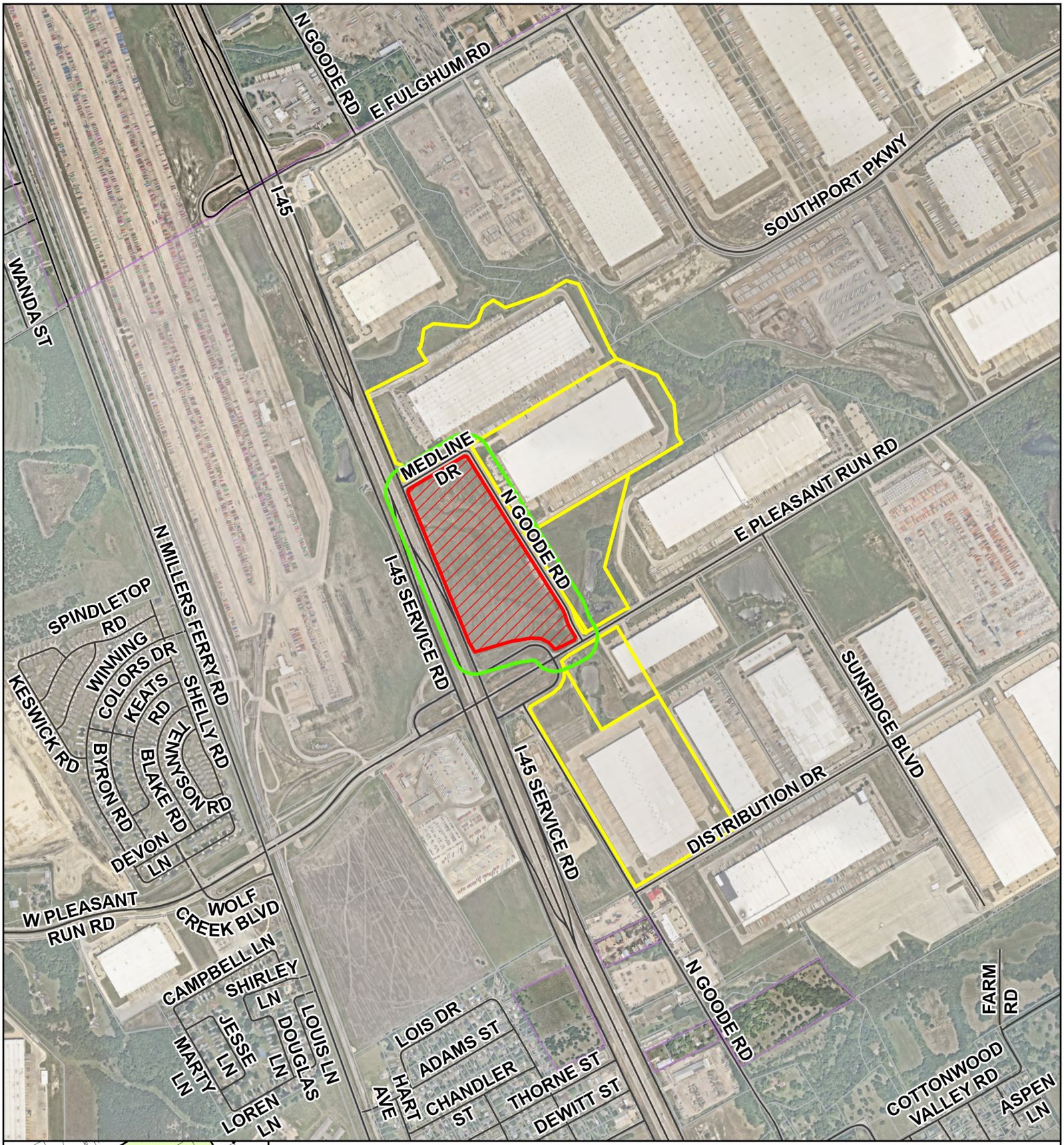
- City Limits
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- Streets

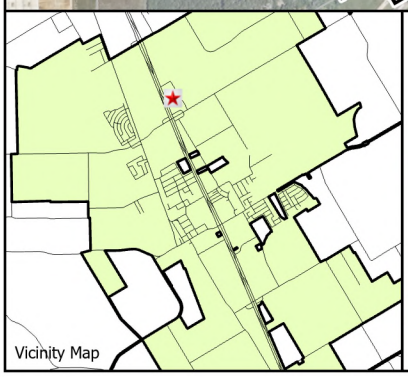
Comp Plan 24

- Business Center
- Civic/Institutional
- Corridor Commercial
- Corridor Commercial ETJ
- Industrial
- Industrial ETJ
- Lifestyle Housing
- Lifestyle Housing ETJ
- Neighborhood Retail
- Neighborhood Retail ETJ
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- Rural Estate
- Rural Estate ETJ
- Rural Reserve
- Rural Reserve ETJ
- Suburban Neighborhood
- Suburban Neighborhood ETJ
- Town Center
- Subject Property

City of Wilmer
Serving Our Community

Date: 09/08/2026





200' Notification Map

City Limits
Streets
Dallas CAD Parcels
Subject Property
200 Foot Notification Area
Notifications

City of Wilmer
Serving Our Community

Date: 09/08/2026

CITY OF WILMER

Planning and Zoning Commission **6.**

Meeting Date: 09/24/2026

Submitted by: Laura Voltmann, Planner Consultant

Agenda Caption:

Conduct a public hearing and consider a recommendation to the City Council for approval of rezoning request from "NZ" Not Zoned to "L1" Light Industrial, DCAD #65062828510020000.

Background:

This property is vacant. Surrounding land uses are all industrial. The applicant proposes development as an industrial site. This development is compatible with the surrounding large-scale industrial buildings. The proposed development will be consistent with required parking and landscaping. The property is also located in the Highway Corridor overlay. The applicant provided the attached renderings showing the landscaping as it matures.

Operational Considerations:

The purpose of this request is to establish one base zoning district for the entire site. The site currently is Not Zoned with the Highway Corridor overlay.

Public Information Considerations:

This item is being considered at a meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

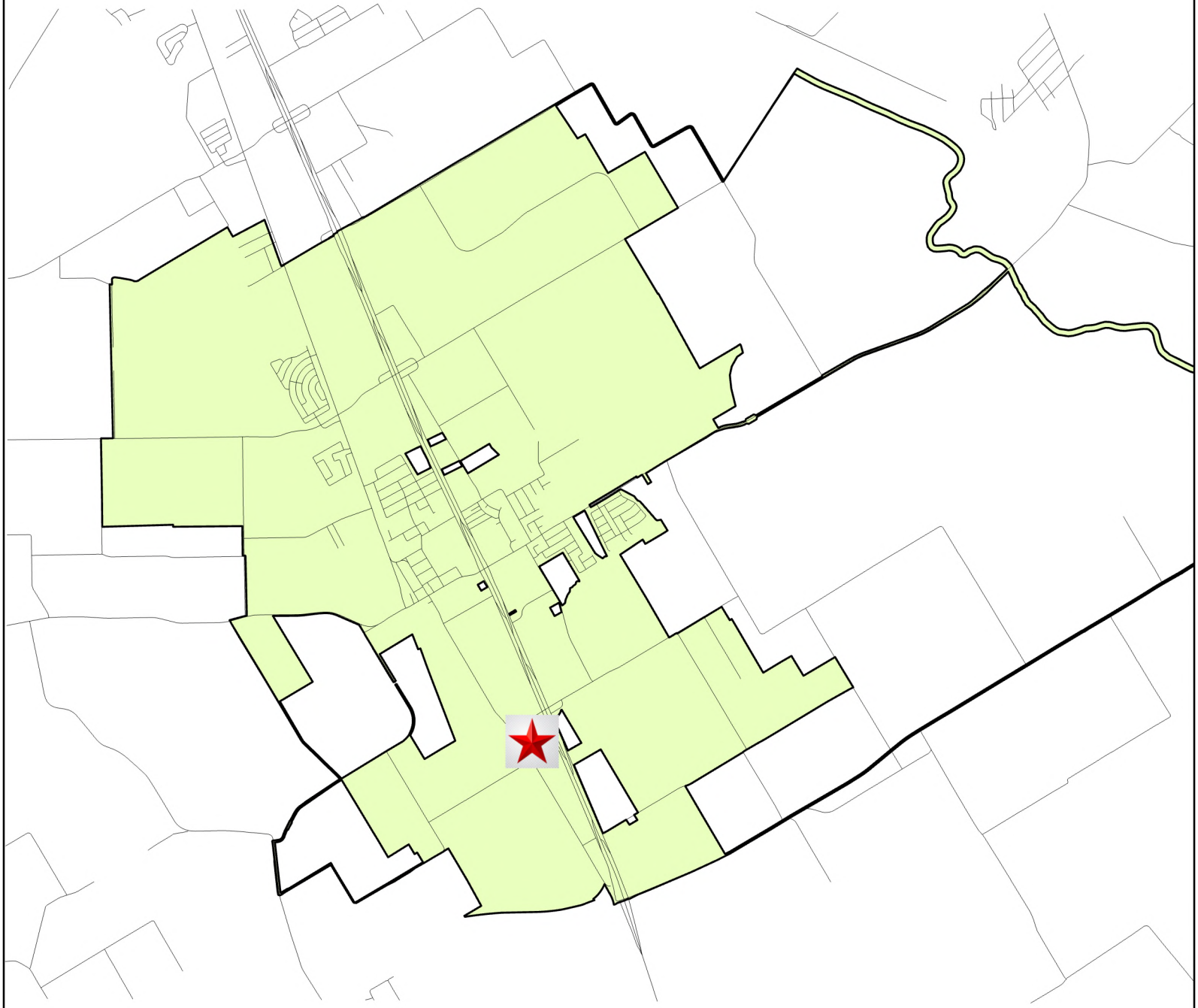
1. The Planning and Zoning Commission may recommend approval of the zoning, with or without modifications.
2. The Planning and Zoning Commission may recommend denial of the request as presented.

Recommendation:

Staff recommends approval of the requested zoning.

Attachments

Map Packet
Conceptual Site Plan
Planting Rendering



City Limits

Streets

Vicinity Map

N

W E

S

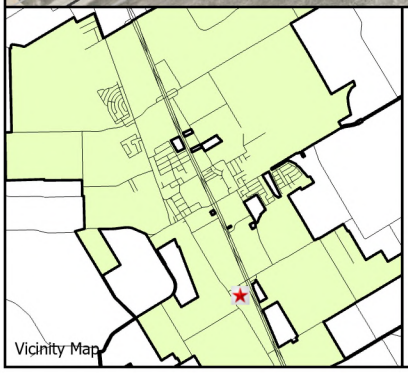
0 0.8 1.6 Miles

City of Wilmer

Serving Our Community

Date: 09/08/2026





Site Location Map

City Limits

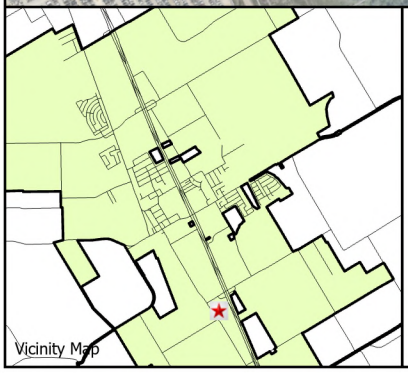
Streets

Dallas CAD Parcels

City of Wilmer
Serving Our Community

Date: 09/08/2026





Area Location Map

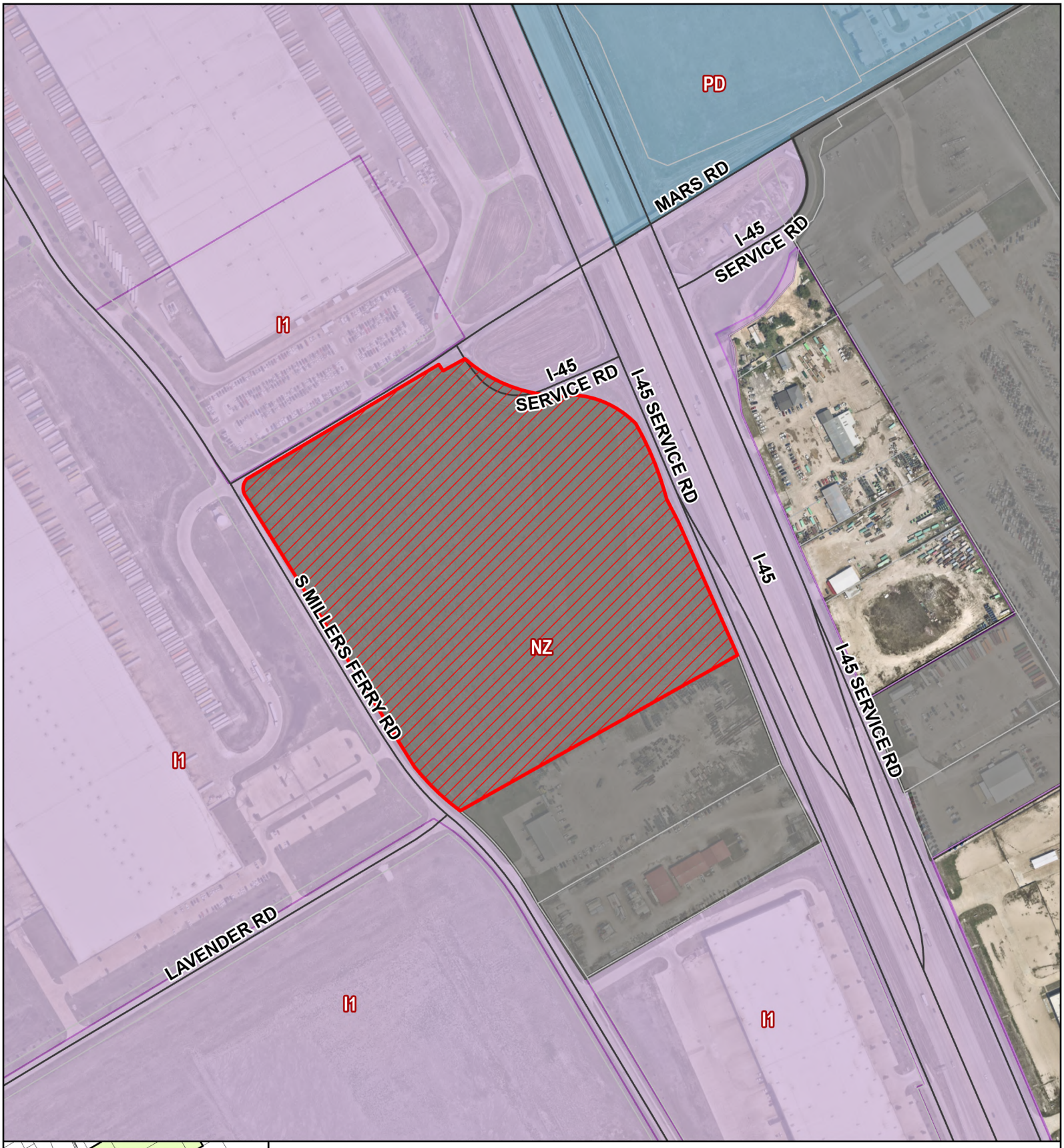
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- Streets
- Dallas CAD Parcels

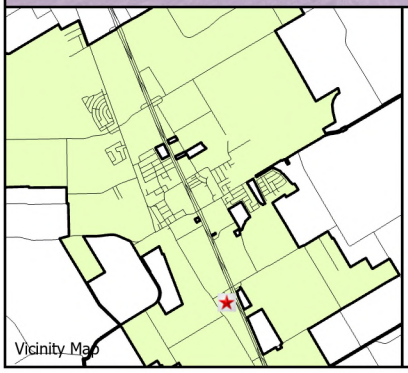
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City of Wilmer
Serving Our Community

Date: 09/08/2026





Zoning Map

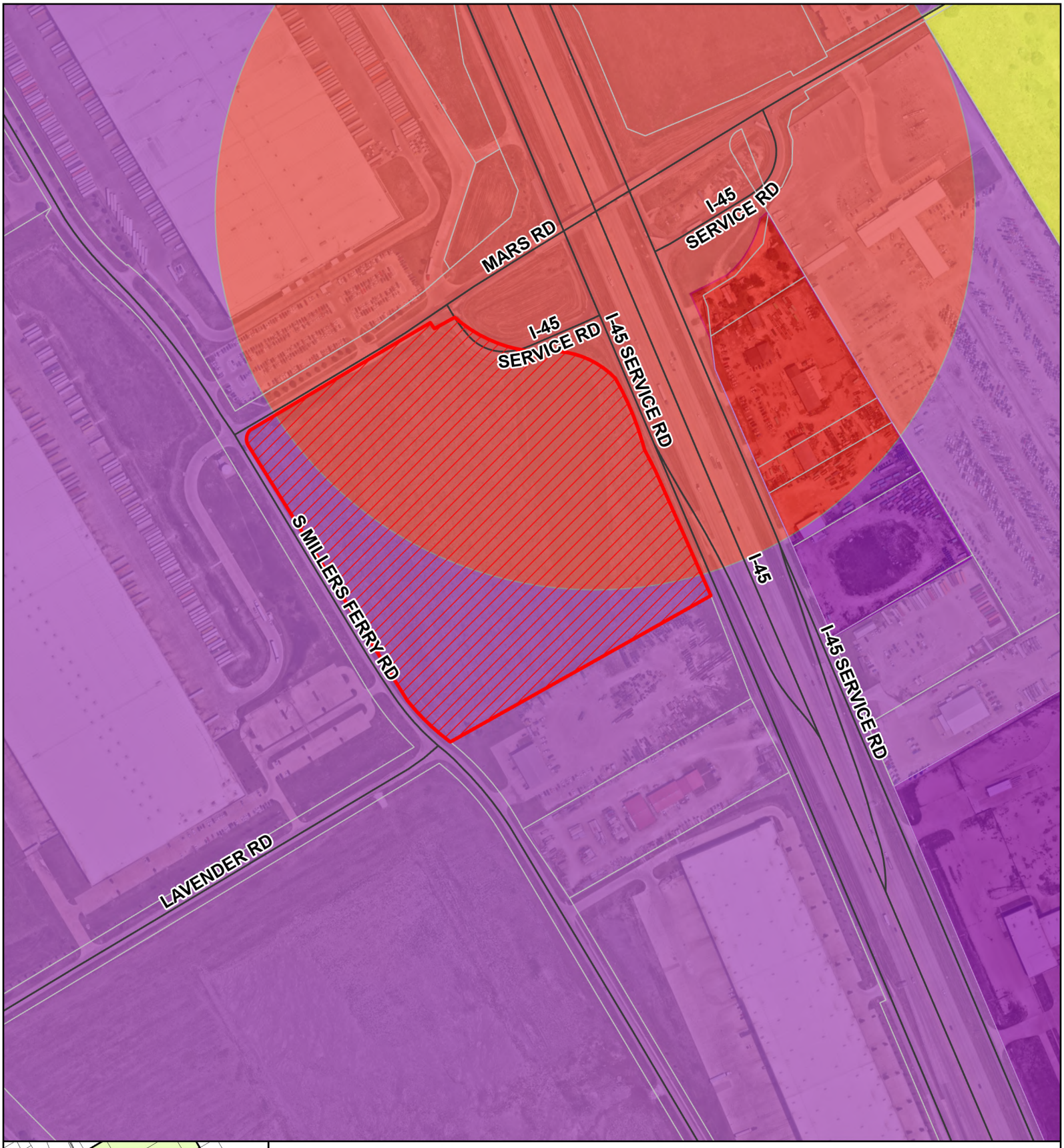
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- Dallas CAD Parcels

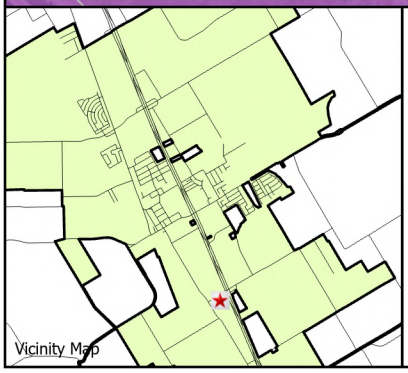
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City of Wilmer
Serving Our Community

Date: 09/08/2026



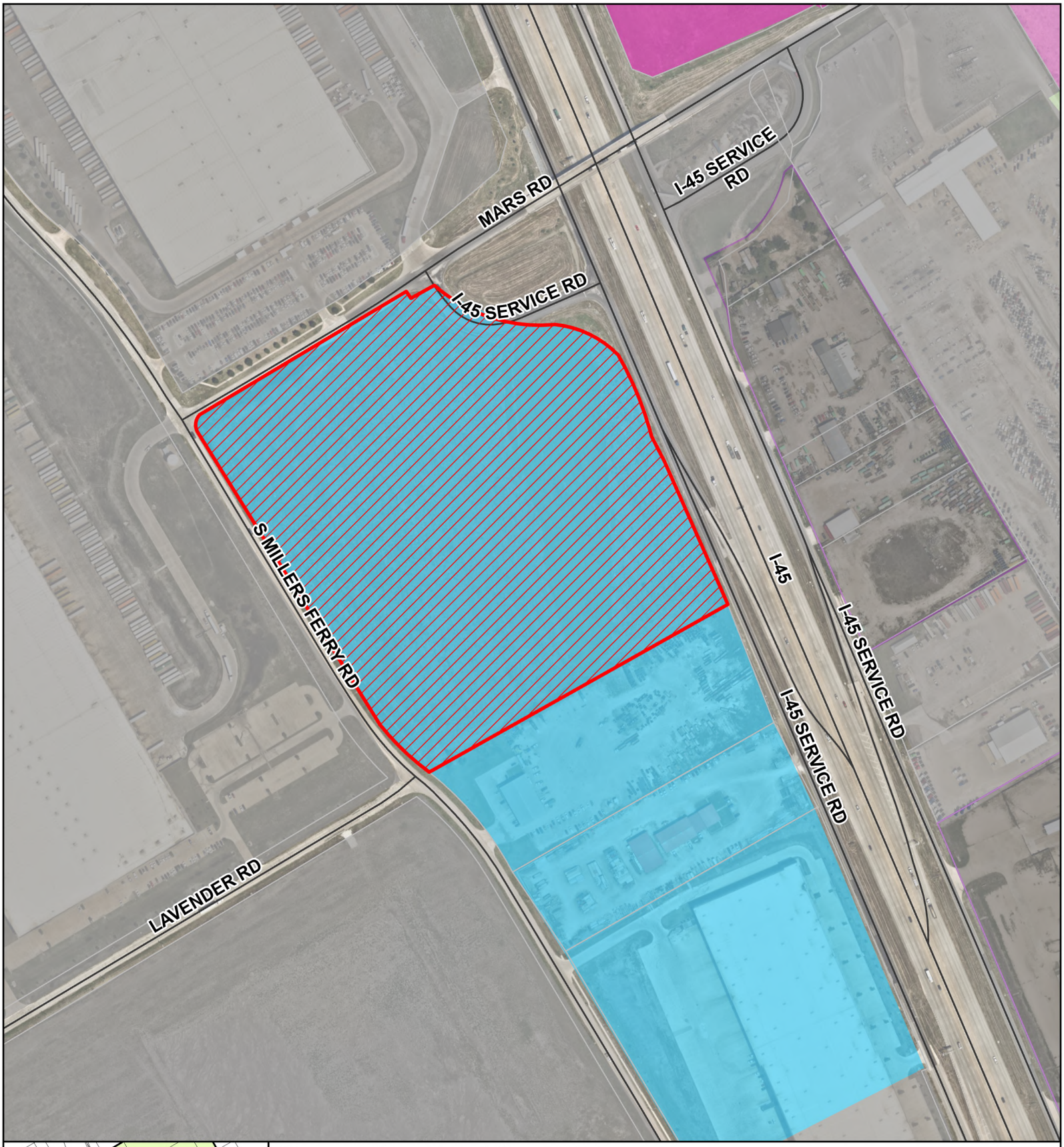


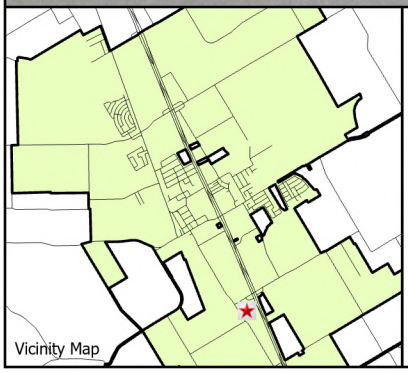
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City of Wilmer
Serving Our Community

Date: 09/08/2026





Comprehensive Plan Map

- City Limits
- Dallas CAD Parcels
- Streets

Comp Plan 24

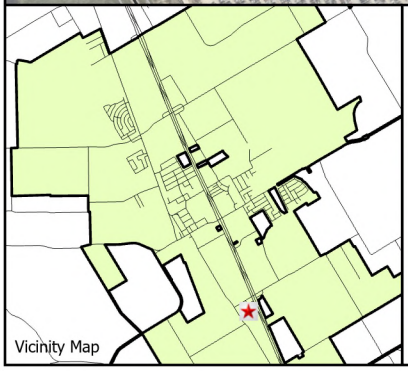
- Business Center
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- Corridor Commercial
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- Neighborhood Retail ETJ
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- Rural Estate ETJ
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- Rural Reserve ETJ
- Suburban Neighborhood
- Suburban Neighborhood ETJ
- Town Center
- Subject Property

City of Wilmer
Serving Our Community

Date: 09/08/2026



200' Notification Map



City Limits
Streets
Dallas CAD Parcels
Subject Property
200 Foot Notification Area
Notifications

City of Wilmer
Serving Our Community

Date: 09/08/2026

INTERSTATE HIGHWAY 45

S 37°05'06" E, 206.60'

S 23°07'06" E
40.00'

S 23°07'06" E, 648.80'

N 74°21'54" E
121.40'

S 63°27'12" W
67.61'

S 76°31'33" W
66.92'

N 84°12'42" W
66.92'

STATE OF TEXAS
CALLED 0.565 ACRES
VOL. 95048 PG. 1066
D.R.D.C.T.

