



Wylie City Council

NOTICE OF MEETING

Regular Meeting Agenda May 24, 2016 – 6:00 pm Wylie Municipal Complex Council Chambers/Council Conference Room 300 Country Club Road, Building #100

Eric Hogue	Mayor
Keith Stephens	Mayor Pro Tem
Diane Culver	Place 2
Jeff Forrester	Place 3
Candy Arrington	Place 4
William Whitney III	Place 5
David Dahl	Place 6
Mindy Manson.....	City Manager
Richard Abernathy	City Attorney
Carole Ehrlich	City Secretary

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

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

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020.

Hearing impaired devices are available from the City Secretary prior to each meeting.

CALL TO ORDER

Announce the presence of a Quorum

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

• **Blue Star Banner Presentation**

Parents: Randy and Jo Morast

Son: AT1 (AW) Jonathan Morast, Navy and stationed in Japan. Jonathan is a 2000 graduate of Wylie High School.

- **Presentation of \$15,000 donation to the Rebuild Wylie by Atmos Energy.**

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Council regarding an item that is not listed on the Agenda. Residents must fill out a non-agenda form prior to the meeting in order to speak. Council requests that comments be limited to three (3) minutes. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider, and act upon, approval of the Minutes of May 10, 2016 Regular Meeting and May 17, 2016 Special Called Meeting of the Wylie City Council.** *(C. Ehrlich, City Secretary)*
- B. Consider and act upon Ordinance No. 2016-10 of the City Council of the City of Wylie, Texas, amending Ordinance No. 2015-38, Exhibit "A" of Ordinance No. 2015-27 and Section IX (Parks and Recreation) of Appendix C (Wylie Comprehensive Fee Schedule) of the Wylie Code of Ordinances, Ordinance No. 2005-07, for the purpose of modifying certain fees for the use of Brown House; providing a penalty clause, savings/repealing clause, and severability clause and an effective date; and providing for the publication of the caption hereof.** *(R. Diaz, Parks and Recreation Superintendent)*
- C. Consider and act upon vendor application for First Baptist Church in Wylie to sell items at an event to be held June 10, 2016 at Founders Park.** *(R. Diaz, Parks and Recreation Superintendent)*
- D. Consider, and place on file, the City of Wylie Monthly Investment Report for April 30, 2016.** *(L. Bantz, Finance Director)*
- E. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for April 30, 2016.** *(L. Bantz, Finance Director)*
- F. Consider, and act upon, Ordinance No. 2016-11, amending the zoning from Single Family 10/24 to Single Family 10/24 with a Special Use Permit (SF-10/24-SUP) to allow for two Amateur Communication Towers on an existing residential lot on Lot 6, Block M of the Pointe North Phase 1 Addition. Property generally located north of Brown Street and west of Ballard Avenue. (510 Kamber Lane). ZC 2016-05** *(R. Ollie, Development Services Director)*

REGULAR AGENDA

- 1. Hold a Public Hearing and consider, and act upon approval of a Replat for Century Business Park Addition, creating two lots on 6.245 acres, generally located on Old Alanis Lane between State Highway 78 and Century Way.** *(R. Ollie, Development Services Director)*

Executive Summary

The purpose of the Plat is to create two lots of 2.460 acres (1B1) and 3.785 acres (1B2) from the one lot of 6.245 acres (1B). The lot is currently split-zoned Commercial Corridor and Light Industrial with the CC zoning being the northwest section of the lot fronting State Highway 78 and the southern LI portion running along Old Alanis Lane. The proposed plat would mark the CC zoned parcel as Lot 1B1 and the LI zoned parcel as 1B2.

2. **Hold a Public Hearing and consider, and act upon, a change in zoning from Light Industrial (LI) to Light Industrial with a Specific Use Permit (LI-SUP) to allow for Mini-Warehouse (self-storage) use on 3.78 acres, generally located southeast of SH 78 between Century Way and old Alanis Drive. ZC 2016-06 (R. Ollie, Development Services Director)**

Executive Summary

The applicant is requesting a Specific Use Permit to allow for the construction of a mini-warehouse (self-storage) facility with a modification to the parking requirements on 3.78 acres located southeast of SH 78 between Century Way and old Alanis Drive. The proposal includes development of 190,500 gross square feet of self-storage and 1,220 square feet of office space to serve the storage facility.

3. **Consider, and act upon, the appointment of a committee member to the City of Wylie City Council Subcommittee to represent the City of Wylie in meetings with the Wylie Independent School District City/Schools Partnerships Committee.**

Executive Summary

In 2005, the Wylie Independent School Board formed an advisory standing committee called City/School Partnerships. The committee consists of three (3) WISD Board of Trustee members and three City of Wylie Council members. The purpose of the committee is focused on discussing existing and new partnerships between the Wylie Independent School District and the City of Wylie.

READING OF ORDINANCES

Title and caption approved by Council as required by Wylie City Charter, Article III, Section 13-D.

ADJOURNMENT

If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the City Council at the date, hour and place given in this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

CERTIFICATION

I certify that this Notice of Meeting was posted on May 20, 2016 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: www.wylietexas.gov.