67.41'

N 63°08'59" W

66.54'

N 45°21'24" W

67.51'

N 69°55'31" W

S 68°21'15" W, 151.31'

S 31°02'32" E
26.24'

57 TRAILER SPACES

12 SPACES

59 SPACES

20 SPACES

13 SPACES

15 SPACES

49 SPACES

26 SPACES

44 SPACES

BUILDING 1
438,515 SF
LOT 1
26.46 ACRES
CURRENT ZONING: NO ZONING (NZ)
PROPOSED ZONING: LIGHT INDUSTRIAL (I1)
PROPOSED USE:
INDUSTRIAL/ WAREHOUSE

TEXAS POWER & LIGHT EASEMENT
(UNDESCRIBED WIDTH)
VOL. 192 PG. 356

49 TRAILER SPACES

L=296.01'
ChB=N41°19'27"W
Ch=294.37'
Δ=20°52'44"
R=812.30'

N 30°52'52" W, 883.81'

N 59°47'54" E, 947.73'

DALPORT PHASE II
CALLED 89.969 ACRES
INST. NO. 201500102247
P.R.D.C.T.

MARS ROAD

N 58°54'00" E, 523.51'

MILLERS FERRY ROAD

LAVENDER ROAD

EAGLE 45, LLC
CALLED 7.151 ACRES
INST. NO. 202100046701
D.R.D.C.T.

PIRET (INLAND PORT) HOLDINGS, LLC
CALLED 84.713 ACRES
INST. NO. 20170023239?
D.R.D.C.T.

ZAGAM LLC
CALLED 81.275 ACRES
INST. NO. 202000355099
D.R.D.C.T.

GRAPHIC SCALE 1"=60'
0 60 120 180

PREPARED FOR:

JOHNSON DEVELOPMENT ASSOCIATES, INC.
100 Dunbar Street, Suite 400
Spartanburg, South Carolina 29306
864-585-2000

PREPARED BY:

GM civil
Engineering & Surveying
2559 SW Grapevine Pkwy, Grapevine, Texas 76051
817-329-4373
TxEng Firm # F-2944 | TxSurv Firm # 10021700

PRELIMINARY SITE PLAN
OF
JDA WILMER
BEING
26.46 ACRES
SITUATED IN THE
CITY OF WILMER,
DALLAS COUNTY, TEXAS
Date: July 2026

SHEET 1 OF 1

E:\Potential Projects\P-26042 Wilmer 26 Acres\PRELIM\Sheets\26042 - ZONING EXHIBIT.dwg

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Initial Planting



Mature Planting

CITY OF WILMER

Planning and Zoning Commission **7.**

Meeting Date: 09/24/2026

Submitted by: Laura Voltmann, Planner Consultant

Agenda Caption:

Conduct a public hearing and consider a recommendation to the City Council for approval of a Conditional Use Permit (CUP) for an Office/Warehouse/Showroom at the property located at 120 & 124 E. Belt Line Road, DCAD #54000500000340000 and #54000500000330000.

Background:

The site in question is zoned "C1" Commercial restricted and is currently vacant. The property owner is seeking a Conditional Use Permit for their business. The site is located just south of Belt Line within the designated town center. To the north, east, and west are properties zoned "C1" Commercial Restricted. The north side of Belt Line is residential, with two homes facing the lots in question. To the west is a narrow "paper" alley separating this property from a small food stand and parking lot. On the east side sits First Baptist Church of Wilmer. The property to the south has been rezoned to "I1" Light Industrial. While no current development proposal is in place for this adjacent property, the city has seen applications for a couple of different industrial users for this site. Additionally, a narrow right-of-way (Ferris Street) separates this property from the neighbors to the south.

Ruiz Stone is a company specializing in the fabrication and installation of granite, marble, and quartz countertops. Their operation consists of a fabrication shop equipped with specialized tools and staffed by skilled craftspeople who produce finished products for use in both residential and commercial buildings. Their proposed vision for the project is to develop a comprehensive facility that houses three (3) main areas. The fabrication shop, which is enclosed, will provide a safe space to work with the stone. The building is designed with a water recycler and air compressor. A portion of the building will be retained for storage of materials. Finally, an accessible retail space where customers will select materials and work with sales representatives.

The proposed landscaping includes seven (7) required Cedar Elm trees. Fencing is requested along the side and rear lot lines. The fencing located between the proposed building and the church is solid wood, which will help screen the side/rear of the building. Along the Belt Line frontage and the west property line, a decorative iron fence will delineate the property lines. The fence in the front yard along Belt Line must conform to visibility and sight-line requirements and be a minimum of 50% open.

Operational Considerations:

The purpose of this request is to consider a Conditional Use Permit for an office/warehouse/showroom.
Staff recommends adoption of the architectural standards established in section 13A of the Zoning Ordinance, Highway Corridor Overlay. While this location is not along I-45, it is located on the commercial spine of the city. Extending architectural standards along this corridor reinforces the Town Center concept established in the Picture Wilmer Comprehensive Plan.

Public Information Considerations:

Staff notified property owners within 200 feet and published a notice in the Ellis County Press on September 10, 2026. There have been zero replies received in response.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend approval of the CUP, with or without stipulations.
2. The Planning and Zoning Commission may recommend denial of the CUP, as presented.

Recommendation:

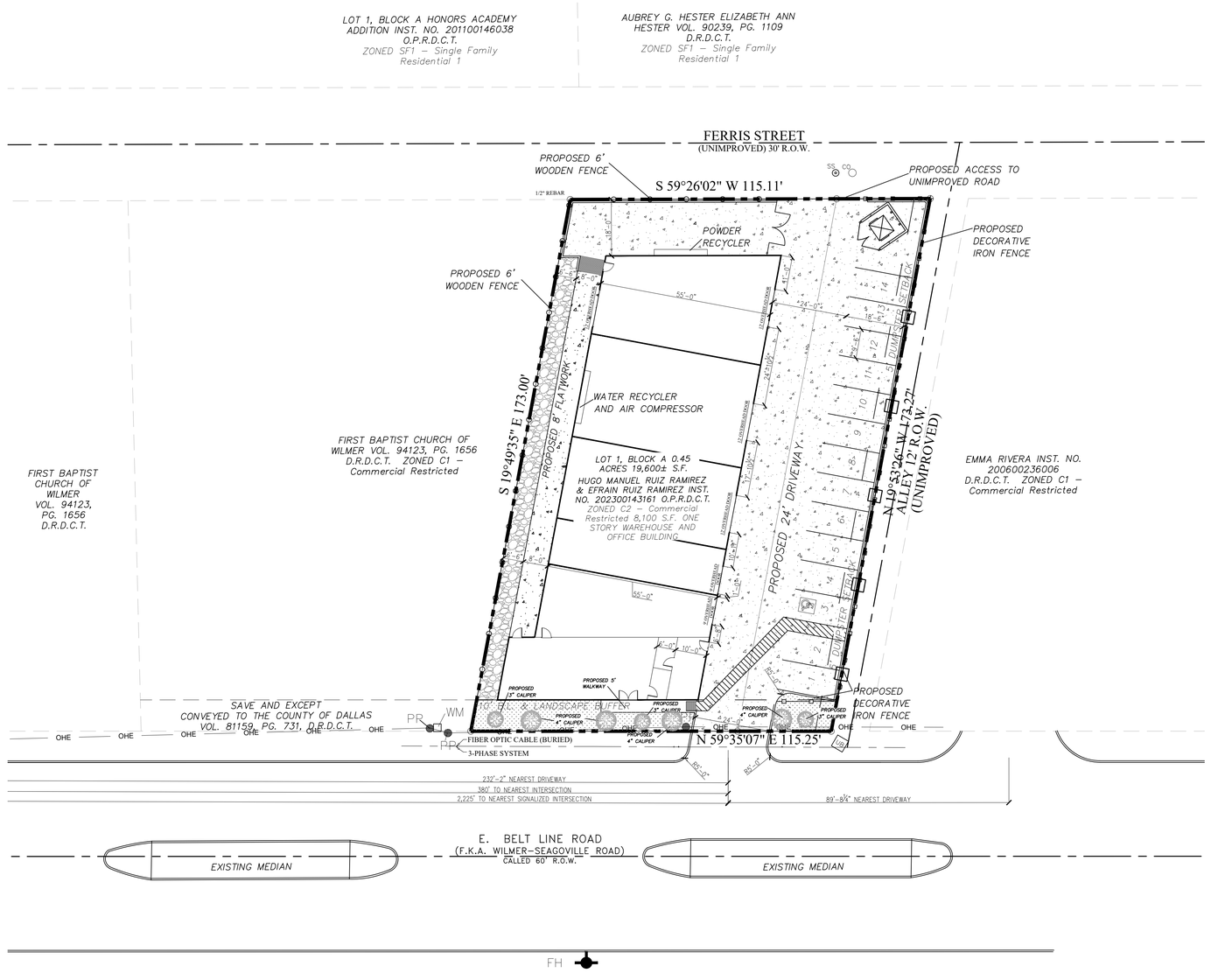
Staff recommends approval of the CUP with the stipulation that the building meet the architectural and site standards outlined in the Highway Corridor overlay.

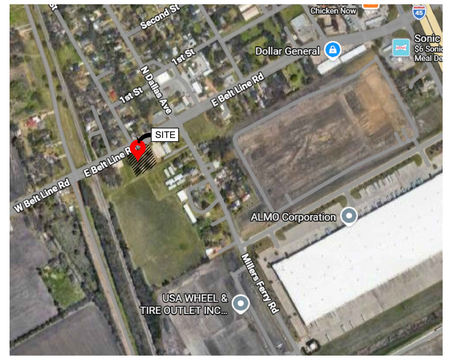
Attachments

Site and Landscape Plan

Notification Table

Map Packet





N

VICINITY MAP SCALE :NTS

-250' 0' 500' 1000' 1500'

LEGEND

EXISTING SANITARY SEWER MANHOLE	SS	500	EXISTING CONTOURS
EXISTING STORM SEWER MANHOLE	MH	500	PROPOSED CONTOURS
EXISTING CLEAN OUT	CO	SS	PROPOSED SANITARY SEWER PIPE 1" PVC SCH 40 PIPING
EXISTING FIRE HYDRANT	FH		
EXISTING POWER POLE	PP	E_SS	EXISTING SANITARY SEWER PIPE
EXISTING TELEPHONE BOX	TB	W	PROPOSED WATER LINE
EXISTING UTILITY BOX	UB	E_W	EXISTING WATER LINE
EXISTING WATER METER	WM	OHE	PROPOSED POWER LINE OVERHEAD
EXISTING SHUT OFF VALVE	SV	E_E	EXISTING POWER LINE
VAN ACCESSIBLE HANDICAP PARKING		T	PROPOSED TELEPHONE LINE
SIGN LOCATION		E_T	EXISTING TELEPHONE LINE
CONDENSING DRAIN		STS	PROPOSED STORM SEWER PIPE
DRAINAGE & UTILITY EASEMENT	DE/UE	E_STS	EXISTING STORM SEWER PIPE
DRAINAGE FLOW ARROW		GW	PROPOSED GUY WIRE
ELECTRICAL METER	EM	G G	PROPOSED GAS LINE
GAS METER	GM	OHEL	OVERHEAD ELECTRICAL LINE
SOD GRASS			PROPOSED UNDERGROUND ELECTRICAL CONDUIT
CONCRETE			
ADA WALKWAY			PROPERTY LINE AND NODES
ADA RAMP			BUILDING LINE/SETBACK
		X	PROPOSED FENCE
			6" CURB
			CARPORT OVERHANG

GENERAL NOTES

SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, MASONRY OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.

MECHANICAL EQUIPMENT, LOADING BAYS, AND DUMPSTERS IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES

LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN THE CONFORMANCE WITH THE PERFORMANCE STANDARDS OF THE CITY OF WILMER ZONING ORDINANCE

01 CONCEPTUAL SITE PLAN

SCALE: 1" = 10'-0"

PROJECT SITE SUMMARY:

TOTAL LOT AREA					30,000 S.F. (0.688 ACRES)
QTY	BLDG. TYPE	STORY	AREA BLDG (S.F.)	BLDG HEIGHT (FT.)	TOTAL AREA (S.F.)
1	OFFICE	1	1,219	25	966
1	WAREHOUSE	1	6,822	25	7,920
					8,043

PARKING SUMMARY		
WAREHOUSE	0.80 SPACES PER EMPLOYEE ON SHIFT	5
OFFICE SPACE	0.80 SPACES PER EMPLOYEE ON SHIFT	5
TOTAL REQUIRED		10
PARKING PROVIDED		14

TOTAL LOT SF: 30,000
TOTAL LOT ACRAGE: 0.688
TOTAL BLDG COVERAGE SF: 8,043
TOTAL BUILDING %: 26.80%
TOTAL IMPERVIOUS COVERAGE SF:17,249
TOTAL IMPERVIOUS COVERAGE %: 57.5%
ZONING: COMMERCIAL ZONING (C2)
LANDSCAPE REQUIRED: **%
LANDSCAPE SF REQUIRED: **,***
TOTAL LANDSCAPE AREA PROVIDED IN SF: 1,375
TOTAL LANDSCAPE AREA %: 4.6%

DESIGN STUDIO/ APPLICANT
DESIGN AND DRAFTING GROUP SERVICES
WWW.DDSG.US SERVICES@DDSG.US
PH: 469-999-0800 PH: 214-966-0550
123 W. MAIN ST., SUITE #120
GRAND PRAIRIE TX. 75050

OWNER'S CONTACT:
HUGO MANUEL RUIZ
PH: 214-486-9194
EM: alfaro326@gmail.com
ADDRESS: 1703 MARFA AVE, DALLAS TX. 75216

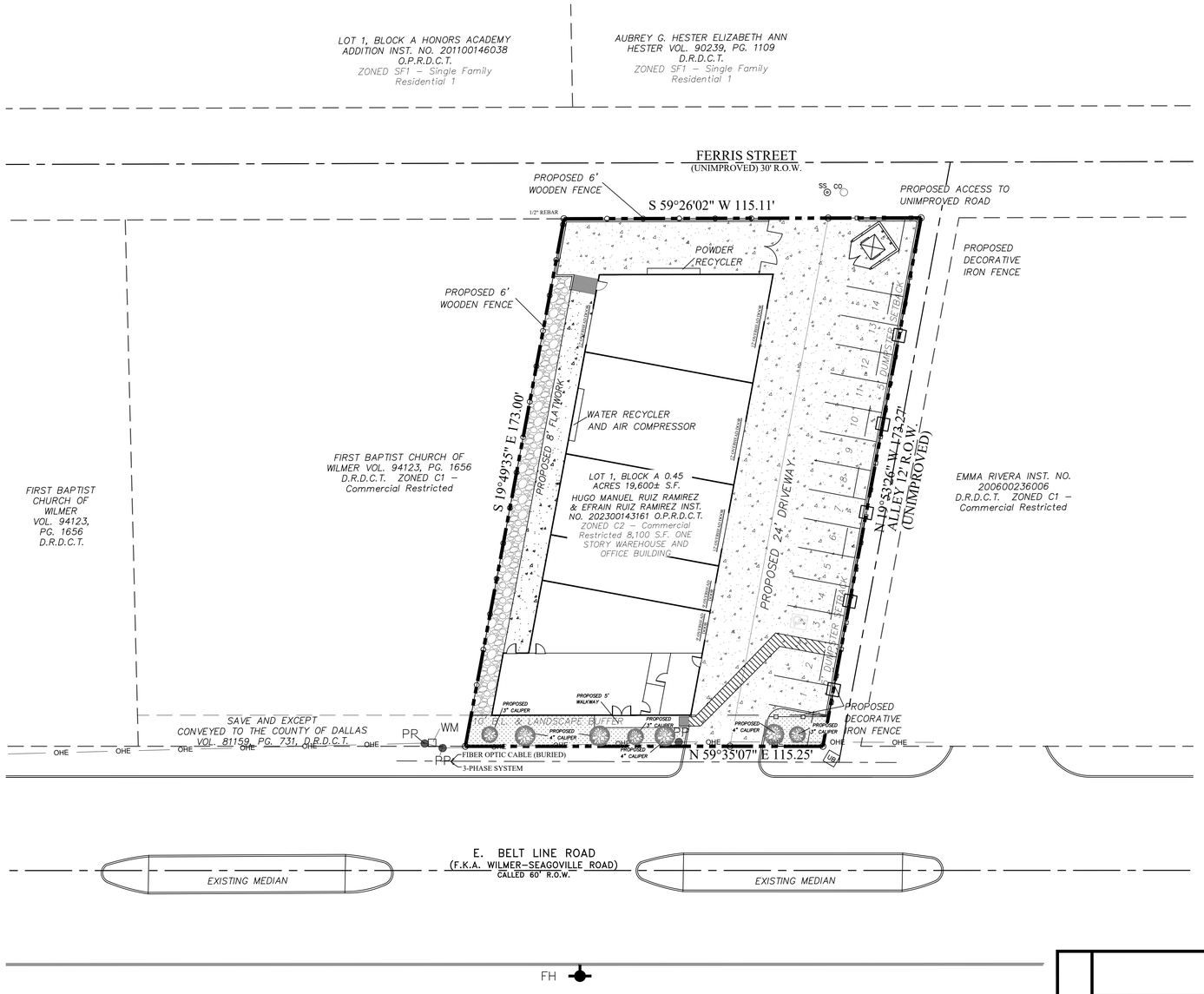
PROJECT ADDRESS:
PROPOSED -1 STORY WAREHOUSE AND OFFICE BUILDING
120 & 124 E. BELTLINE RD.
LOT 1, BLOCK A - BELT LINE ADDITION

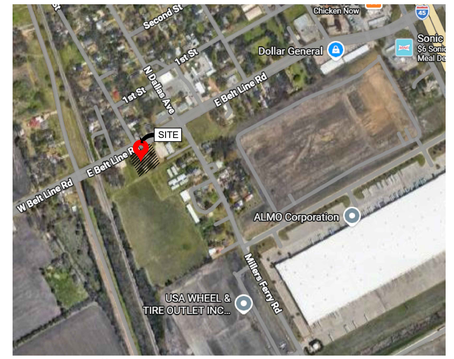
PROJECT/SITE INFO	
GROSS ACRE,: 0.45 ACRE.	
CITY	WILMER
COUNTY	DALLAS
STATE	TX
ISSUE DATE	06/01/2026

REVISIONS		
DATE	REV.NO.	DESCRIPTION

DRAWING TITLE: SITE PLAN

DRAWING NUMBER: C1





N

VICINITY MAP SCALE :NTS

-250' 0' 500' 1000' 1500'

01 LANDSCAPE PLAN

SCALE: 1" = 10'-0"

LANDSCAPE CALCULATIONS:

SITE DATA	
SITE AREA: 0.688 ACRES	30,000 SQ.FT.
PARKING AREA: 8,769 SQ.FT.	
AREA CALCULATIONS	
**% OF SITE IS REQUIRED TO BE LANDSCAPE AREA:	*** SQ.FT.
LANDSCAPE AREA PROVIDED:	2,062 SQ.FT.
BUILDING AREA:	8,886 SQ.FT.
LANDSCAPE PLANTING	
TREES REQUIRED AT FRONT: (1) 4" CAL PER 30'	4 TREES
TREES PROVIDED AT FRONT:	4 TREES
TREES REQUIRED AT FRONT: (1) 3" CAL PER 50'	3 TREES
TREES PROVIDED AT FRONT:	3 TREES
TOTAL TREES REQUIRED:	7 CEDAR ELM TREES
TOTAL TREES PROVIDED:	7 CEDAR ELM TREES

LEGEND

PLANT LEGEND

ID	SYMBOL	COMMON NAME	BOTANIC NAME	SIZE	QTY	SPACING
DJ		DWARF JAPENSE HOLLY	LLEX CORNUTA ROTUNDA	5 GALLON	0	PER PLANT
SE		SILVERBERRY	ELEAGNUS X EBBENGEI	5 GALLON	0	PER PLANT
CE		CEDAR ELM	ULMUS CRASSIFOLIA	3-INCH CAL	3	PER 50'
SBG		SOLID BERMUDA GRASS	CYNODON DACTYLON	SOD	2,062 S.F.	N/A
CE		CEDAR ELM	ULMUS CRASSIFOLIA	4-INCH CAL	4	PER 30'

DDS GROUP
WWW.DDSG.US

DESIGN STUDIO/ APPLICANT
DESIGN AND DRAFTING GROUP SERVICES
WWW.DDSG.US SERVICES@DDSG.US
PH: 469-999-0800 PH: 214-966-0550
123 W. MAIN ST., SUITE #120
GRAND PRAIRIE TX. 75050

OWNER'S CONTACT:
HUGO MANUEL RUIZ
PH: 214-486-9194
EM: alfaro326@gmail.com
ADDRESS: 1703 MARFA AVE,
DALLAS TX. 75216

PROJECT ADDRESS:

PROPOSED -1 STORY WAREHOUSE AND OFFICE BUILDING

120 & 124 E. BELTLINE RD.
LOT 1, BLOCK A - BELT LINE ADDITION

PROJECT/SITE INFO	
GROSS ACRE,: 0.45 ACRE.	
CITY	WILMER
COUNTY	DALLAS
STATE	TX
ISSUE DATE	
06/01/2026	

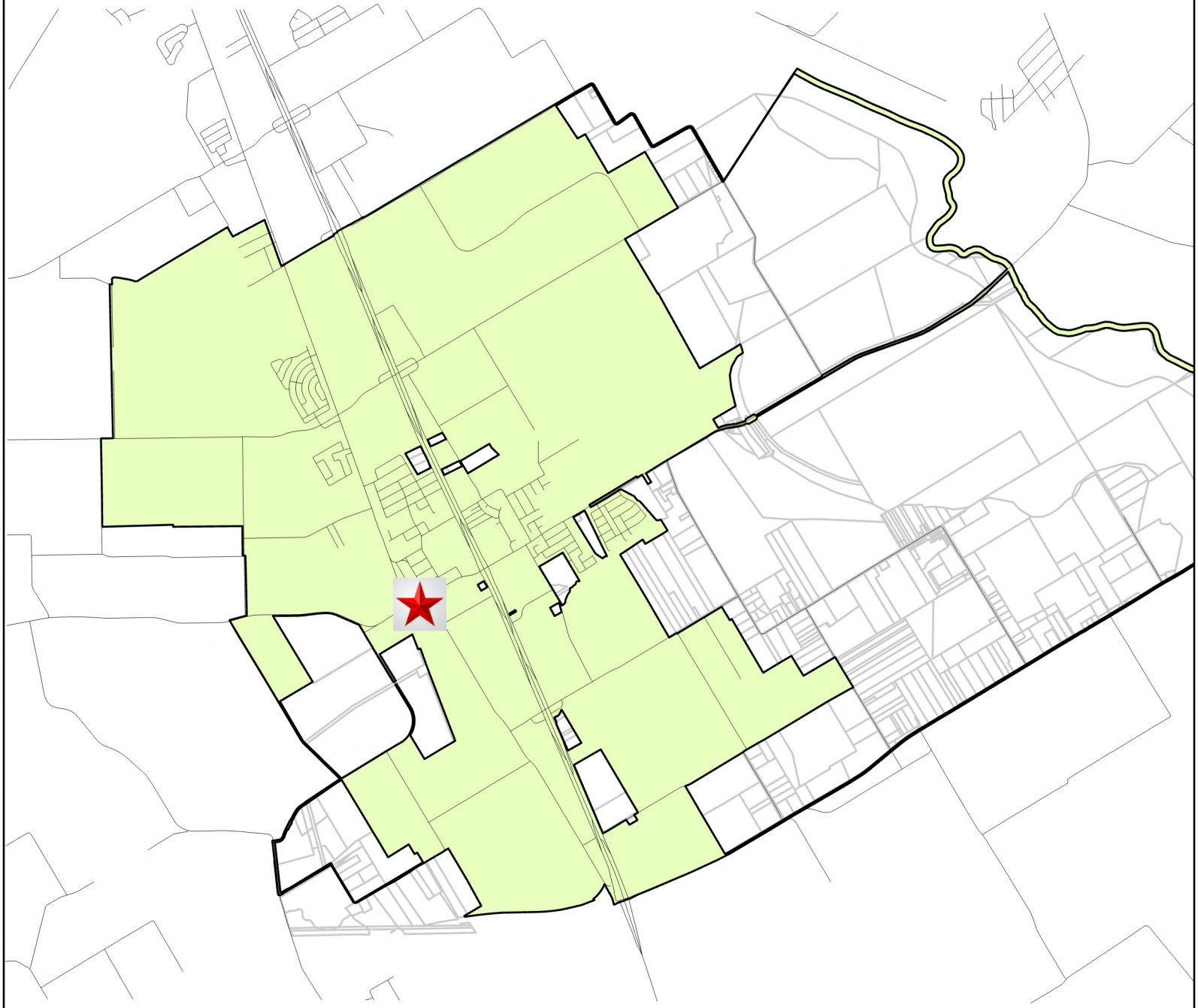
REVISIONS		
DATE	REV.NO.	DESCRIPTION

DRAWING TITLE
LANDSCAPE PLAN

DRAWING NUMBER
C2

DCAD Account #	Owner Name	Owner Address	Owner City
54000500000310000	BOLING CORY J & HENRIE JULIANNE L	3215 OAK TRAIL DR	ROWLETT
54005500040190200	CHAVEZ RAMIRO & HERNANDEZ PERLA	133 E BELTLINE RD	WILMER
54000500000200000	CHAVEZ RAMIRO & HERNANDEZ PERLA	121 E BELTLINE RD	WILMER
54005500040210000	CHITKARA COMMERCIAL REAL ESTATE	714 INGLENOOK CT	COPPELL
54000500000210000	CITY OF WILMER	128 N DALLAS AVE	WILMER
54000500000360000	FIRST BAPTIST CHURCH	144 E BELTLINE RD	WILMER
54000500000350000	FIRST BAPTIST CHURCH OF WILMER	PO BOX 38	WILMER
54005500040220000	HERNANDEZ SILVANO G	143 E BELTLINE RD	WILMER
54000500000370000	HESTER AUBREY	219 S DALLAS AVE	WILMER
65050539010160000	HESTER AUBREY & ELIZABETH ANN	219 S DALLAS AVE	WILMER
54000500000220000	MONTES MARIA D A C	107 E BELT LINE RD	WILMER
54000500000330000	RAMIREZ HUGO MANUEL & RAMIREZ EFRAIN	120 E BELTLINE RD UNIT 120	WILMER
54000500000320000	RIVERA EMMA	101 DOVE AVE	RED OAK
54UNPACIFICRR0000	UNION PACIFIC RAILROAD	1400 DOUGLAS ST STOP 1640	OMAHA
540052100A0010000	WILMER ECONOMIC DEVELOPMENT	128 N DALLAS AVE	WILMER

Owner State	Owner Zip5	Site Address
TX	75088	106 W BELT LINE RD
TX	75172	133 E BELT LINE RD
TX	75172	121 E BELT LINE RD
TX	75019	101 N DALLAS AVE
TX	75172	105 SIMMONS CIR
TX	75172	144 E BELT LINE RD
TX	75172	128 E BELT LINE RD
TX	75172	143 E BELT LINE RD
TX	75172	110 FERRIS ST
TX	75172	200 FERRIS ST
TX	75172	107 E BELT LINE RD
TX	75172	124 E BELT LINE RD
TX	75154	112 W BELT LINE RD
NE	68179	3701 S INTERSTATE 45
TX	75172	211 S DALLAS AVE



City Limits
Streets
Parcels

Vicinity Map

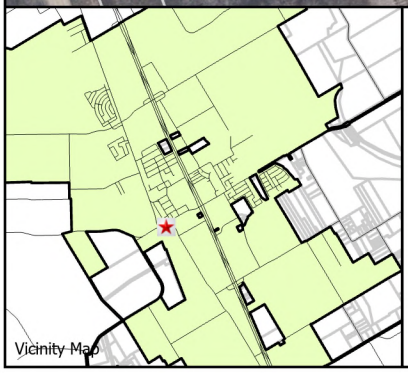
N
W E
S

0 0.8 1.6 Miles

City of Wilmer
Serving Our Community

Date: 05/01/2026





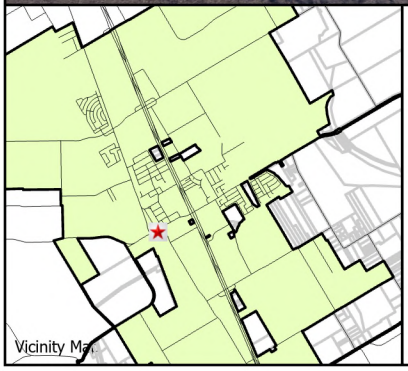
Site Location Map

City Limits
Streets
Parcels
Subject Property

City of Wilmer
Serving Our Community

Date: 05/01/2026



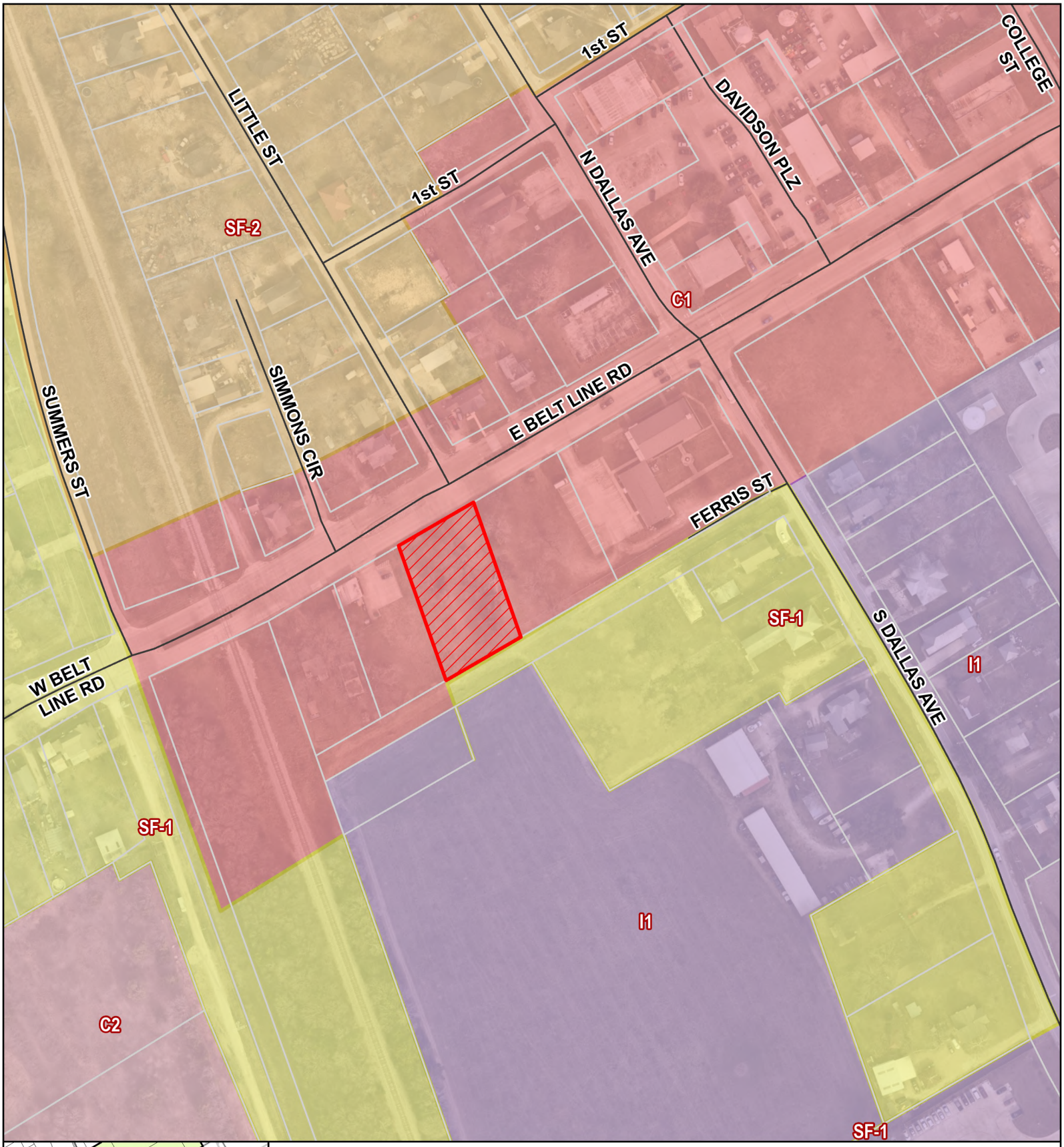


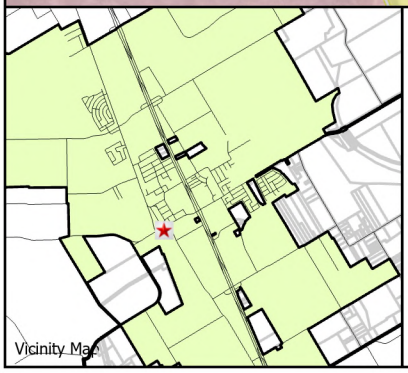
Area Location Map

- City Limits
- Streets
- Parcels
- Subject Property

City of Wilmer
Serving Our Community

Date: 05/01/2026





Zoning Map

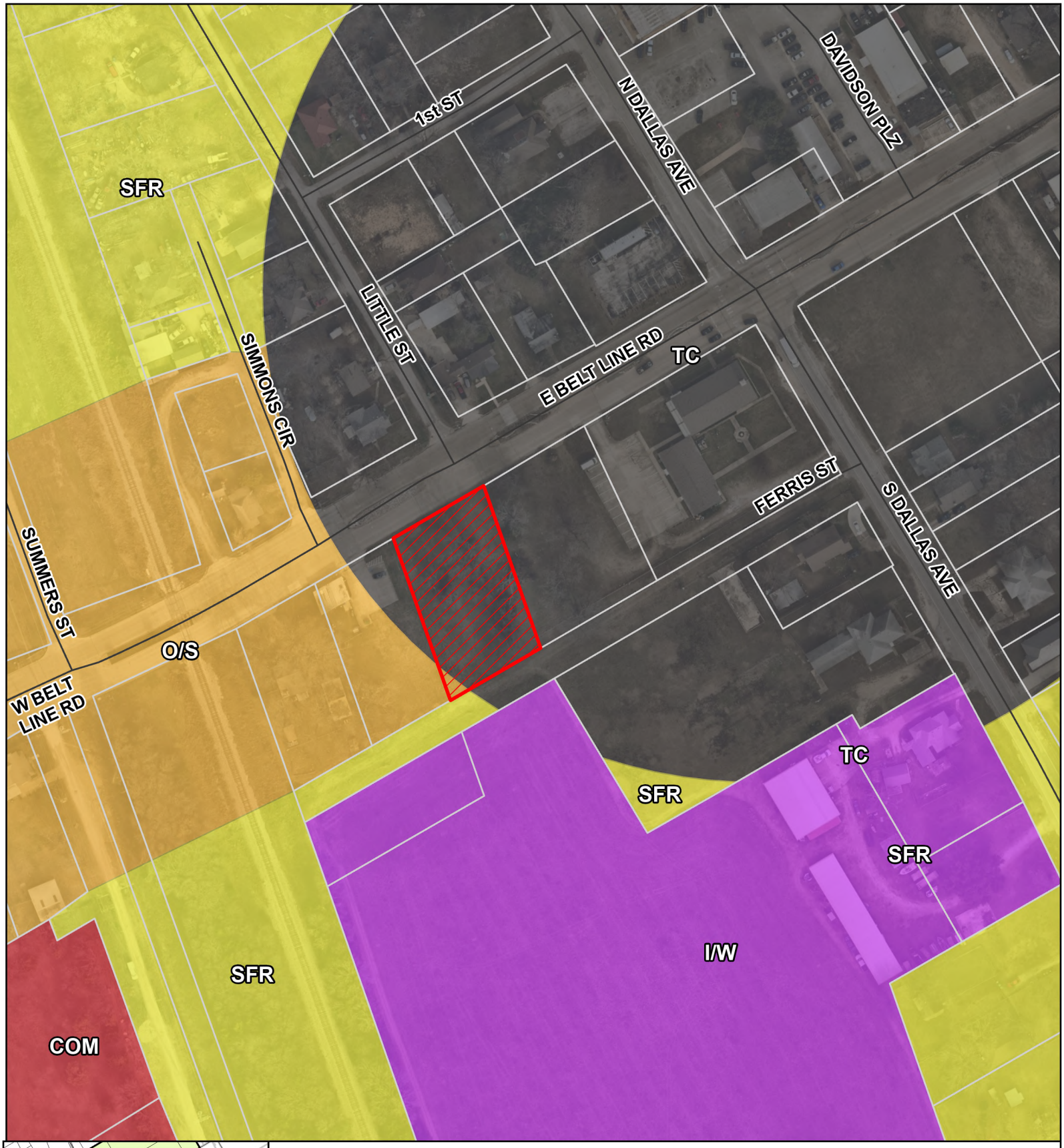
City Limits
Streets
Parcels

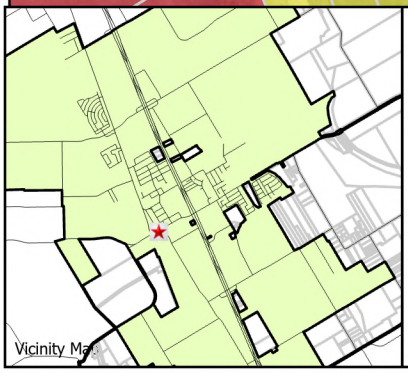
Zoning Districts

C1 (Commercial Restricted)
C2 (General Commercial)
I1 (Light Industrial)
I2 (Heavy Industrial)
MF (Multi-Family Residential)
MH (Manufactured Home)
PD (Planned Development)
SF-1 (Single Family Residential 1)
SF-2 (Single Family Residential 2)
NZ (No Zoning)
OS (Open Space)
Subject Property

City of Wilmer
Serving Our Community

Date: 05/01/2026





Future Land Use Map - FLUM CODE - TC

- Streets
- Parcels
- City Limits

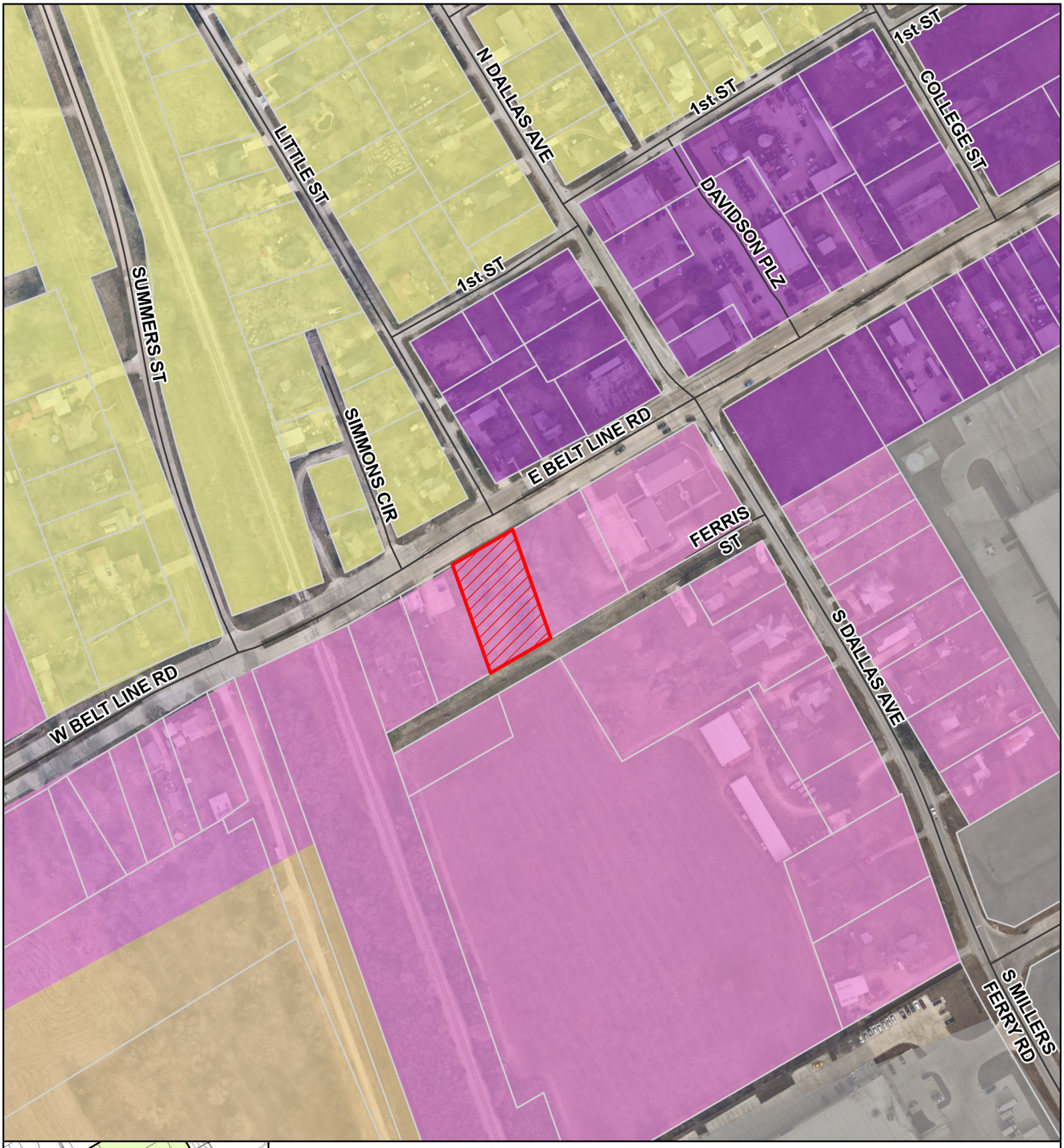
FLUP

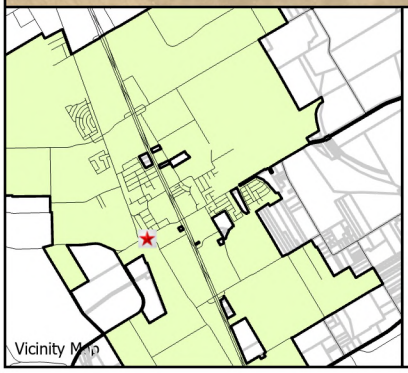
Land Use Code

- COM (Commercial)
- TC
- I/W (Industrial/ Warehouse)
- MFR (Multi-Family Residential)
- O/S (Office/Services)
- P/O (Parks/Open Spaces)
- PUB (Public)
- SFR (Single Family Residential)
- TC
- Subject Property

City of Wilmer
Serving Our Community

Date: 05/01/2026





Comprehensive Plan Map

City Limits
Streets
Parcels

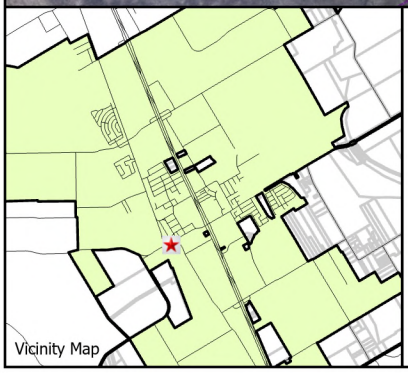
Comp Plan 24

- Business Center
- Civic/Institutional
- Corridor Commercial
- Corridor Commercial ETJ
- Industrial
- Industrial ETJ
- Lifestyle Housing
- Lifestyle Housing ETJ
- Neighborhood Retail
- Neighborhood Retail ETJ
- Park
- Rural Estate
- Rural Estate ETJ
- Rural Reserve
- Rural Reserve ETJ
- Suburban Neighborhood
- Suburban Neighborhood ETJ
- Town Center
- Subject Property

City of Wilmer
Serving Our Community

Date: 05/01/2026





200' Notification Map

- City Limits
- Streets
- Parcels
- Subject Property
- 200 Foot Notification Area
- Notifications

City of Wilmer
Serving Our Community

Date: 05/01/2026

CITY OF WILMER

Planning and Zoning Commission **8.**

Meeting Date: 09/24/2026

Submitted by: Laura Voltmann, Planner Consultant

Agenda Caption:

Conduct a public hearing and consider a recommendation to the City Council for approval of a Conditional Use Permit (CUP) for a convenience store with gasoline sales for the property at the north-east corner of I-45 and Belt Line Road, DCAD #65161206510280000 and #65161206510330000.

Background:

This property is currently vacant. It is the only undeveloped corner of this intersection. All other corners similarly have fuel sales and stores. The other three corners have restaurants incorporated into the convenience store, and one has diesel sales for trucks. By contrast, this proposed convenience store is targeted to passenger vehicles. No proposed fuel pumps or canopy designed to accommodate semi-trucks.
The proposed store faces Belt Line. Access to the site is constrained by the current configuration of the intersection. The applicant proposes construction of an access drive that runs parallel to Belt Line, providing additional maneuvering room for customers to access the site. The remainder of the site will be reserved for commercial development. Additional traffic accommodations may be necessary. Prior to any permit issuance on the site, engineering will review a traffic study and determine any needed improvements.

Operational Considerations:

The purpose of this request is to secure a Conditional Use Permit for a Convenience Store with Gasoline Sales.

Public Information Considerations:

This item is being considered at a meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend approval of the CUP, with or without modifications.
2. The Planning and Zoning Commission may recommend denial of the CUP as presented.

Recommendation:

Staff recommends approval of the request.

Attachments

Site and Landscape Plan
Building Facades and Elevations
Project Prospective
Map Packet
Notification Table

TRIPLE A OIL CO INC
C A WARFIELD ABST 1612
PG 065

ZONING = C-2
LAND USE: VACANT LAND

QT LOT
ZONING = C-1/C-2
98,858.61 SQ. FT.
2.269 ACRES

PROP. TRASH ENCLOSURE

343.56'
S59°57'46"W

HIGH RISE POLE SIGN

CONNECT TO EXISTING SANITARY SEWER LINE

S31°04'19"E
206.07'

EX. 6' UTILITY EASEMENT

PROP. 1.5" IRRIGATION SERVICE

PROP. 2" DOMESTIC WATER SERVICE

COVERED BOLLARD

AIR STATION

ADA PARKING W/ VAN ACCESSIBLE STALL

TELE/ELEC CONDUITS

ESO (RE: FUEL)

ESO (RE: FUEL)

ADA MPD'S

CANOPY

IDCP-E30PR-CC

UNDERGROUND STORAGE TANKS (RE: FUEL)

TANK EXCAVATION AREA (WATCO (STEEL) TANKS)

20' LANDSCAPE SETBACK

10' LANDSCAPE SETBACK

S73°53'31"E
134.59'

N59°57'46"E
228.59'

381.09'

PROP. MONUMENT SIGN

SIGN TO REMAIN

EX. TRAFFIC SIGNAL POLE

I-45 FRONTAGE RD (NB)

EAST BELT LINE ROAD

24' FIRE LANE

LANDSCAPE ISLAND, TYP.

FFE=464.00

G4
P-126
STORE NO.: 1971
6,445 S.F.
BLDG. HT.: 20'-0"

BOLLARDS

ADA DINING TABLE

ADA SIGNAGE

DINING TABLE

EMERGENCY EXIT ONLY

WALK UP WINDOW

ICE KIOSK

RP DIVERSE PROPERTIES
C A WARFIELD ABST 1612 PG 065
TR 41

ZONING = C-2
LAND USE: VACANT LAND

N30°02'14"W
303.09'

PROPOSED DRIVEWAY BY OTHERS

TRIGAZ INC
TRI GAZ
BLOCK A, LOT 1

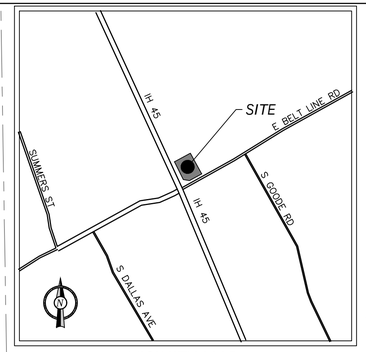
ZONING = C-1
LAND USE: FUEL STATION

DALLAS ISD
C A WARFIELD ABST 1612 PG 065
TR 12

ZONING = C-1
LAND USE: CONVENIENCE STORE

VICINITY MAP

(NOT TO SCALE)



SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

SITE DATA TABLE

EXISTING ZONING	C–1 & C–2
PROPOSED USE	CONVENIENCE STORE & FUEL STATION
BUILDING AREA	6,445 SF
BUILDING HEIGHT	20'–0"
LOT COVERAGE	78.20%
FLOOR AREA RATIO	0.065
IMPERVIOUS AREA	77,305 SF
PARKING REQUIRED	26 SPACES
PARKING PROVIDED	46 SPACES
HANDICAP REQUIRED	2 SPACES INCLUDING 1 VAN ACCESSIBLE
HANDICAP PROVIDED	2 SPACES INCLUDING 1 VAN

SITE PLAN NOTES

1. SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.
2. MECHANICAL EQUIPMENT, LOADING BAYS, AND DUMPSTERS IN NON–RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT–OF–WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
3. LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH THE PERFORMANCE STANDARDS OF THE CITY OF WILMER ZONING ORDINANCE
4. NO TREES ON SITE.
5. NO FLOODPLAIN ON SITE.

30 15 0 30 60

SITE PLAN

QUIKTRIP 1971 ADDITION

LOT 1, BLOCK 1
98,858 SQ. FT. / 2.269 ACRES
CITY OF WILMER
DALLAS COUNTY, TEXAS

SUBMITTAL DATE: 8/25/2026
SUBMITTAL NO. 1

ENGINEER OF RECORD:

WESTWOOD PROFESSIONAL SERVICES
JONATHAN SCHINDLER, P.E.
9800 HILLWOOD PKWY, SUITE 250
FORT WORTH, TX 76177
TEL: 817-562-3350

PROPERTY OWNER:

TRIPLE A OIL CO INC
12342 INWOOD RD
DALLAS, TX 75244

PRELIMINARY
-FOR REVIEW ONLY-

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JONATHAN E. SCHINDLER (TYPE OR PRINT NAME) 108864 (PE #) 08/25/2026 (DATE)

PROJECT NO.: 0069294.18

Westwood
Westwood Professional Services, Inc.
9800 HILLWOOD PKWY, SUITE 250
FORT WORTH, TX 76177
T: 817.562.3350
F: 888.937.5150
westwoodps.com
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

QuikTrip No. 1971

I-45 FRONTAGE RD AND EAST BELT LINE ROAD
WILMER, TEXAS, USA

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PROTOTYPE:	P-126
DIVISION:	08
VERSION:	001
DESIGNED BY:	SB
DRAWN BY:	SB
REVIEWED BY:	JES

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE:

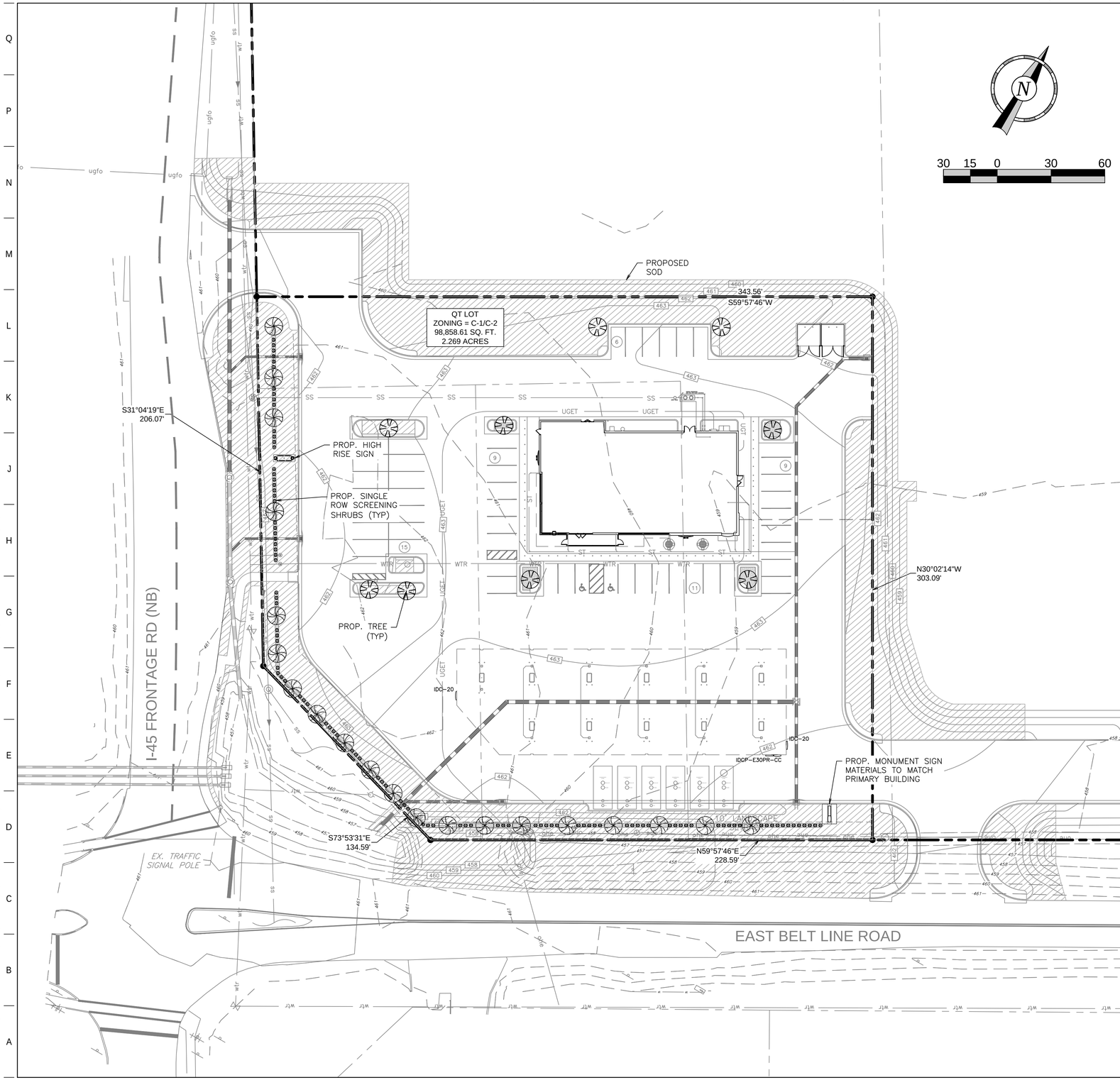
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PRELIMINARY SITE PLAN

SHEET NUMBER:

1

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Landscape Schedule

USE	SYMBOL	COMMON NAME / *Botanical Name*	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS	⊙	NEEDLE POINT HOLLY *Ilex Cornuta "Needle Point"*	HEIGHT/SPREAD RATIO = 3:2 24"ø X 16" HT MIN	114	
FRONTAGE TREES		CHINESE PISTACHE *Pistacia Chinensis*	2" CALIPER 8' HT	9	
		SHUMMARD RED OAK *Quercus Shummardii (SOUTHERN VARIETY)*	2" CALIPER 8' HT	20	
MISC		TIFWAY 419 BERMUDA SOD		47,334 S.F.	
		MULCH		1,300 S.F.	

LANDSCAPE REQUIREMENTS

1. 20' LANDSCAPE SETBACK ALONG FRONTAGES ALONG I-45	1. PROVIDED 20' LANDSCAPE SETBACK
2. 10' LANDSCAPE SETBACK ALONG FRONTAGES ALONG BELTLINE RD.	2. PROVIDED 10' LANDSCAPE SETBACK
3. ONE (1) LARGE TREE REQUIRED FOR EVERY THIRTY FEET (30') OF FRONTAGE.	3. PROVIDED I-45 FRONTAGE = 340.66 LF 340.66 LF / 30 LF = 11.35 ≈ 12 E BELT LINE RD. 228.59 LF 228.59 LF / 30 LF = 7.62 ≈ 8
4. CONTINUOUS ROW OF SCREENING SHRUBS OR LANDSCAPE BERMS SHALL BE PLACED ALONG THE HIGHWAY RIGHT-OF-WAY OR FRONTAGE ROAD ADJACENT TO THE BUILDING	4. PROVIDED SCREENING SHRUBS ALONG FRONTAGE.
5. ALL SITE PLANS REQUIRING MORE THAN TWELVE (12) PARKING SPACES SHALL BE LANDSCAPED AS FOLLOWS: ALL MAIN ENTRANCES TO PARKING AREAS FROM A THOROUGHFARE SHALL HAVE LANDSCAPED TREATMENTS USING TWO (2) OR MORE OF THE FOLLOWING: •FLOWERING SHRUBS OR TREES •SEASONAL COLOR BEDS •ROCK, BOULDERS, MASONRY PAVERS OR OTHER DECORATIVE MATERIALS •DECORATIVE RETAINING WALLS OR WROUGHT IRON FENCING •MONUMENT SIGNS •SCULPTURAL ARTWORK • FOUNTAINS	5. OPTIONS PROVIDED BELOW •FLOWERING SHRUBS OR TREES •MONUMENT SIGNS
6. ALL ISLANDS WITHIN A PARKING LOT SHALL HAVE A MINIMUM OF ONE LARGE SHADE TREE	6. PROVIDED ONE LARGE SHADE TREE IN ALL ISLANDS
7. NO PARKING SPACE SHALL BE LOCATED FURTHER THAN SIXTY FEET (60') FROM A LANDSCAPED AREA.	7. PROVIDED.
8. ALL PARKING LOTS SHALL HAVE A MINIMUM OF A FIVE-FOOT (5') WIDE LANDSCAPE BUFFER ON THE PERIMETER OF SIDE OR REAR PROPERTY LINES NOT ADJACENT TO A STREET.	8. PROVIDED.
9. LANDSCAPE AREA PROVIDED:	9. 21554 SQ. FT. / 21.80%

LANDSCAPE PLAN

QUIKTRIP 1971 ADDITION

LOT 1, BLOCK 1
98,858 SQ. FT. / 2.269 ACRES
CITY OF WILMER
DALLAS COUNTY, TEXAS

SUBMITTAL DATE: 8/25/2026
SUBMITTAL NO. 1

ENGINEER OF RECORD:

WESTWOOD PROFESSIONAL SERVICES
JONATHAN SCHINDLER, P.E.
9800 HILLWOOD PKWY, SUITE 250
FORT WORTH, TX 76177
TEL: 817-562-3350

PROPERTY OWNER:

TRIPLE A OIL CO INC
12342 INWOOD RD
DALLAS, TX 75244

8/25/2026
REGISTERED LANDSCAPE ARCHITECT
DOROTHY J WITMER
3159
STATE OF TEXAS

PROJECT NO.: 0069294.18

Westwood
Westwood Professional Services, Inc.
9800 HILLWOOD PKWY, SUITE 250
FORT WORTH, TX 76177
T: 817.562.3350
F: 888.937.5150
westwoodps.com
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

QuikTrip No. 1971
I-45 FRONTAGE RD AND EAST BELT LINE ROAD
WILMER, TEXAS, USA

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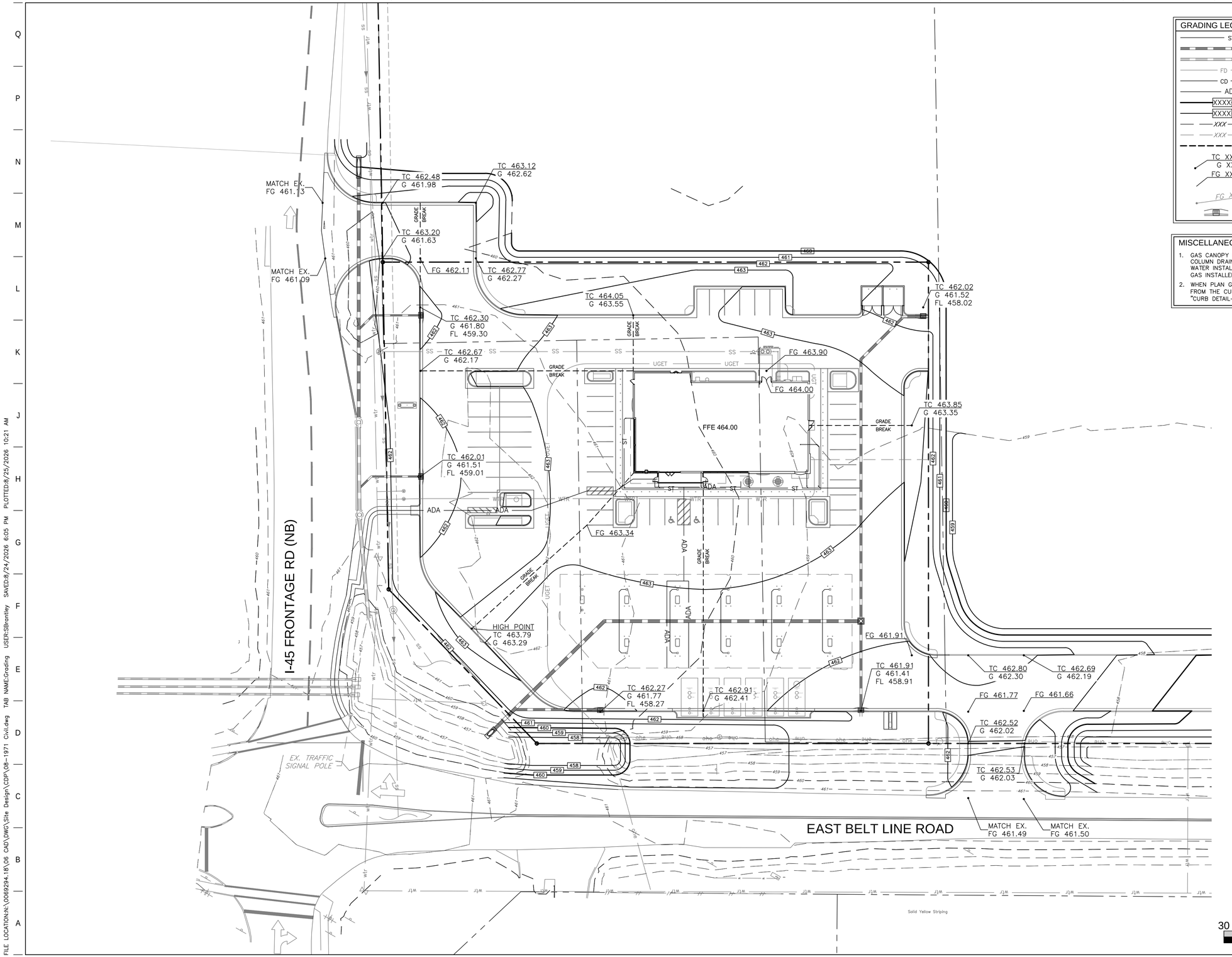
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REV	DATE	DESCRIPTION
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SHEET TITLE:
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER:
2

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GRADING LEGEND

- ST — STORM PIPE (≤ 10" NEW)
- STORM PIPE (≥ 12" NEW)
- STORM PIPE (≥ 12" EXISTING)
- FD — FRENCH DRAIN
- CD — BACK OF CURB DRAIN
- ADA — ADA PATH OF TRAVEL
- XXXX — MAJOR CONTOUR (NEW)
- XXXX — MINOR CONTOUR (NEW)
- XXX — MAJOR CONTOUR (EXISTING)
- XXX — MINOR CONTOUR (EXISTING)
- LIMITS OF DISTURBANCE
- TC XXXX.XX — TOP OF CURB ELEVATION (NEW)
- G XXXX.XX — GUTTER ELEVATION (NEW)
- FG XXXX.XX — FINISHED GRADE ELEVATION (NEW)
- FG XXXX.XX — SPOT ELEVATION (EXISTING)
- STORM GRATE (NEW)

MISCELLANEOUS GRADING NOTES

1. GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
2. WHEN PLAN GRADES DEPICT RUNOFF TO BE DIRECTED AWAY FROM THE CURB, USE DRAIN AWAY CURB ALTERNATE. (RE: "CURB DETAIL–BARRIER" PD009A00X DETAIL)

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JONATHAN E. SCHINDLER — 108864 — 08/25/2026
TYPE OR PRINT NAME — P.E. # — DATE

PROJECT NO.: 0069294.18

Westwood
Westwood Professional Services, Inc.
8800 HILLWOOD PKWY, SUITE 250
FORT WORTH, TX 76177
T: 817.562.3350
F: 888.937.5150
westwoodps.com
TBPELS ENGINEERING FIRM NO. 11756
TBPELS SURVEYING FIRM NO. 10074301

QuikTrip No. 1971

I-45 FRONTAGE RD AND EAST BELT LINE ROAD
WILMER, TEXAS, USA

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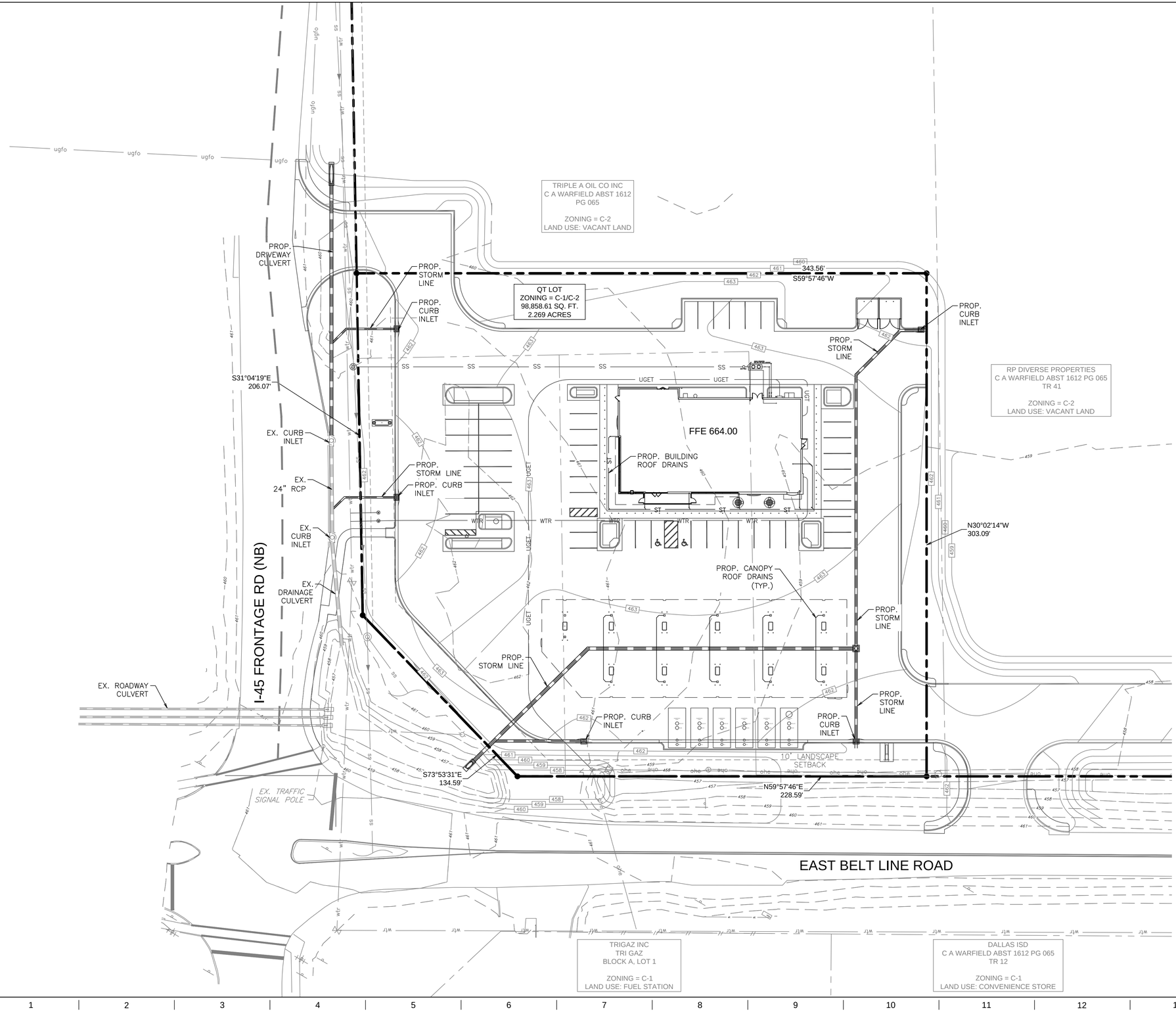
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DIVISION:	08
VERSION:	001
DESIGNED BY:	SB
DRAWN BY:	SB
REVIEWED BY:	JES

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE:

SHEET TITLE:
PRELIMINARY GRADING PLAN

SHEET NUMBER:
3

FILE LOCATION:N:\0069294.18\06 CAD\DWG\Site Design\CDP\08-1971 Civil.dwg TAB NAME:Grading USER:SBrantley SAVED:8/24/2026 6:05 PM PLOTTED:8/25/2026 10:21 AM



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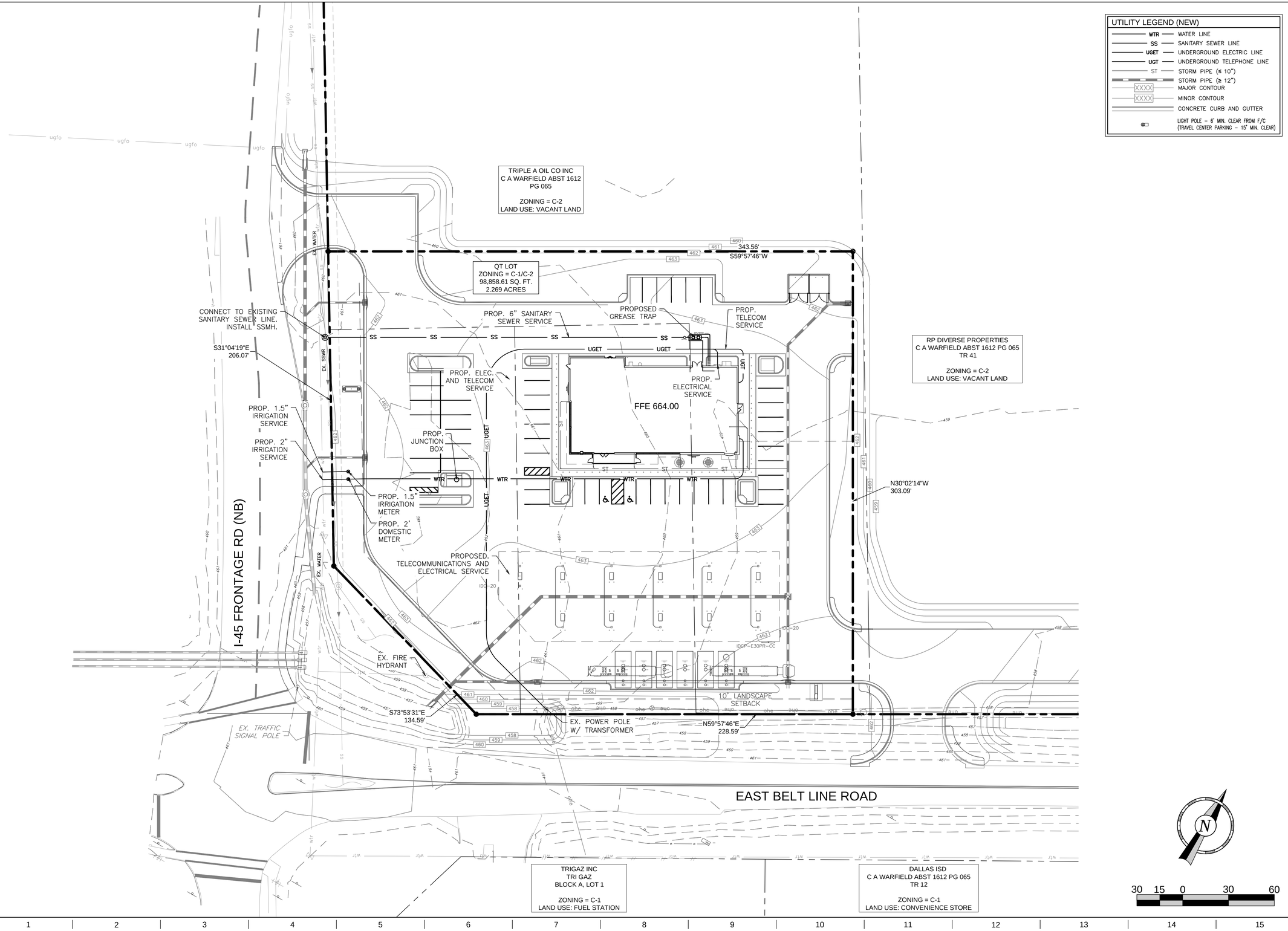
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DIVISION:	08
VERSION:	001
DESIGNED BY:	SB
DRAWN BY:	SB
REVIEWED BY:	JES

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE:

SHEET TITLE:
PRELIMINARY DRAINAGE PLAN

SHEET NUMBER:
4

FILE LOCATION:N:\0069294.18\06 CAD\DWG\Site Design\CDP\08-1971 Civil.dwg TAB NAME:Storm USER:SBrantley SAVED:8/24/2026 6:05 PM PLOTTED:8/25/2026 10:21 AM



UTILITY LEGEND (NEW)

- WTR — WATER LINE
- SS — SANITARY SEWER LINE
- UGET — UNDERGROUND ELECTRIC LINE
- UGT — UNDERGROUND TELEPHONE LINE
- ST — STORM PIPE (≤ 10")
- STORM PIPE (≥ 12")
- XXXX — MAJOR CONTOUR
- XXXX — MINOR CONTOUR
- CONCRETE CURB AND GUTTER
- LIGHT POLE – 6' MIN. CLEAR FROM F/C (TRAVEL CENTER PARKING – 15' MIN. CLEAR)

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JONATHAN E. SCHINDLER (TYPE OR PRINT NAME) 108864 (P.E. #) 08/25/2026 (DATE)

PROJECT NO.: 0069294.18

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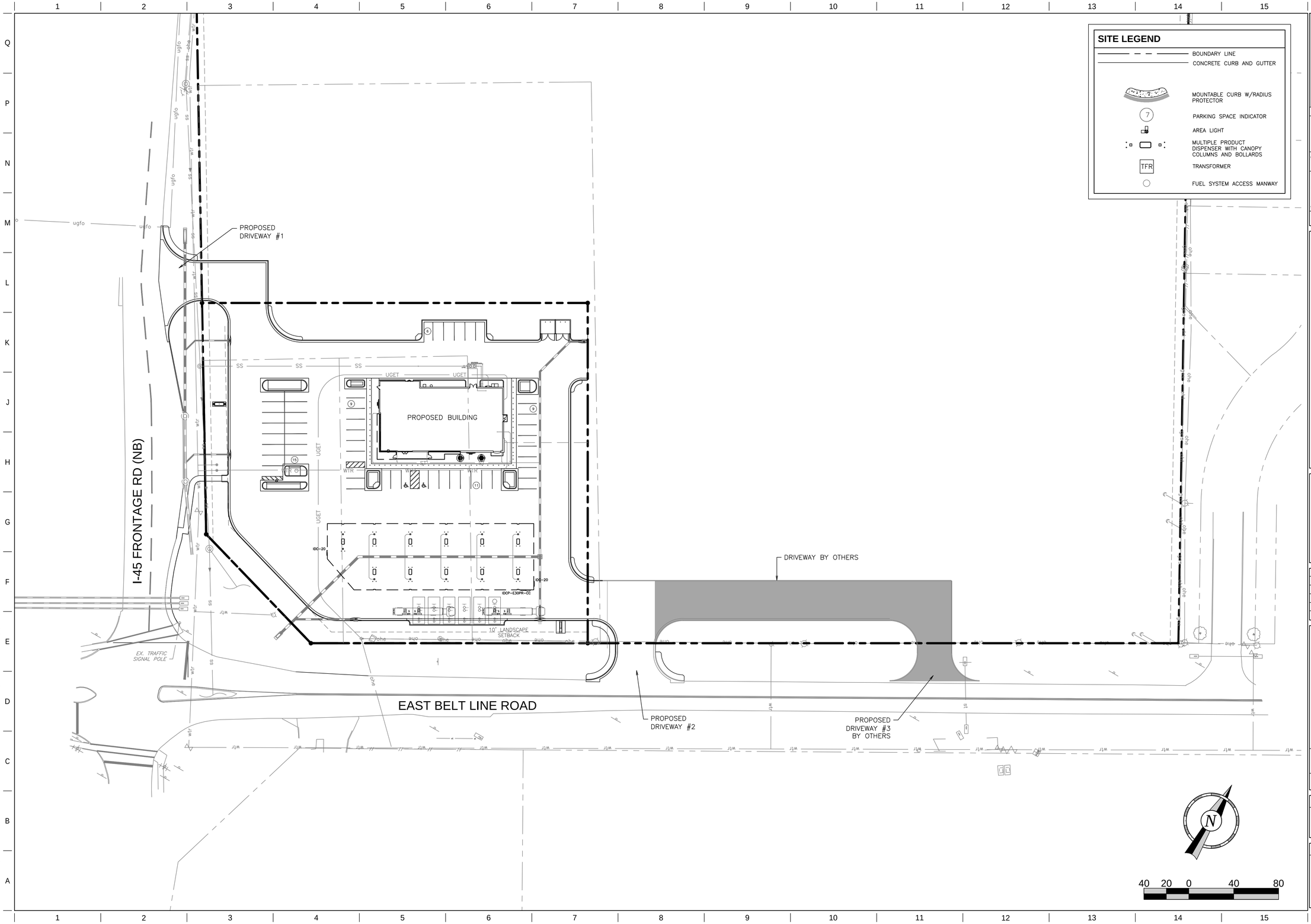
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DIVISION:	08
VERSION:	001
DESIGNED BY:	SB
DRAWN BY:	SB
REVIEWED BY:	JES

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE:

SHEET TITLE:
PRELIMINARY UTILITY PLAN

SHEET NUMBER:
5

FILE LOCATION:N:\0069294.18\06 CAD\DWG\Site Design\CDP\08-1971 Civil.dwg TAB NAME:Utility USER:SBrantley SAVED:8/24/2026 6:05 PM PLOTTED:8/25/2026 10:21 AM



SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- 7 — PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TFR — TRANSFORMER
- FUEL SYSTEM ACCESS MANWAY

PRELIMINARY
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REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE:

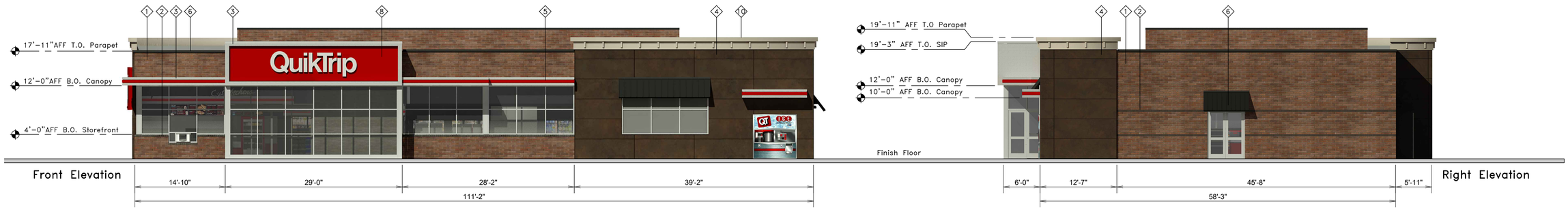
SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
6

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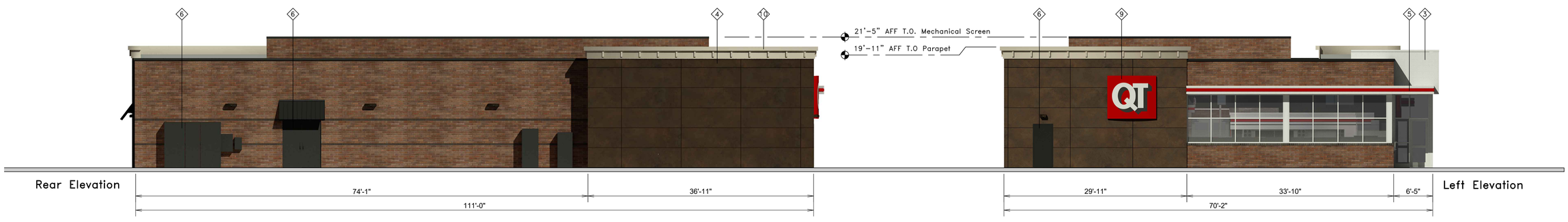
APPROVED

08/06/2026



Front Elevation

Right Elevation



Rear Elevation

Left Elevation

QuikTrip.

4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

FACADE AND ELEVATIONS

Store #		Address:	City, State:
1971	Custom G4 Building Elevations	NEC of Beltline & IH-45	Wilmer, TX

Serial #	Scale:	Issue Date:	Drawn By:	Rev/Notes:
09-1971-G4	1/8"=1'-0"	08.05.26	JK	

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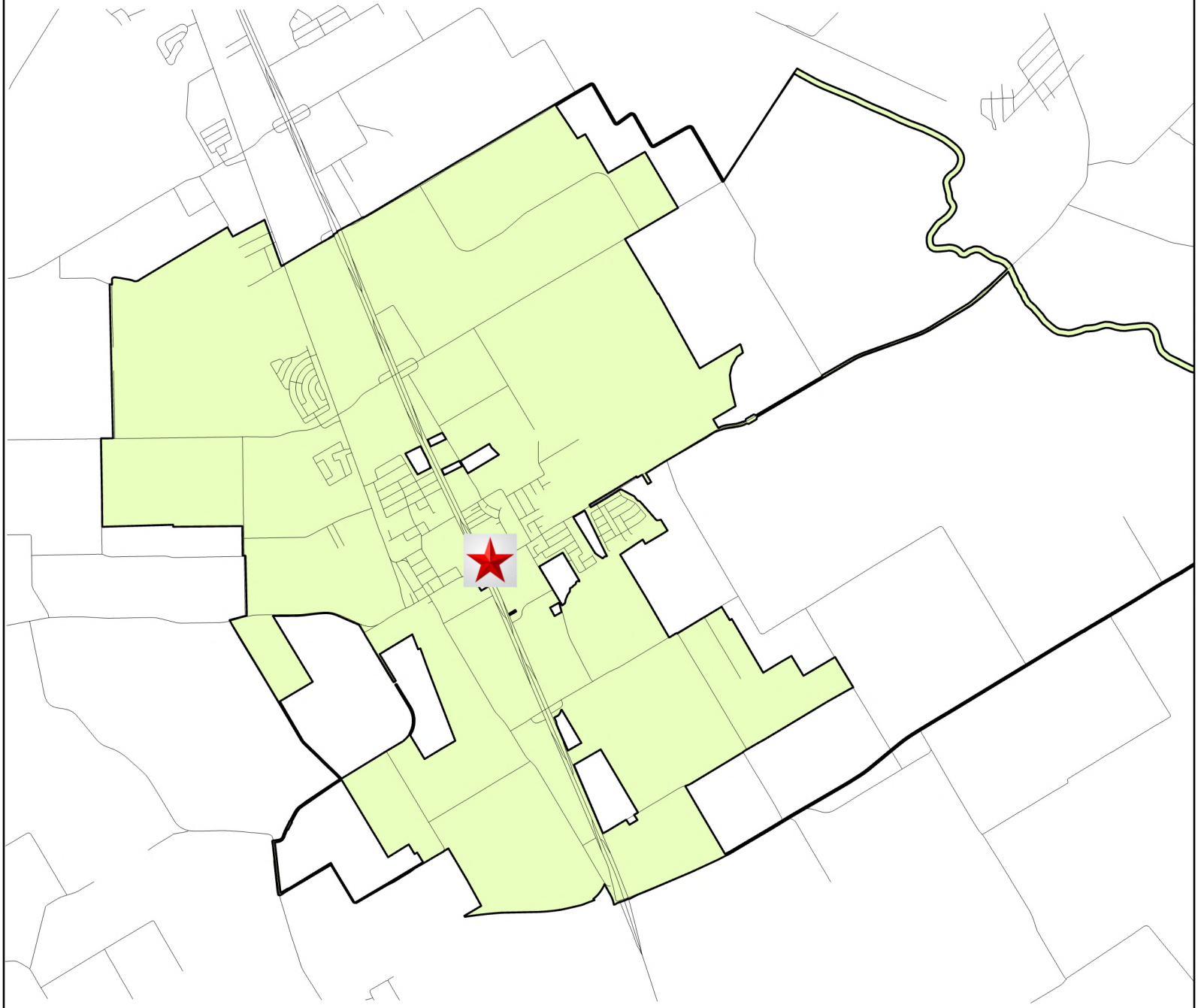
#	FINISH	MANUFACTURER	SPECIFICATION
1	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2	MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3	BRUSHED ALUMINUM	REYNOBOND	FASCIA
4	OSSIDO BRUNO	CROSSVILLE	STONE PANELS
5	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6	TRICORN BLACK	SHERWIN - WILLIAMS	METAL/PAINT
7	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH
8	CL-60	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
9	IDR-56	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
10	TAN	SHERWIN - WILLIAMS	METAL/PAINT



QuikTrip

Store 1971
08-1971-PE06

Wilmer, TX
Date: 08.12.26 By:JK



City Limits

Streets

Vicinity Map

N

W E

S

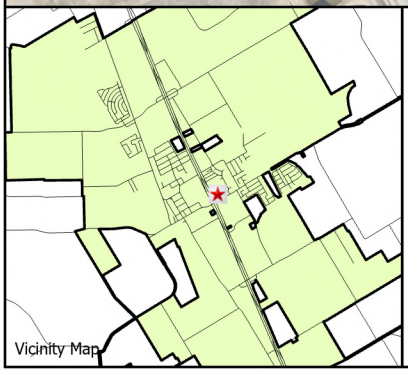
0 0.8 1.6 Miles

City of Wilmer

Serving Our Community

Date: 09/08/2026





Site Location Map

City Limits

Streets

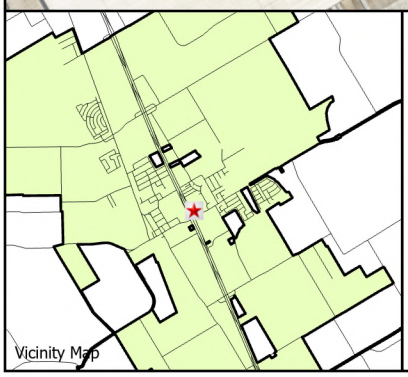
Dallas CAD Parcels

Subject Property

City of Wilmer
Serving Our Community

Date: 09/08/2026





Area Location Map

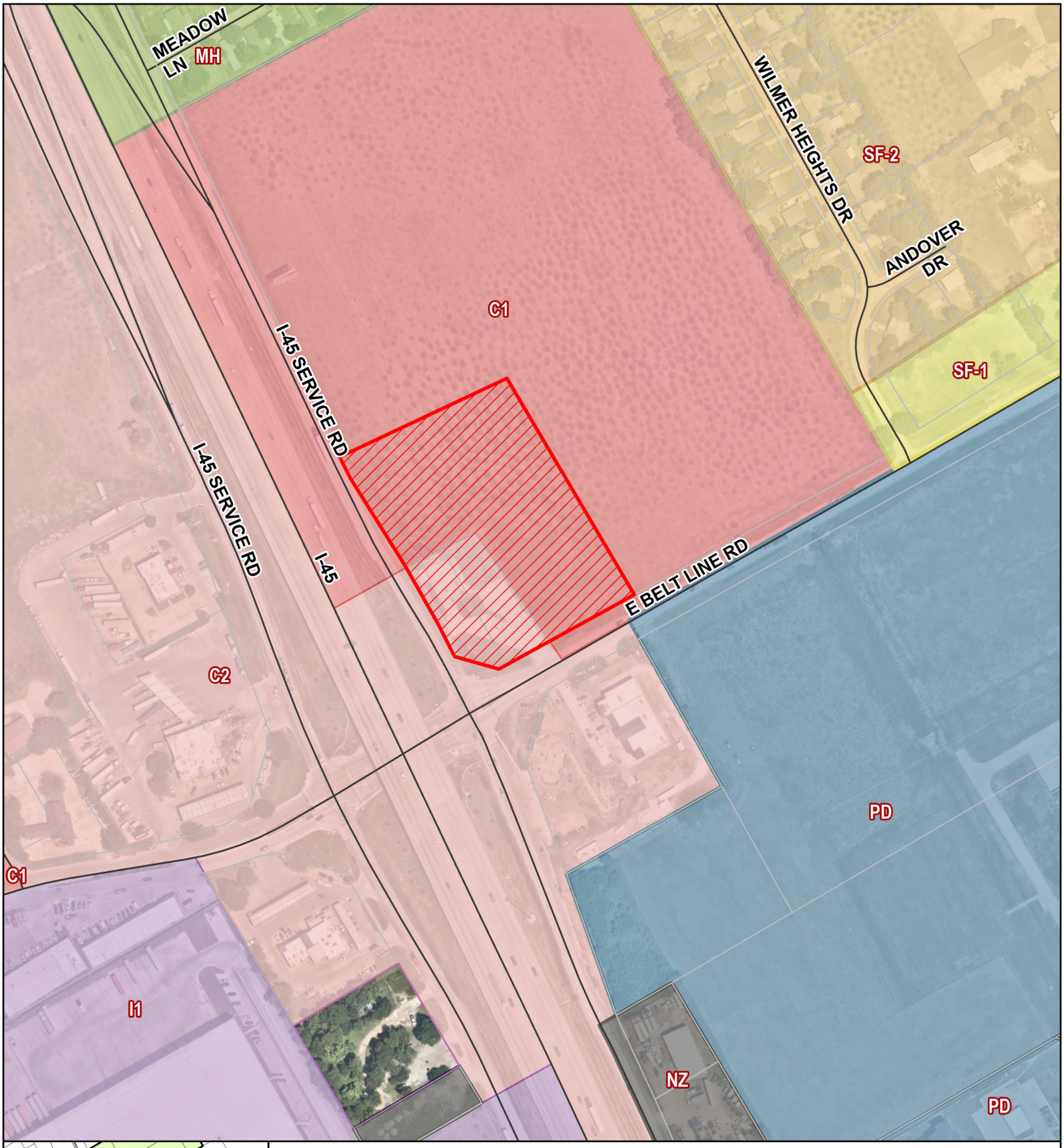
- City Limits
- Streets
- Dallas CAD Parcels

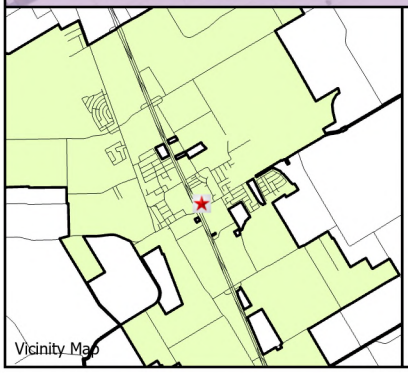
USA Flood Hazard

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Special Floodway
- Subject Property

City of Wilmer
Serving Our Community

Date: 09/08/2026





Zoning Map

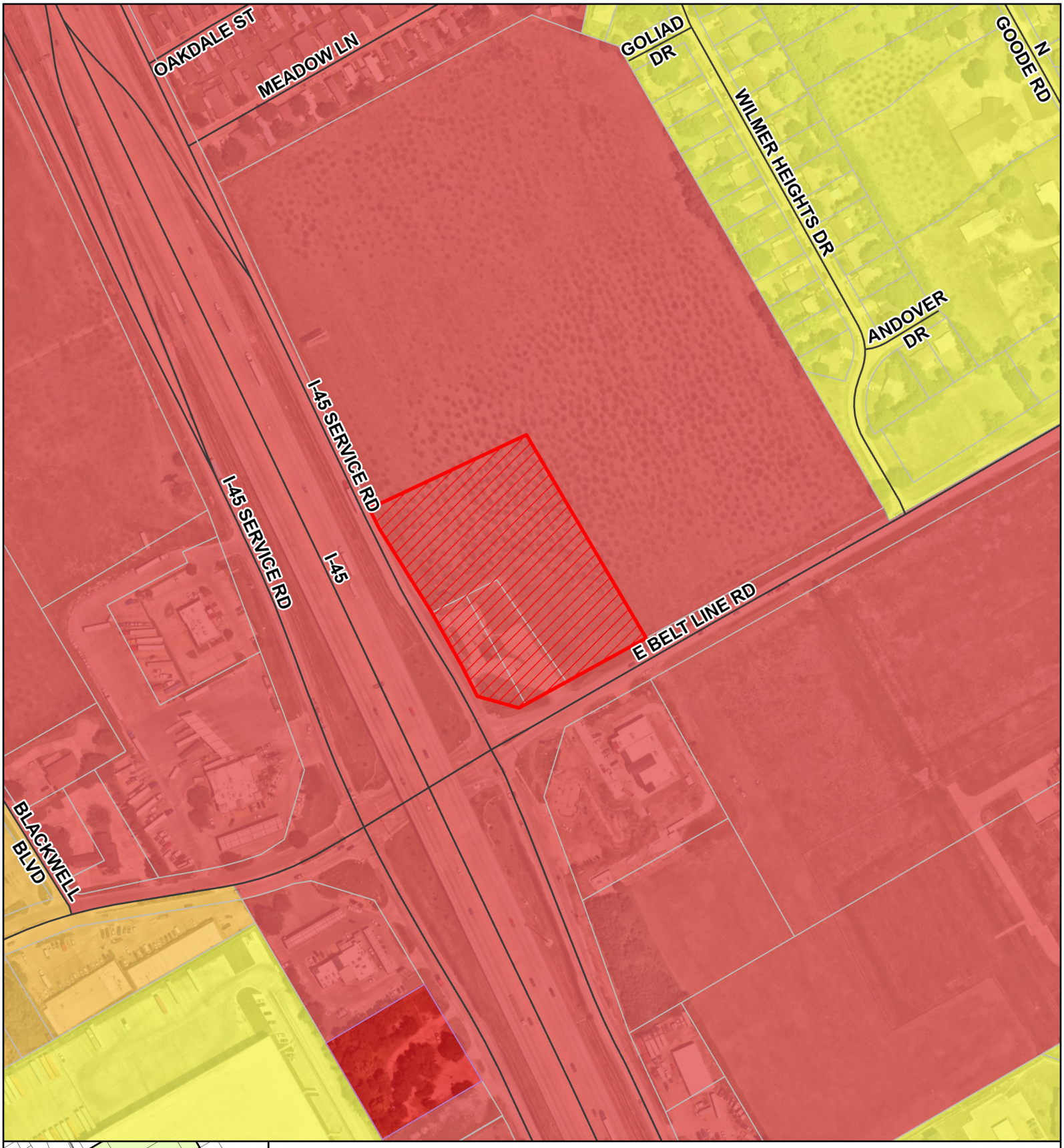
City Limits
Streets
Dallas CAD Parcels

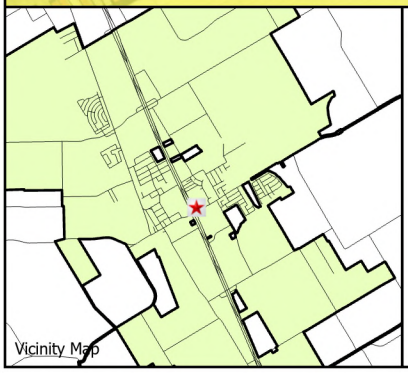
Zoning Districts

- C1 (Commercial Restricted)
- C2 (General Commercial)
- I1 (Light Industrial)
- I2 (Heavy Industrial)
- MF (Multi-Family Residential)
- MH (Manufactured Home)
- PD (Planned Development)
- SF-1 (Single Family Residential 1)
- SF-2 (Single Family Residential 2)
- NZ (No Zoning)
- OS (Open Space)
- Subject Property

City of Wilmer
Serving Our Community

Date: 09/08/2026



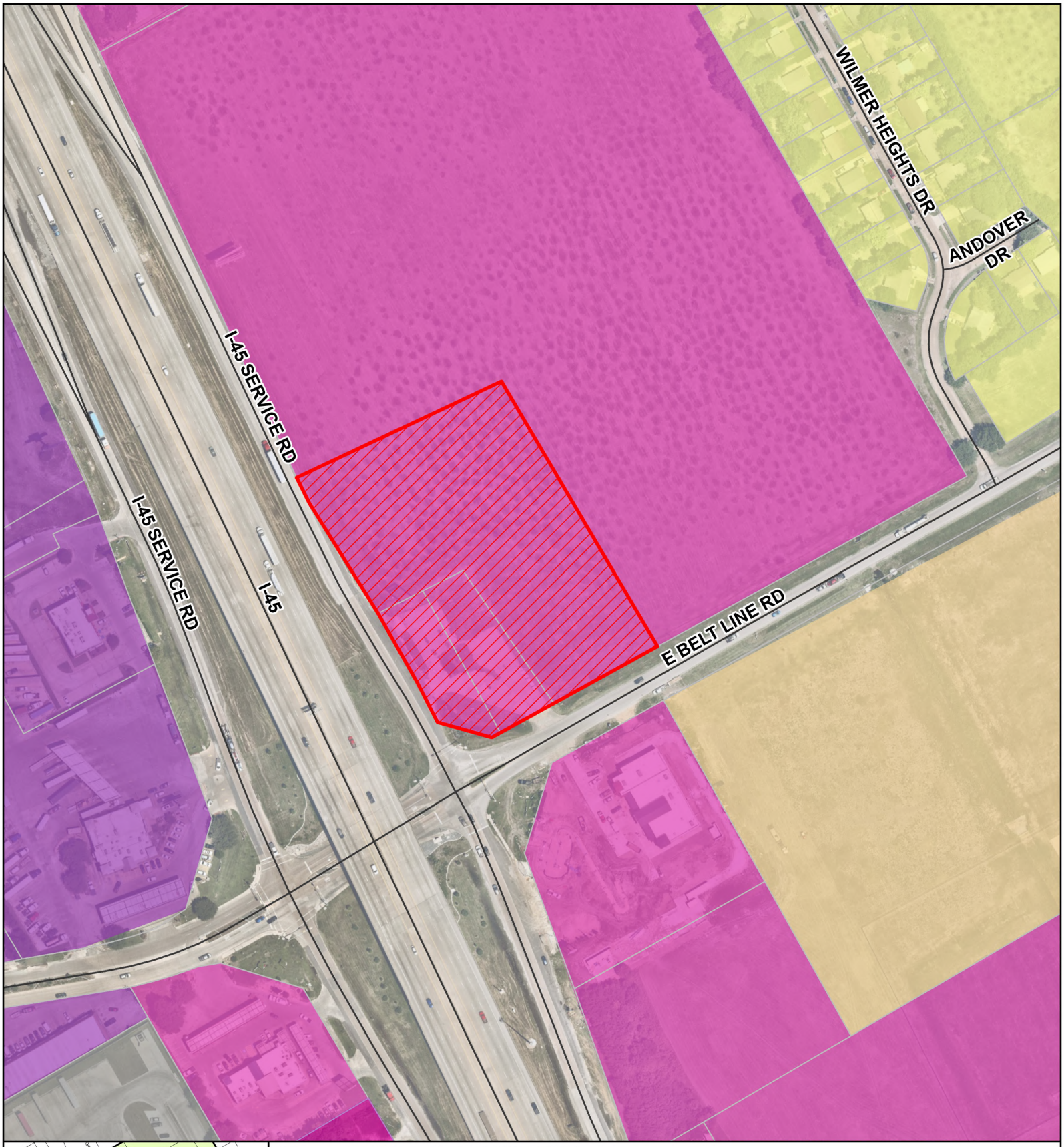


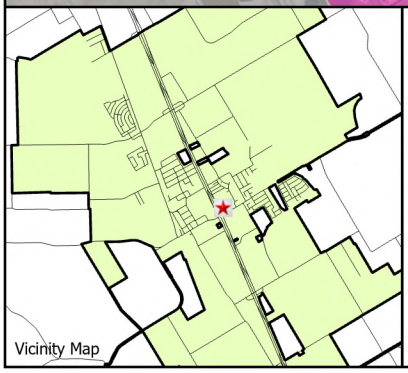
Future Land Use Map - FLUM CODE - COM

- City Limits
- Dallas CAD Parcels
- Streets
- COM - Commercial
- I/W - Industrial and Warehouse
- MFR - Multi Family Residential
- O/S - Office and Services
- P/O - Parks and Open Space
- PUB - Public
- SFR - Single Family Residential
- TC - Town Center
- Subject Property

City of Wilmer
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Date: 09/08/2026





Comprehensive Plan Map

City Limits
Dallas CAD Parcels
Streets

Comp Plan 24
Business Center
Civic/Institutional
Corridor Commercial

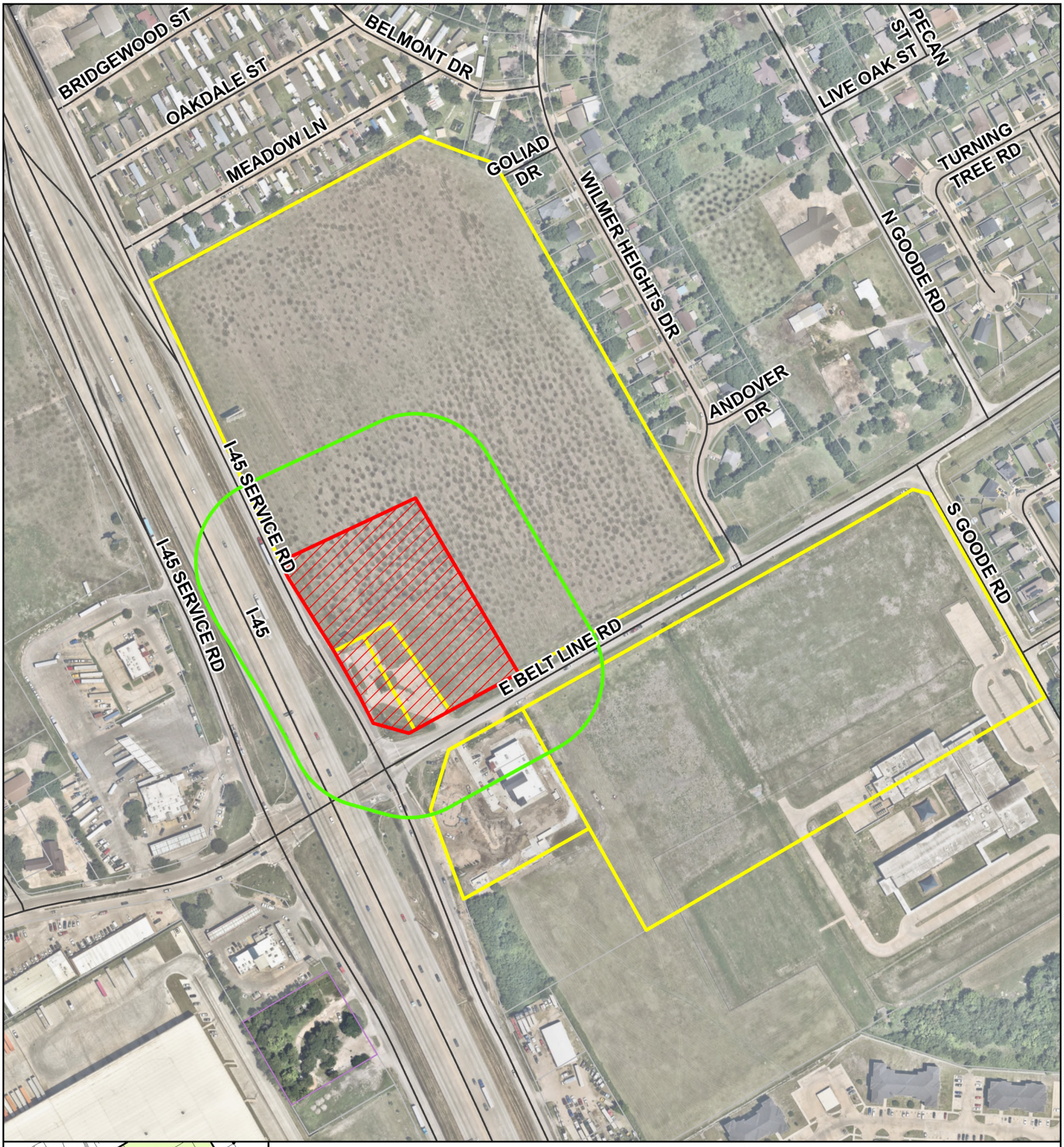
Corridor Commercial ETJ
Industrial
Industrial ETJ
Lifestyle Housing
Lifestyle Housing ETJ
Neighborhood Retail

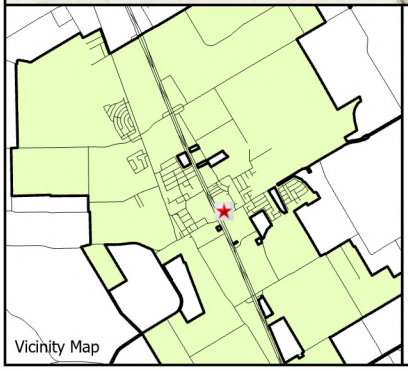
Neighborhood Retail ETJ
Park
Rural Estate
Rural Estate ETJ
Rural Reserve
Rural Reserve ETJ
Suburban Neighborhood

Suburban Neighborhood ETJ
Town Center
Subject Property

City of Wilmer
Serving Our Community

Date: 09/08/2026





200' Notification Map

- City Limits
- Streets
- Dallas CAD Parcels
- Subject Property
- 200 Foot Notification Area
- Notifications

City of Wilmer
Serving Our Community

Date: 09/08/2026

Prop ID	Owner Name	Owner Address	Owner City
65161206510280000	TRIPLE A OIL CO INC	12342 INWOOD RD	DALLAS
65161206510330000			
65161206510240100			
65161206510120000	DALLAS ISD ATTN TREASURER	9400 N CENTRAL EXPY STE 1520	DALLAS
65161206510410000	RP DIVERSE PROPERTIES	12342 INWOOD RD	DALLAS
540156900A0010000	TRIGAZ INC	PO BOX 6	WILMER

Owner State	Owner Zip Code	Street Number	Full Street Name
TEXAS	752448023	5500	N IH 45
		501	E BELTLINE RD
TEXAS	752315027	201	S GOODE RD
TEXAS	752448023	5498	N IH 45
TEXAS	751720006	504	E BELTLINE RD

CITY OF WILMER

Planning and Zoning Commission **9.**

Meeting Date: 09/24/2026

Submitted by: Laura Voltmann, Planner Consultant

Agenda Caption:

Conduct a public hearing and consider a recommendation to the City Council for approval of a Conditional Use Permit "CUP" for a Motor Freight (Trucking) Company, DCAD #540001100A0010000.

Background:

This property is located in the "I2" Heavy Industrial zoning district. The site was home to Carmax, which operated in a similar fashion. Two small buildings are located onsite. The applicant requests reuse of the site as-is. The surrounding property is primarily industrial. This is on the southern edge of the Sunridge Business Park. Dallas County owns the property to the south and holds it as open space. Traffic from the site will not impact any residential areas, as the route to the north and west is required by geography.

Operational Considerations:

The purpose of this request is receive a Conditional Use Permit for a Motor Freight (Trucking) Facility. The CUP requirement is tied to the land use, not the location. This property is not located in the Highway Corridor district.

Public Information Considerations:

This item is being considered at a meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend approval of the CUP as presented.
2. The Planning and Zoning Commission may recommend denial of the CUP as presented.

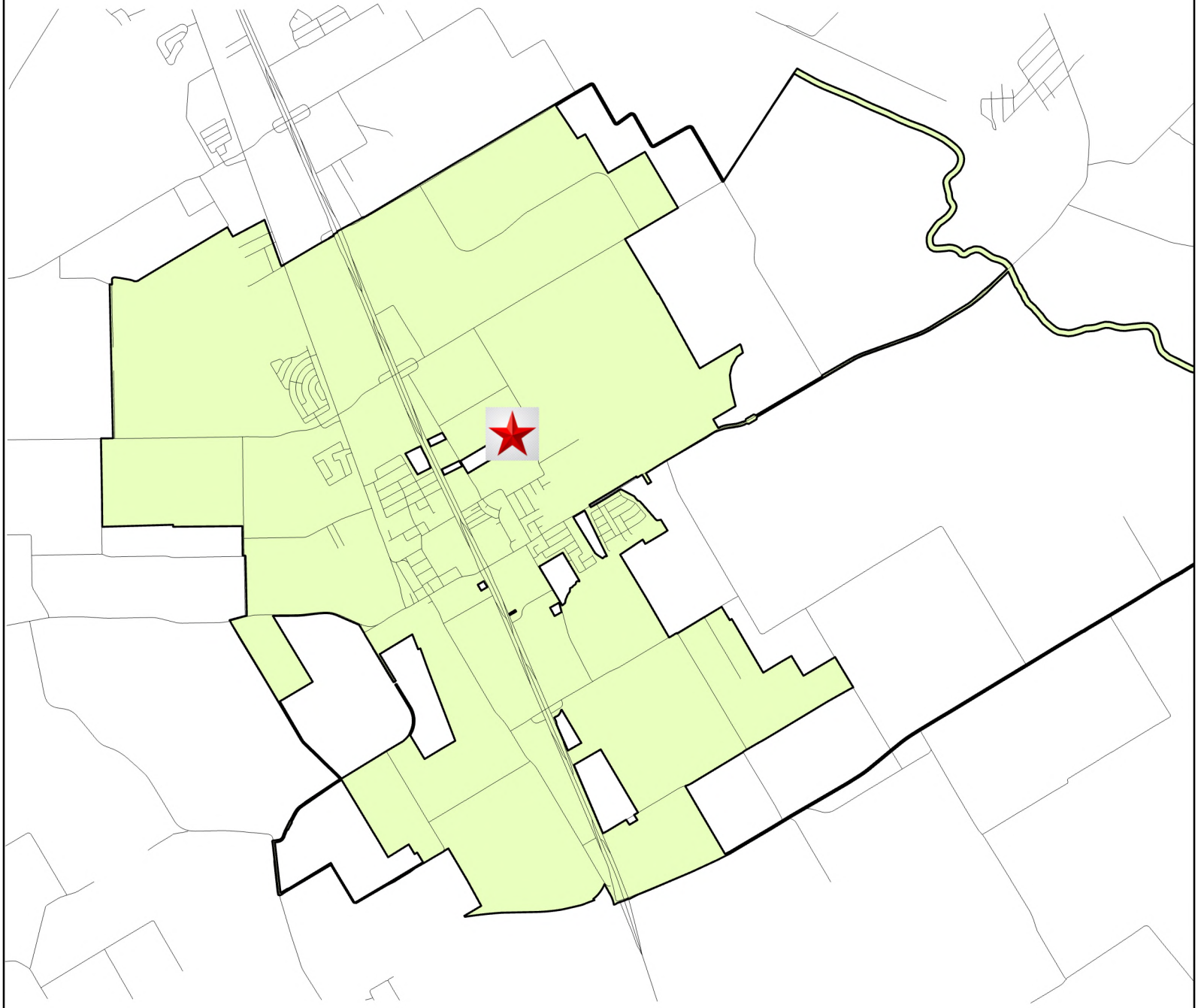
Recommendation:

Staff recommends approval.

Attachments

Map Packet

Notification Table
Site Layout



City Limits

Streets

Vicinity Map

N

W E

S

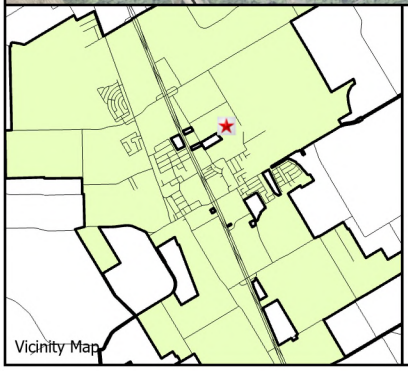
0 0.8 1.6 Miles

City of Wilmer

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Date: 09/08/2026





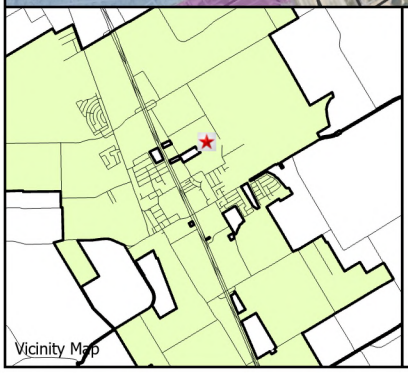
Site Location Map

City Limits
Streets
Dallas CAD Parcels
Subject Property

City of Wilmer
Serving Our Community

Date: 09/08/2026





Area Location Map

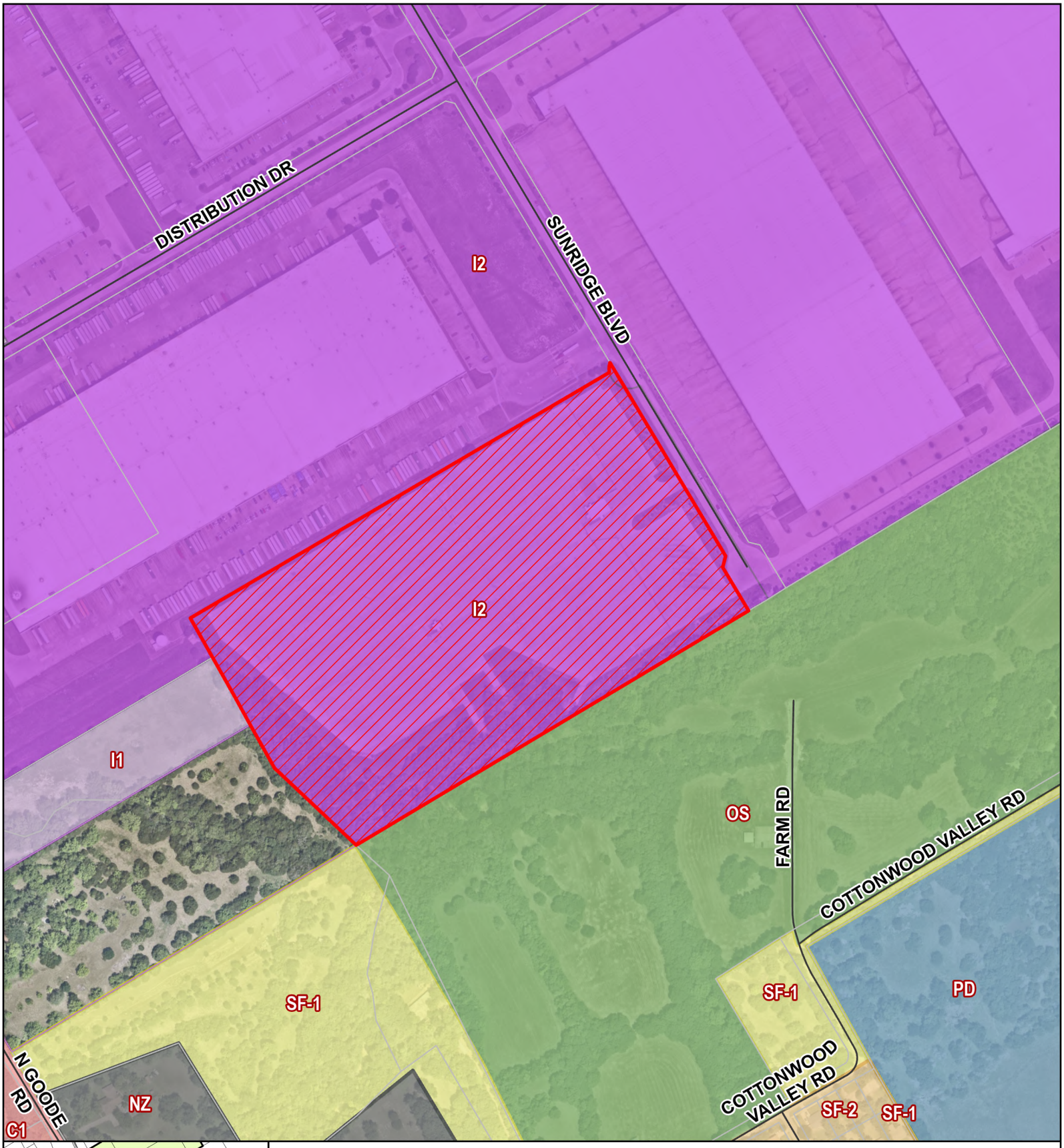
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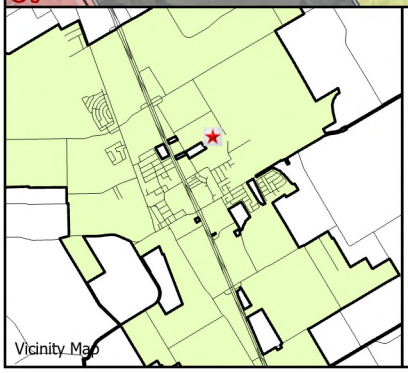
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1% Annual Chance Flood Hazard
Future Conditions 1% Annual Chance Flood Hazard
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Area with Reduced Risk Due to Levee
Special Floodway
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City of Wilmer
Serving Our Community

Date: 09/08/2026





Zoning Map

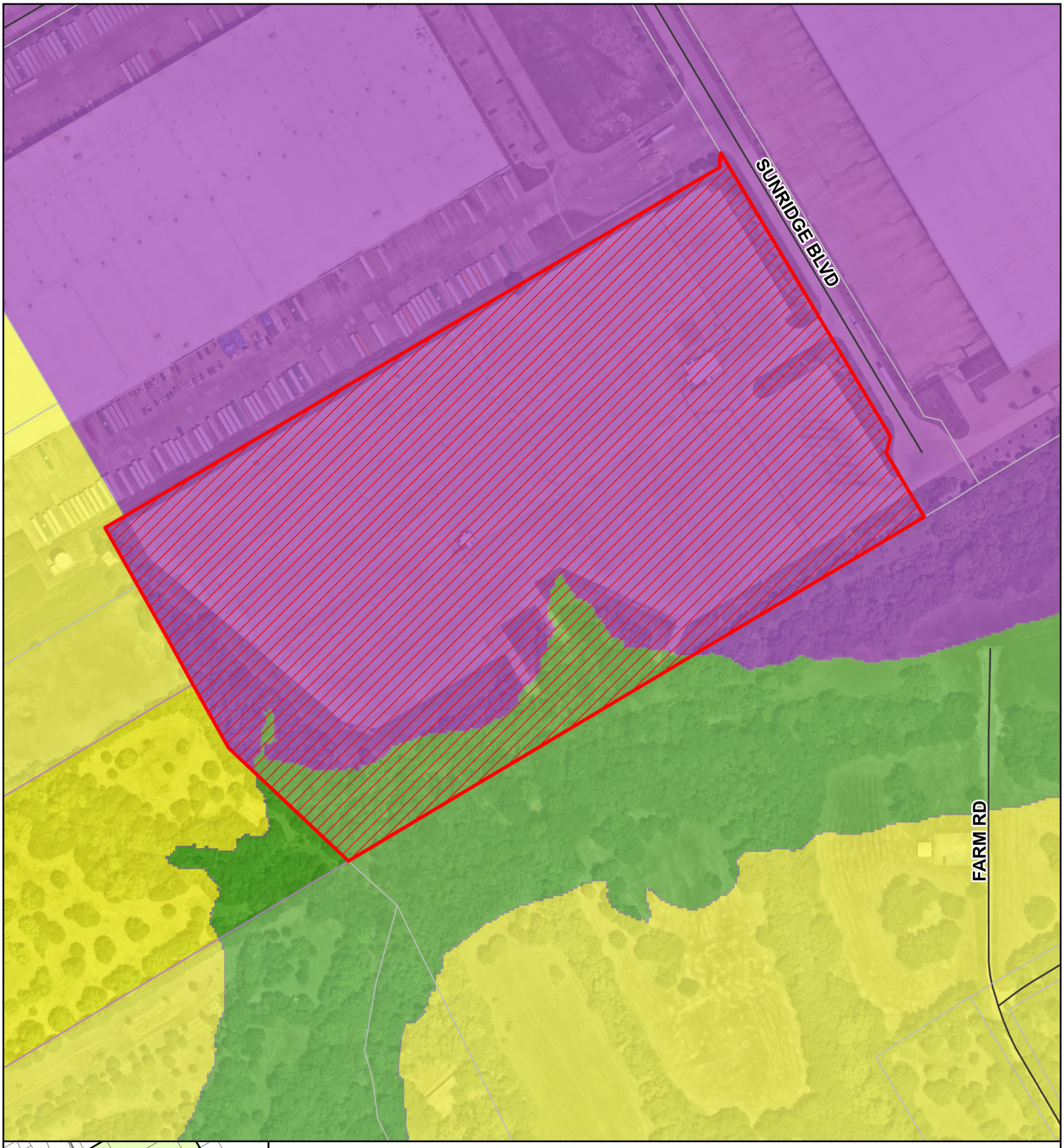
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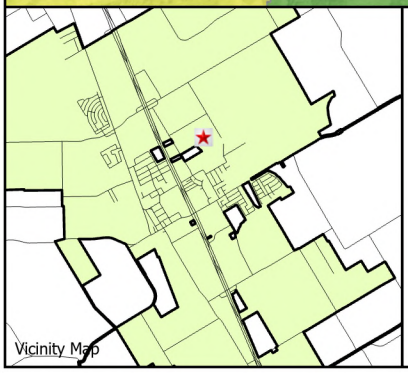
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C2 (General Commercial)
I1 (Light Industrial)
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City of Wilmer
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Date: 09/08/2026



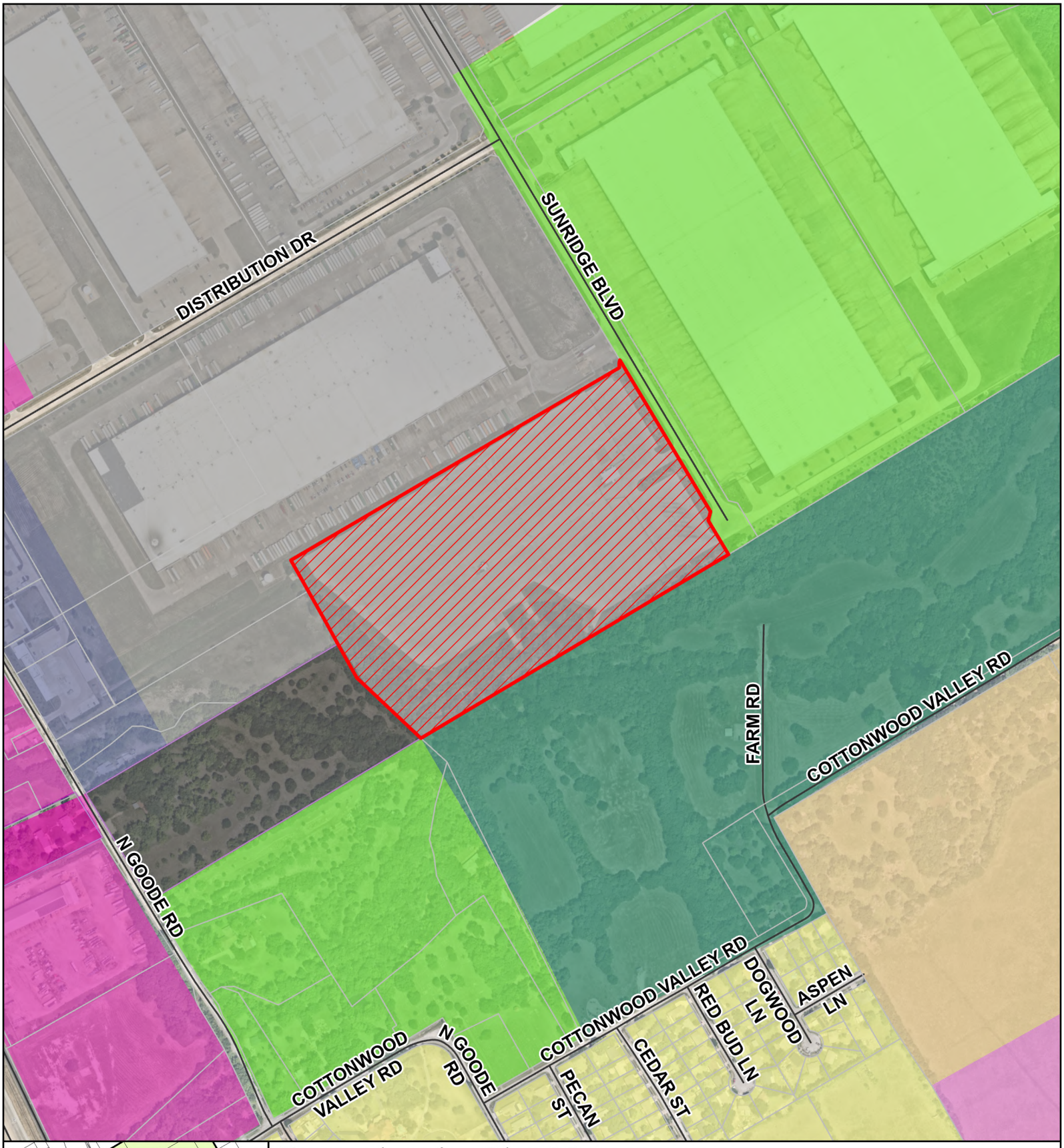


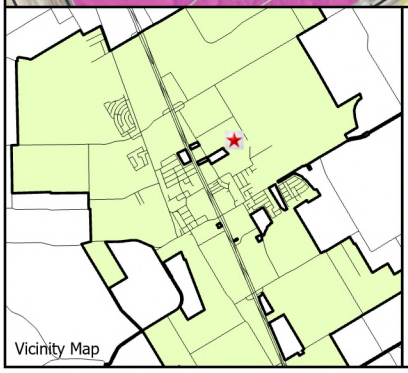
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City of Wilmer
Serving Our Community

Date: 09/08/2026





Comprehensive Plan Map

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Dallas CAD Parcels
Streets

Comp Plan 24
Business Center
Civic/Institutional
Corridor Commercial

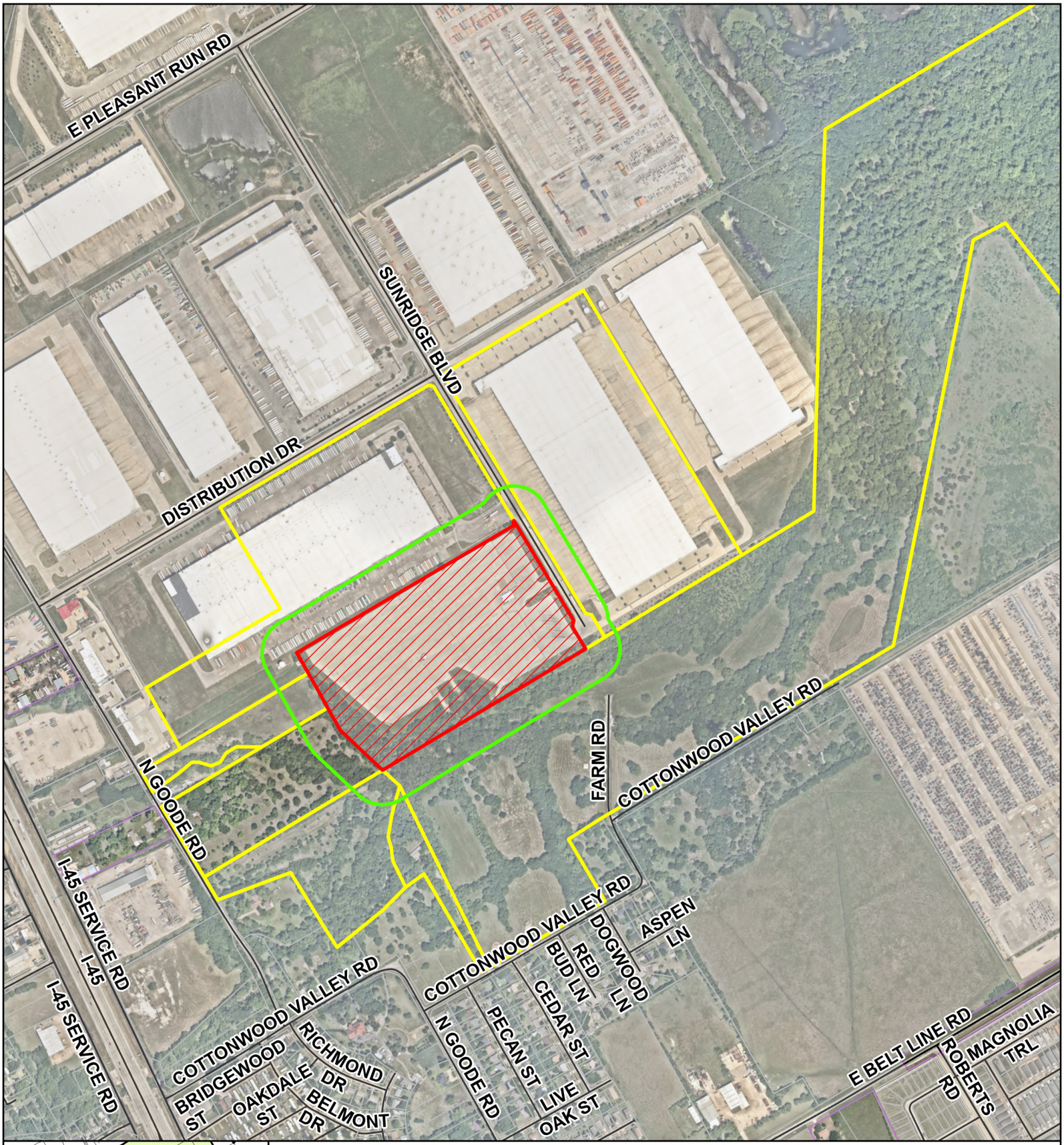
Corridor Commercial ETJ
Industrial
Industrial ETJ
Lifestyle Housing
Lifestyle Housing ETJ
Neighborhood Retail

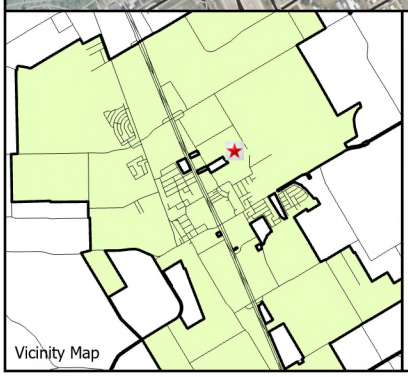
Neighborhood Retail ETJ
Park
Rural Estate
Rural Estate ETJ
Rural Reserve
Rural Reserve ETJ
Suburban Neighborhood

Suburban Neighborhood ETJ
Town Center
Subject Property

City of Wilmer
Serving Our Community

Date: 09/08/2026





200' Notification Map

- City Limits
- Streets
- Dallas CAD Parcels
- Subject Property
- 200 Foot Notification Area
- Notifications

City of Wilmer
Serving Our Community

Date: 09/08/2026

Prop ID	Owner Name	Owner Address	Owner City	Owner State
65161308510100000	GOODE 13 LLC	PO BOX 2590	WYLIE	TEXAS
65161308510140000	MARTINEZ FELIPE DE JESUS	3637 ROCKDALE DR	DALLAS	TEXAS
65161308010030100	DALLAS COUNTY PARKS & OPEN SPACE PROGRAM	500 ELM ST STE 6100	DALLAS	TEXAS
540155100A0010000	RYDER ATTN PROPERTY TAX	7759 WALTON PKWY	NEW ALBANY	OHIO
540151500C0010000	GRANITE I 201 SUNRIDGE LLC TORONTO DOMINION CENTRE	3102 OAK LAWN AVE STE 540	DALLAS	TEXAS
540001100A0010000	AG TREP SUNRIDGE PROPERTY OWNER LP	3657 BRIARPARK DR STE 300	HOUSTON	TEXAS
65161308510090100	JANDE LLC	12953 TRINITY BLVD STE 117	EULESS	TEXAS
65161206510450000	RIVERA LUIS CARLOS BALCOTA & RIVERA ARACELI DOMINGUEZ	849 COTTONWOOD VALLEY RD	WILMER	TEXAS

Owner Zip Code	Street Number	Street Name
750982590	742	GOODE RD
752201734	849	COTTONWOOD VALLEY RD
752023329	1200	COTTONWOOD VALLEY RD
430540000	210	SUNRIDGE BLVD
752196421	201	SUNRIDGE BLVD
770425266	301	SUNRIDGE BLVD
760407204	746	GOODE RD
751721505	849	COTTONWOOD VALLEY RD

PARKING SUMMARY	
BUILDING (±) (4 S.F.)	
REQUIRED AUTO PARKING SPACES	1 (1 SPACE / 1000 S.F.)
PROPOSED AUTO PARKING SPACES	110
PROPOSED CARRIER PARKING SPACES	8
REQUIRED ACCESSIBLE PARKING SPACES	5
PROPOSED ACCESSIBLE PARKING SPACES	5

SITE SUMMARY	
EXISTING ZONING	I1
LOT AREA	20.47 ACRES / 1,153,033 SF
BUILDING AREA	3,604 SF
IMPERVIOUS AREA	1,371,523 SF
LOT COVERAGE	9.87%

811 Know what's **below.** **Call** before you dig.

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

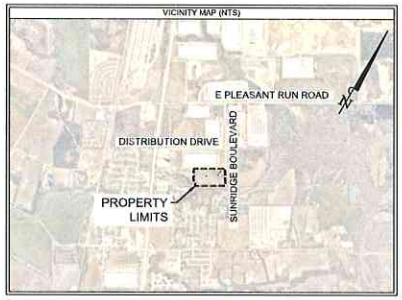
DEVELOPER

TRITEN REAL ESTATE PARTNERS
3657 BRIARPARK DRIVE
HOUSTON, TEXAS 77042
PH: (970) 445-7168
CONTACT: ROSS GRAVES

ENGINEER

KIMLEY-HORN
TEXAS REGISTRATION NO. F-928
13455 NOEL ROAD,
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PH: (972) 770-1300
CONTACT: JOSE CORREA, P.E.

VICINITY MAP (NTS)



NORTH

GRAPHIC SCALE IN FEET
0 30 60 120
1" = 60' @ 24" X 36"

LEGEND

- RIPRAP
- PROPERTY BOUNDARY
- PROPOSED FIRE LANE
- PROPOSED FENCE

LOT 1, BLOCK C
SUNRIDGE BUSINESS PARK
INST. NO. 20070341523,
O.P.R.D.C.T.

PROPOSED CAR STAGING AREA

PROPOSED EV CHARGING STATION

CUSTOMER/EMPLOYEE PARKING

PROPOSED ACCESSIBLE PARKING SPACES

SCISSOR LIFT CANOPY
2,400 SF
FFE = 442.5

MODULAR TRAILER
2,400 SF
FFE = 442.5

MODULAR RESTROOMS/SHELTER
1,000 S.F.
FFE = 442.5

PROPOSED DUMPSTER LOCATION

PROPOSED 40' ELECTRIC RETRACTABLE GATE

PROPOSED 30' ELECTRIC RETRACTABLE GATE

PROPOSED FIRE LANE

PROPOSED CARRIER PARKING

SUNRIDGE BOULEVARD

ELLEN ALDRICH & JOE ALDRICH
DOC. NO. 20050335237

ANTHONY & LIBBY SANDS
(VOL. 92150, PG. 2268)
D.R.D.C.T.

A CALLED 39.605 ACRES
TEXPOINT OWNER, LLC
INST. NO. 20070000455
O.P.R.D.C.T.

EXISTING AT&T EASEMENT
DOC. NO. 20070335767

EXISTING SANITARY SEWER EASEMENT (VOL. 4502, PG. 54)

EXISTING SANITARY SEWER EASEMENT (D.C.C.F. NO. 19910218943)

APPROXIMATE LOCATION OF FLOOD ZONE "AE" FROM FEMA MAP PANEL 48113C0560K EFFECTIVE DATE JULY 6,2014

APPROXIMATE LOCATION OF FLOOD ZONE "AE" BASED ON SITE FROM FEMA MAP PANEL 48113C0560K EFFECTIVE DATE JULY 6,2014

COUNTY OF DALLAS
VOL. 88232, PG. 715
D.R.D.C.T.

Kimley»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700, DALLAS, TX 75240
PHONE: (972) 770-1300 FAX: (972) 239-3820
WWW.KIMLEY-HORN.COM TX F-928
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No.	REVISIONS	DATE

KHA PROJECT 064477410
DATE NOVEMBER 2021
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY EJ
CHECKED BY JMC

TRITEN TRAILER STORAGE
PREPARED FOR
TRITEN REAL ESTATE PARTNERS
WILMER TEXAS

SITE PLAN
301 SUNRIDGE BOULEVARD
SUNRIDGE BUSINESS PARK
LOT 1, BLOCK C
20.76 ACRES
CITY OF WILMER, DALLAS COUNTY, TEXAS

SHEET NUMBER
C-003

811 Know what's **below.** **Call** before you dig.

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

PARKING SUMMARY	
PROPOSED BUILDING AREA (3,624 S.F.)	
REQUIRED AUTO PARKING SPACES	1 (1 SPACE / 5000 S.F.)
PROPOSED AUTO PARKING SPACES	112
PROPOSED CARRIER SPACES	8
REQUIRED ACCESSIBLE PARKING SPACES	5
PROPOSED ACCESSIBLE PARKING SPACES	5

BENCHMARK LIST

TBM #1217 - CUT SQUARE W/ "X" ON NORTH END OF AN OPEN BACK CURB INLET LOCATED ALONG THE SOUTH END OF A CUL-DE-SAC ON SUNRIDGE BLVD ±104' SOUTH OF THE CENTERLINE OF DISTRIBUTION DRIVE, AS SHOWN HEREON
ELEVATION: 441.20'

TBM #1218 - CUT SQUARE W/ "X" ON NORTHEAST CORNER OF AN OPEN BACK CURB INLET LOCATED EAST SIDE OF SUNRIDGE BLVD ±107' SOUTH OF THE CENTERLINE OF DISTRIBUTION DRIVE, AS SHOWN HEREON.
ELEVATION: 445.59'

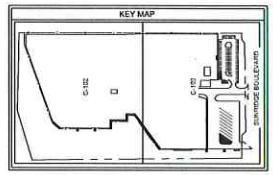
LEGEND

- EXISTING CONCRETE PAVEMENT
- PROPOSED ROLLER COMPACTED CONCRETE PAVEMENT
- PROPOSED PUBLIC CONCRETE PAVEMENT
- PROPERTY LINE

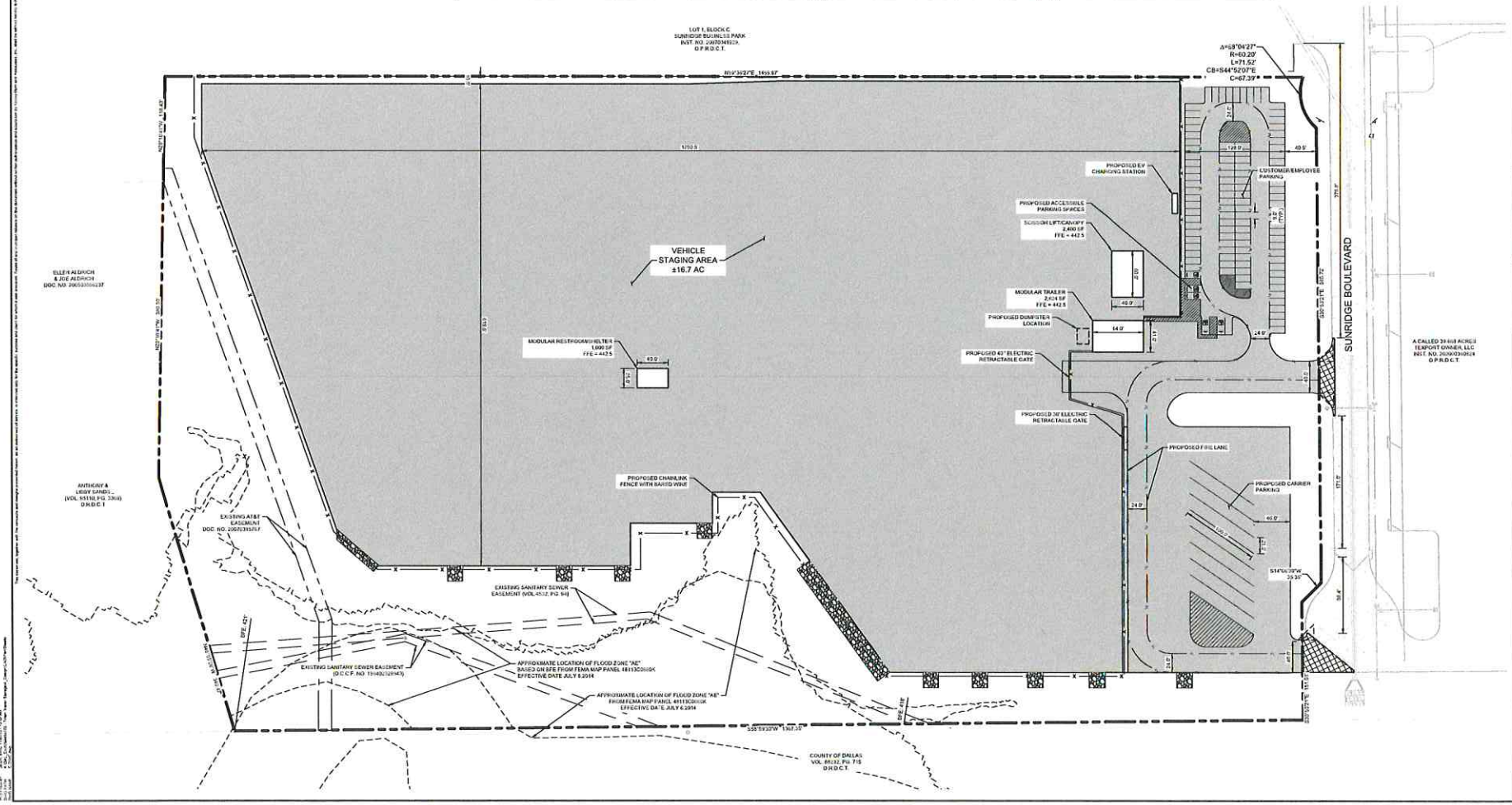
NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND THE CITY OF WILMER STANDARD CONSTRUCTION DETAILS.
2. DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF ENGINEERING OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL CURBS ARE 6" IN HEIGHT UNLESS OTHERWISE NOTED.
5. ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF WILMER, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.
6. THE TOPOGRAPHIC SURVEY WAS PROVIDED BY ECO EARTHWORKS DATED APRIL 28, 2021

KEY MAP



GRAPHIC SCALE IN FEET
0 30 60 120
1" = 60' @ 24" X 36"



Kimley»Horn
5455 NORTHEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 1700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.

No.	REVISIONS	DATE

KHA PROJECT 064477410
DATE NOVEMBER 2021
SCALE AS SHOWN
DESIGNED BY JMC
DRAWN BY EJ
CHECKED BY JMC

TRITEN TRAILER STORAGE

PREPARED FOR
TRITEN REAL ESTATE PARTNERS

WILMER TEXAS

OVERALL DIMENSIONAL CONTROL AND PAVING PLAN

SHEET NUMBER
C-101

CITY OF WILMER

Planning and Zoning Commission **10.**

Meeting Date: 09/24/2026

Submitted by: Laura Voltmann, Planner Consultant

Agenda Caption:

Conduct a public hearing and consider a recommendation to the City Council for approval of a Conditional Use Permit "CUP" for an existing industrial site, DCAD #54004200000010000.

Background:

This property is a developed industrial site located in the Highway Corridor overlay district. The applicant proposes reuse of the site with minimal changes.

Operational Considerations:

The Conditional Use Permit is required due to the location within the Highway Corridor zoning overlay, which requires a new CUP for each tenant or Certificate of Occupancy.

Public Information Considerations:

This item is being considered at a meeting of the Planning and Zoning Commission noticed in accordance with the Texas Open Meetings Act.

Options/Alternatives:

1. The Planning and Zoning Commission may recommend approval of the CUP as presented.
2. The Planning and Zoning Commission may recommend denial of the CUP as presented.

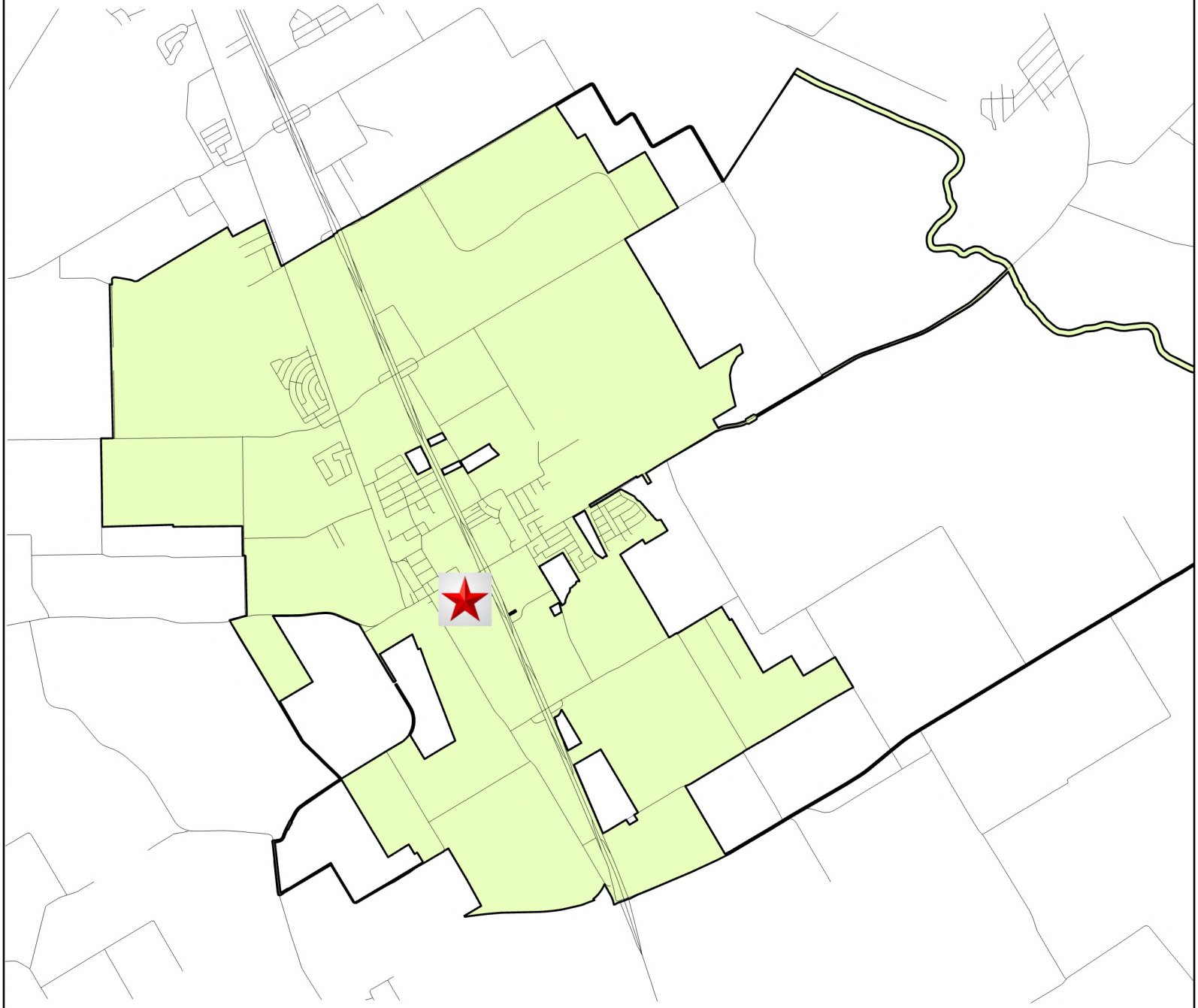
Recommendation:

Staff recommends approval.

Attachments

Map Packet

Notification Table



City Limits

Streets

Vicinity Map

N

W E

S

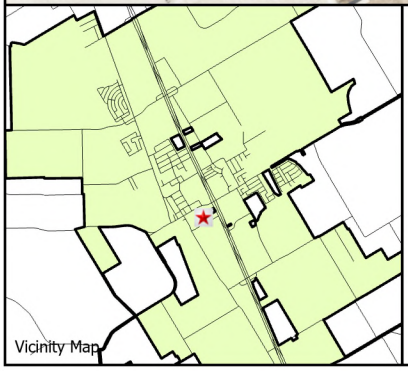
0 0.8 1.6 Miles

City of Wilmer

Serving Our Community

Date: 09/08/2026





Site Location Map

City Limits

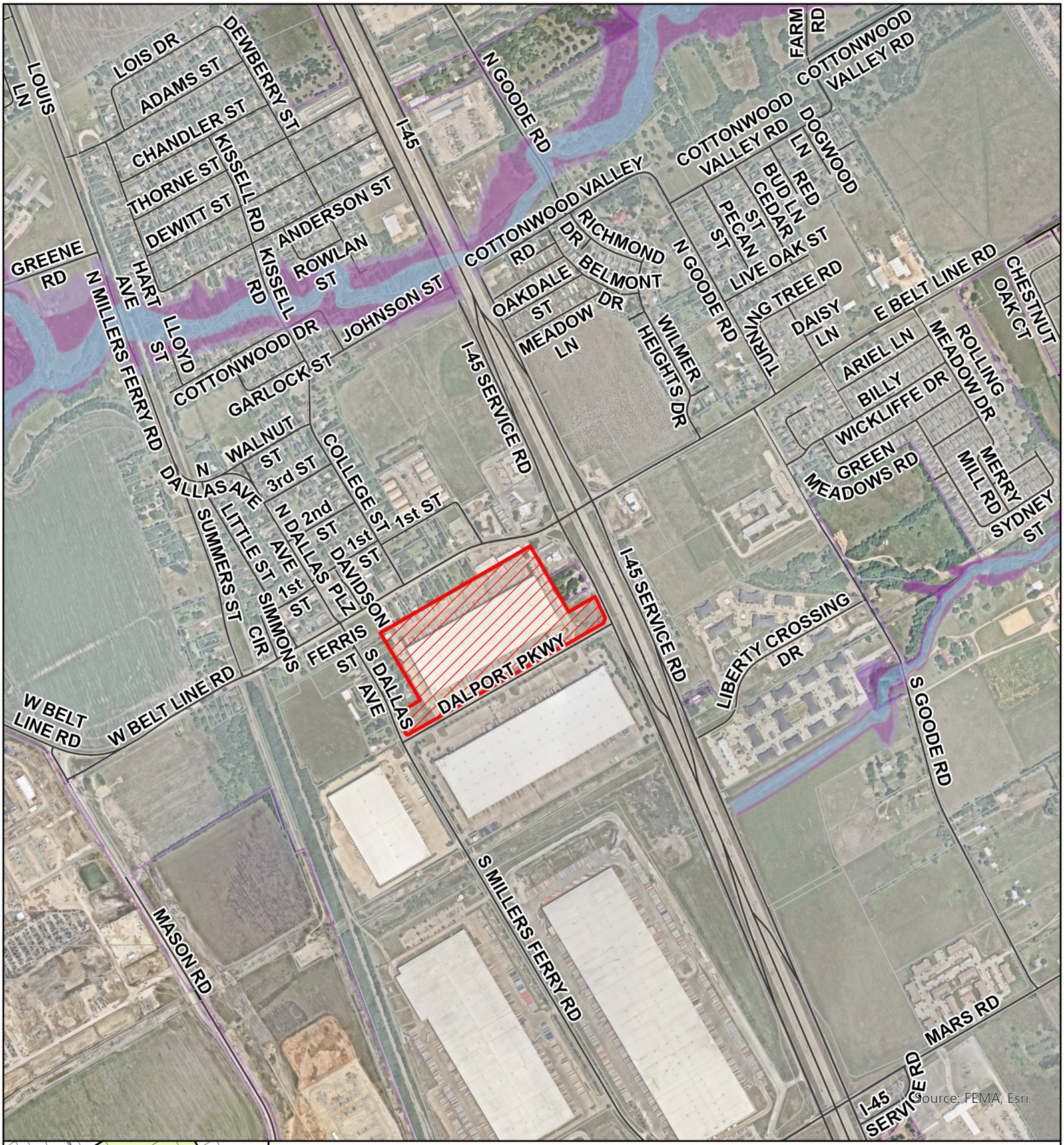
Streets

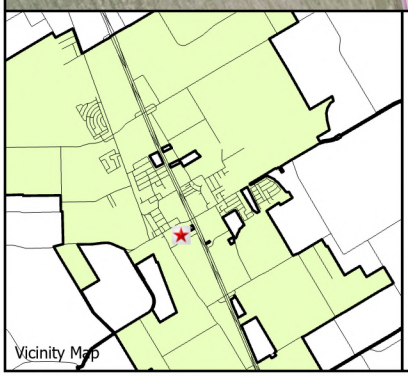
Dallas CAD Parcels

Subject Property

City of Wilmer
Serving Our Community

Date: 09/08/2026





Area Location Map

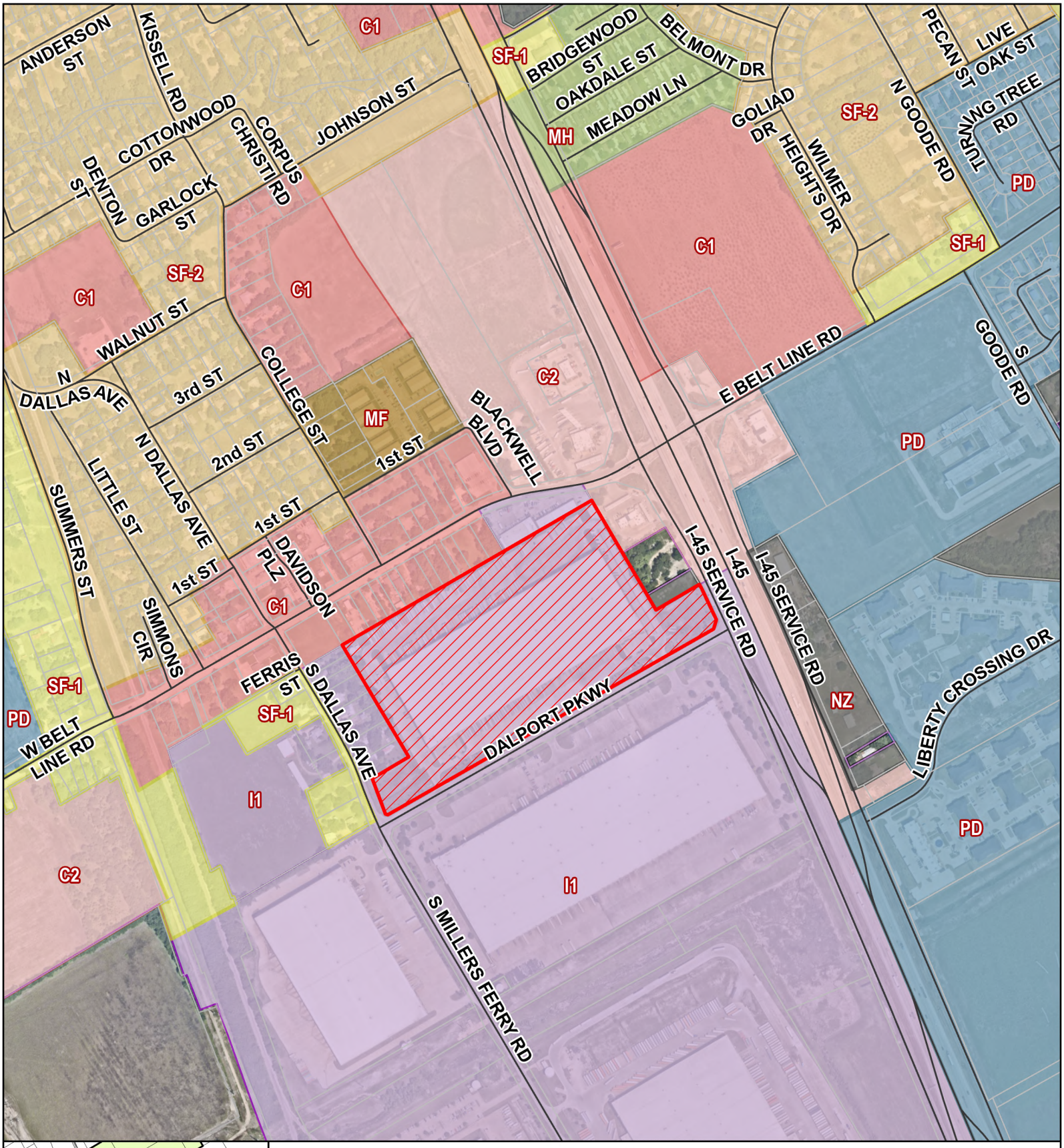
- City Limits
- Streets
- Dallas CAD Parcels

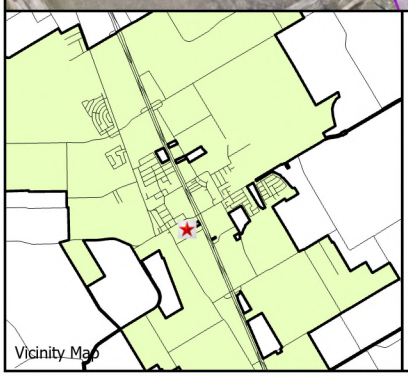
USA Flood Hazard

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Area with Reduced Risk Due to Levee
- Special Floodway
- Subject Property

City of Wilmer
Serving Our Community

Date: 09/08/2026





Vicinity Map

Zoning Map

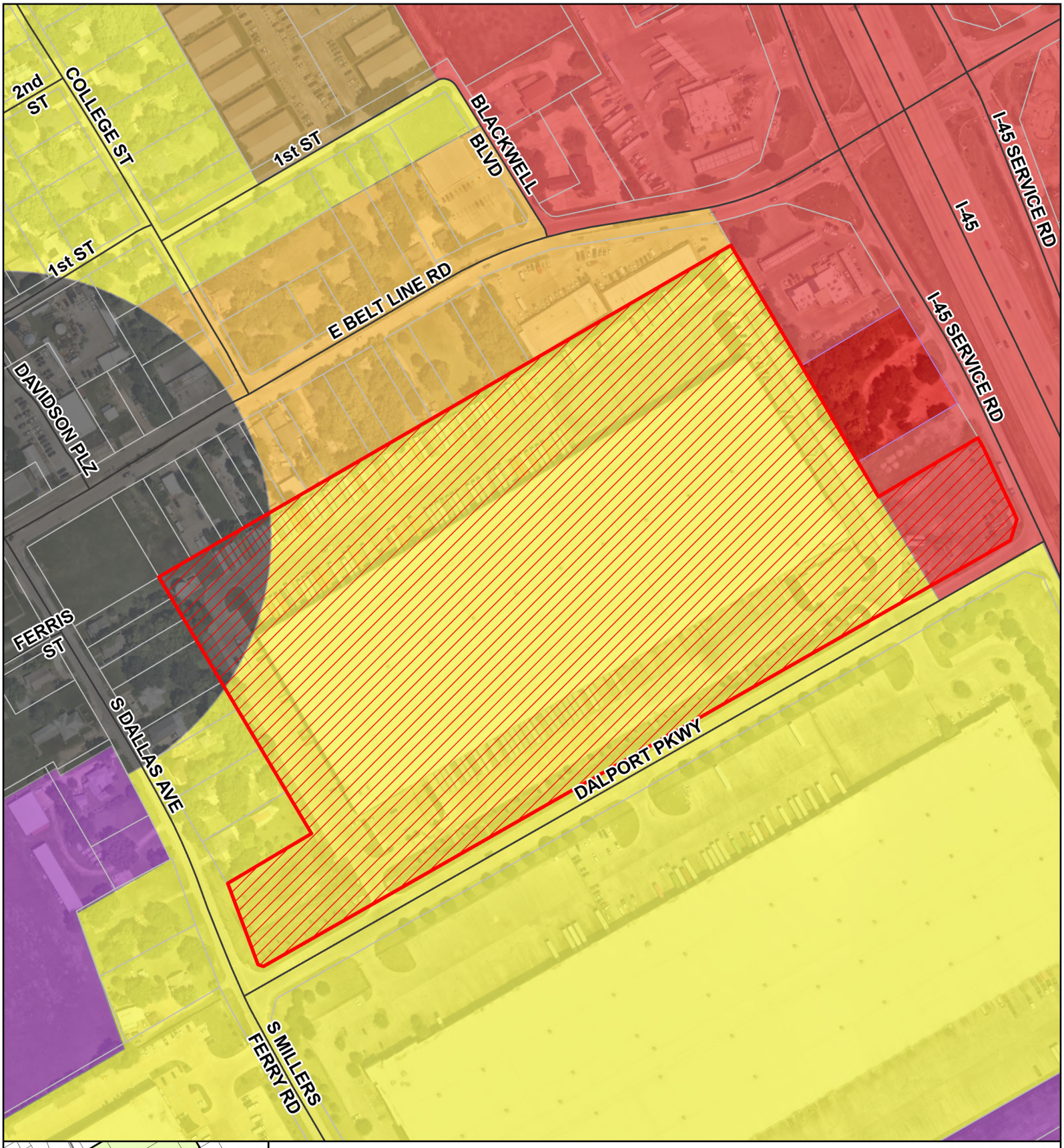
City Limits
Streets
Dallas CAD Parcels

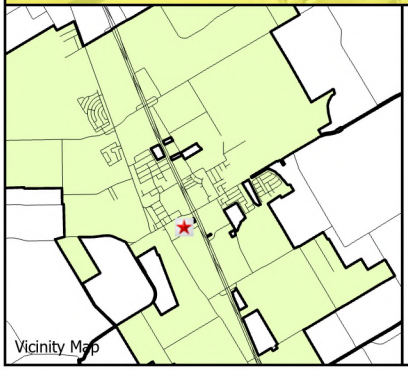
Zoning Districts

C1 (Commercial Restricted)
C2 (General Commercial)
I1 (Light Industrial)
I2 (Heavy Industrial)
MF (Multi-Family Residential)
MH (Manufactured Home)
PD (Planned Development)
SF-1 (Single Family Residential 1)
SF-2 (Single Family Residential 2)
NZ (No Zoning)
OS (Open Space)
Subject Property

City of Wilmer
Serving Our Community

Date: 09/08/2026



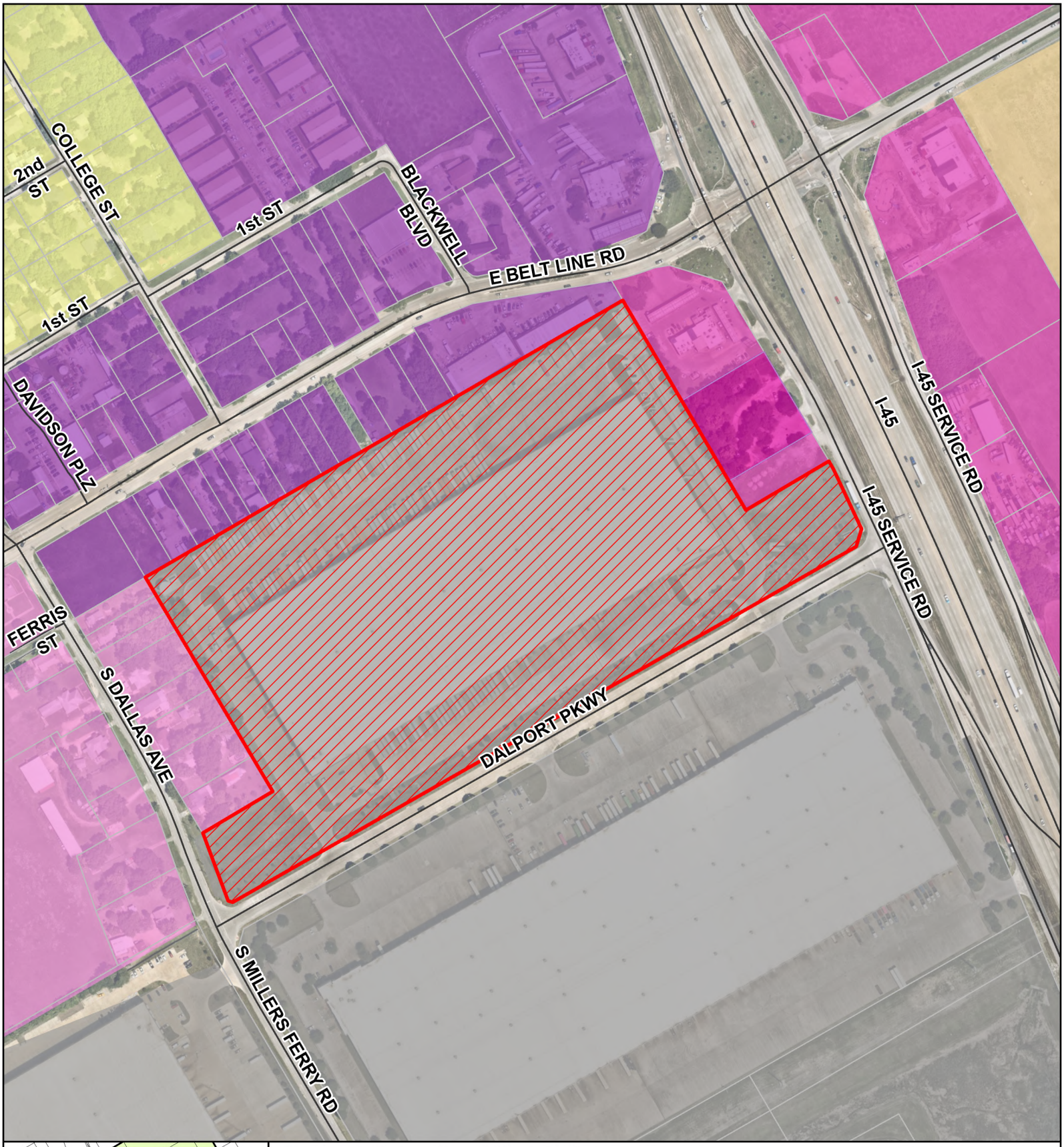


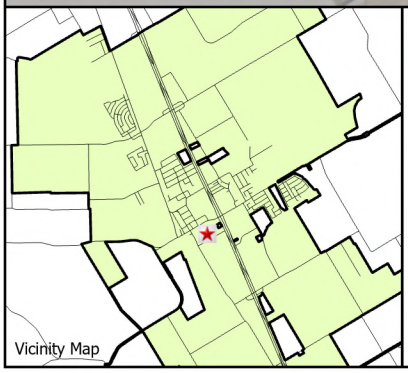
Future Land Use Map - FLUM CODE - SFR & COM & TC

- City Limits
- Dallas CAD Parcels
- Streets
- COM - Commercial
- I/W - Industrial and Warehouse
- MFR - Multi Family Residential
- O/S - Office and Services
- P/O - Parks and Open Space
- PUB - Public
- SFR - Single Family Residential
- TC - Town Center
- Subject Property

City of Wilmer
Serving Our Community

Date: 09/08/2026





Comprehensive Plan Map

City Limits
Dallas CAD Parcels
Streets

Comp Plan 24
Business Center
Civic/Institutional
Corridor Commercial

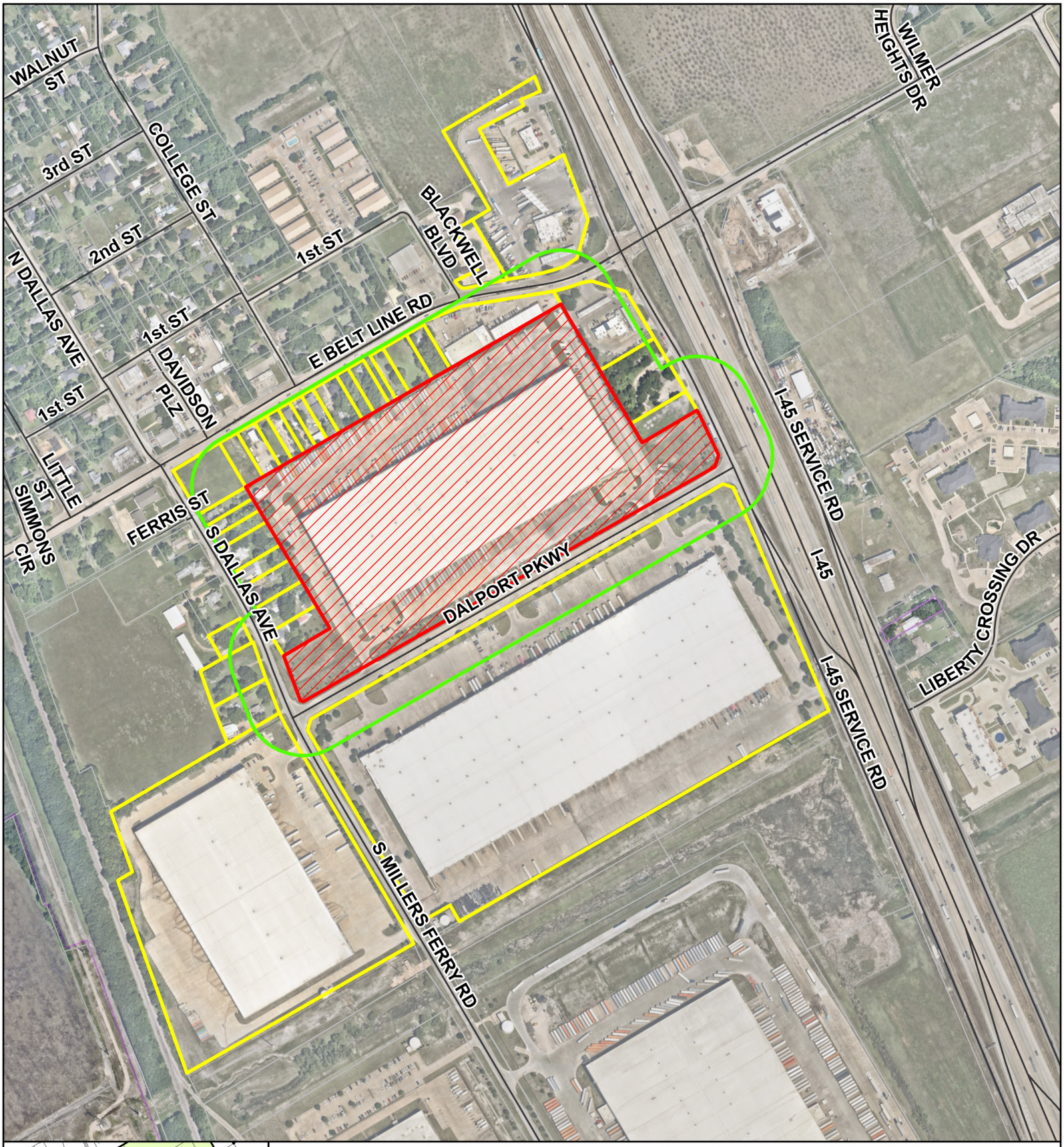
Corridor Commercial ETJ
Industrial
Industrial ETJ
Lifestyle Housing
Lifestyle Housing ETJ
Neighborhood Retail

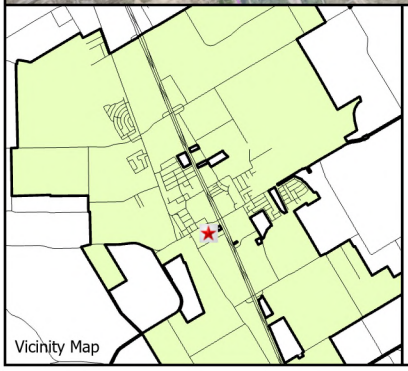
Neighborhood Retail ETJ
Park
Rural Estate
Rural Estate ETJ
Rural Reserve
Rural Reserve ETJ
Suburban Neighborhood

Suburban Neighborhood ETJ
Town Center
Subject Property

City of Wilmer
Serving Our Community

Date: 09/08/2026





200' Notification Map

- City Limits
- Streets
- Dallas CAD Parcels
- Subject Property
- 200 Foot Notification Area
- Notifications

City of Wilmer
Serving Our Community

Date: 09/08/2026

Prop ID	Owner Name	Owner Address	Owner City
65050515510190000	COMMERCIAL STATE BANK % KET TUCKER	PO BOX 820	PALMER
65161206510380000	TRI GAZ 6 INC	PO BOX 8	WILMER
65050515010190000	BLUE MOON SMOKE SHOP ATTN PROPERTY TAX	424 E BELT LINE RD	WILMER
54003500000280000	KIF INC	1400 PARKWOOD DR	CARROLLTON
54003500000140000	LIEBEL JAMES KENNETH & SANDRA SUE	320 E BELT LINE RD	WILMER
54003500000120000	LIEBEL JAMES KENNETH LIFE ESTATE	320 E BELT LINE RD	WILMER
65161206510260100	TACO RODRIGUEZ ATTN PROPERTY TAX	125 S IH 45	WILMER
54003500000110000	LEAL JESSE	PO BOX 5	WILMER
54003500000090000	ARVIZU JOSE G & MACARIA ESCOBAR	312 E BELT LINE RD	WILMER
54003500000080000	RAMIREZ MARIBEL C & JOSE R RAMIREZ	308 E BELT LINE RD	WILMER
54003500000070000	HERNANDEZ MARIA BEATRIZ &	248 E BELT LINE RD	WILMER
54003500000060000	PLASCENCIA JOSE R & HERNANDEZ DOLORES A	244 E BELT LINE RD	WILMER
65161206510260000	ESTRADA MARTHA P	1623 GARZA AVE	DALLAS
54003500000050000	LOZANO JOSE REYES PLACENCIA	244 E BELT LINE RD	WILMER
54003500000040000	HERNANDEZ MONICO & ROMERO CLEMENTINA	1611 HOMELAND ST	DALLAS
54003500000030000	THRIFTY AUTO SHIPPING INC ATTN PROPERTY TAX	226 E BELT LINE RD	WILMER
54003500000020000	JACKSON JEFFERY D	203 MOHUNDRO RD	FERRIS
54003500000010000	WILMER ECONOMIC DEVELOPMENT CORPORATION	128 N DALLAS AVE	WILMER
54004100000020000	WPT INTERSTATE 45 LP	PO BOX 2980	CHICAGO
54003500000170000	GONZALEZ JESUS SALVADOR & MARIA JOSEFINA	4828 TERRY ST	DALLAS
54003500000180000	MILLER YOLANDA	126 S DALLAS AVE	WILMER
54003500000190000	RODRIGUEZ ANA	5308 BONITA AVE	DALLAS
54003500000200000	KORGAN EDITH	603 ROCK CREEK DR	OAK LEAF
54003500000220000	JACKSON JEFFERY D	203 MOHUNDRO RD	FERRIS
54003500000230000	JACKSON JEFFERY	203 MOHUNDRO RD	FERRIS
54003500000250000	EDMONSON CYNTHIA R	234 S DALLAS AVE	WILMER
54003500000260000	ORTIZ EUSTACIO & M INES	238 S DALLAS AVE	WILMER
65050539010190000	HESTER AUBREY & ELIZABETH ANN	219 S DALLAS AVE	WILMER
65050539010160100	HAUSER DEBORAH	247 S DALLAS AVE	WILMER
65153139010200000	MCCLAIN JOE	251 S DALLAS AVE	WILMER
65153114010020100	USA WHEEL & TIRE OUTLET INC	3033 MILITARY PKWY	MESQUITE
54015690010010000	PTCAA TEXAS LP	103 S IH 45	WILMER
54004200000010000	S&S DTC INDUSTRIAL OWNER LLC	15400 KNOLL TRAIL DR STE 220	DALLAS
540035000016R0000	GARZA CESAR & GLORIA E GAYTAN	612 CEDAR HILL AVE	DALLAS

Owner State	Owner Zip Code	Street Number	Full Street Name
TEXAS	751520820	421	E BELTLINE RD
TEXAS	751720008	105	S IH 45
TEXAS	751721324	424	E BELTLINE RD
TEXAS	750076036	352	E BELTLINE RD
TEXAS	751721326	330	E BELTLINE RD
TEXAS	751721326	320	E BELTLINE RD
TEXAS	75172	125	S IH 45
TEXAS	751720005	316	E BELTLINE RD
TEXAS	751721326	312	E BELTLINE RD
TEXAS	751721326	308	E BELTLINE RD
TEXAS	751721128	248	E BELTLINE RD
TEXAS	751721128	244	E BELTLINE RD
TEXAS	752165522	129	S IH 45
TEXAS	751721128	240	E BELTLINE RD
TEXAS	752121828	232	E BELTLINE RD
TEXAS	751721128	226	E BELTLINE RD
TEXAS	751259583	220	E BELTLINE RD
TEXAS	751721144	200	E BELTLINE RD
ILLINOIS	606902980	201	S IH 45
TEXAS	752232135	120	S DALLAS AVE
TEXAS	751721136	126	S DALLAS AVE
TEXAS	752066728	202	S DALLAS ST
TEXAS	751543925	212	S DALLAS AVE
TEXAS	751259583	218	S DALLAS AVE
TEXAS	751259583	228	S DALLAS AVE
TEXAS	751721134	234	S DALLAS AVE
TEXAS	751721134	238	S DALLAS AVE
TEXAS	751721133	241	S DALLAS ST
TEXAS	751721133	247	S DALLAS AVE
TEXAS	751721133	251	S DALLAS AVE
TEXAS	751493533	301	S MILLERS FERRY RD
TEXAS	75172	103	S IH 45
TEXAS	752483465	200	DALPORT PKWY
TEXAS	752084080	340	E BELTLINE RD