Wylie City Council

Minutes

City Council Meeting

Tuesday, May 10, 2016 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Bldg. 100
Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Mayor Eric Hogue called the meeting to order at 6:00 p.m. City Secretary Ehrlich took roll call with the following City Council members present: Mayor Eric Hogue, Mayor pro tem Keith Stephens, Councilman David Dahl, Councilwoman Candy Arrington, Councilwoman Diane Culver, Councilman Todd Winters, and Junior Mayor Emily Edwards. Councilman William Whitney III was absent.

Staff present were: City Manager, Mindy Manson; Assistant City Manager, Jeff Butters; Finance Director, Linda Bantz; Fire Chief, Brent Parker; City Engineer, Chris Holsted; Police Chief Anthony Henderson; Development Services Director, Renae Ollie; City Secretary, Carole Ehrlich; Public Information Officer, Craig Kelly; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Councilman Dahl gave the invocation and Councilwoman Culver led the Pledge of Allegiance.

PRESENTATIONS

- **Junior Mayor Emily Edwards.** (*E. Hogue, Mayor*)

Mayor Hogue introduced Junior Mayor Emily Edwards. He explained that Davis Intermediate auctioned the “Mayor for a Day” and Emily was the winner. All proceeds from the auction fund the Birmingham PTA. Mayor Hogue administered the Oath to Junior Mayor Edwards and she assisted in conducting the remainder of the meeting.

- **Proclamation for National Safe Boating Week – May 21-27, 2016**

Mayor Hogue read a proclamation designating the week of May 21-27, 2016 as National Safe Boating Week. No one was present to accept the proclamation.

- **Proclamation declaring Sunday, May 15 through Saturday, May 21, 2016 as National Police Week.** *(A. Henderson, Police Chief)*

Mayor Hogue presented a proclamation declaring Sunday, May 15 through Saturday, May 21, 2016 as National Police Week in the City of Wylie. He commended the Police staff and Chief for their service to the community. Chief Anthony Henderson and staff were present to accept the proclamation.

- **Presentation of Donation to Friends of Wylie Fire Rescue.** *(Becky Welch, 1st LT Welch Run For Our Heroes 5K)*

Becky Welch, representing the 1st LT Welch Run for Our Heroes 5K, presented a check in the amount of \$4,000 to the Friends of Wylie Fire Rescue. Members of the WFR were present to accept the donation. The funds will be used to purchase new pipes and drums for the WFR Honor Guard.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Council regarding an item that is not listed on the Agenda. Residents must fill out a non-agenda form prior to the meeting in order to speak. Council requests that comments be limited to three (3) minutes. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

Charles Robinson, residing at 2901 Jamestown Drive, Wylie addressed the Council in opposition of permits for residents living near Wylie East High School to be able to park on the street during school hours.

Mayor Hogue clarified action that was taken during the April 26, 2016 Council meeting regarding funding for the recent hail storm. He explained the funds set aside were to enable staff to lease trailers for both Police and 911 Communications with the relocation from the Public Safety Building due to the storm.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. **Consider, and act upon, approval of the Minutes of April 26, 2016 Regular Meeting of the Wylie City Council.** *(C. Ehrlich, City Secretary)*
- B. **Consider, and act upon, approval of a Final Plat for Reyes Estates, creating two single family residential lots, generally located in the City of Wylie ETJ north of the intersection of Beaver Creek Road and Willow Bend Street.** *(R. Ollie, Development Services Director)*
- C. **Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of March 31, 2016.** *(S. Satterwhite, WEDC Director)*
- D. **Consider, and act upon, the award of bid #W2016-8-A for Building Inspection Services to Bureau Veritas North America, Inc. in an estimated annual amount of \$78,000; and**

authorizing the City Manager to execute any and all necessary documents. (*G. Hayes, Purchasing*)

- E. Consider, and act upon, Resolution No. 2016-12(R) of the City Council of the City of Wylie, Texas, ratifying an agreement with Morgan Buildings & Spas Incorporated in the amount of \$123,767.00, for the lease of a portable office building to house the City of Wylie Public Communications Department; and authorizing the City Manager to sign any necessary documents.** (*G. Hayes, Purchasing*)
- F. Consider, and act upon, Resolution No. 2016-13(R) of the City Council of the City of Wylie, Texas, to approve an agreement with Morgan Buildings & Spas Incorporated in the amount of \$207,433.00, for the lease of a portable office building to house the City of Wylie Police Department; and authorizing the City Manager to sign any necessary documents.** (*G. Hayes, Purchasing*)
- G. Consider, and act upon, Resolution No. 2016-14(R) supporting the prioritized transportation corridors identified by the Collin County Commissioners Court.** (*C. Holsted, City Engineer*)

Council Action

A motion was made by Councilman Dahl, seconded by Councilwoman Culver to approve the Consent Agenda as presented. A vote was taken and the motion passed 6-0 with Councilman Whitney absent.

REGULAR AGENDA

- 1. Hold a Public Hearing and consider, and act upon, a change in zoning from Single Family 10/24 to Single Family 10/24 with a Special Use Permit (SF-10/24-SUP) to allow for two Amateur Communication Towers on an existing residential lot on Lot 6, Block M of the Pointe North Phase 1 Addition. Property general located north of Brown Street and west of Ballard Avenue. (510 Kamber Lane). ZC 2016-05** (*R. Ollie, Development Services Director*)

Staff Comments

Development Services Director Ollie addressed Council stating that the subject property is located at 510 Kamber Lane, original platted in 1984 and is currently zoned SF-1 0/24. The Single Family 10/24 district is intended to accommodate medium-density residential areas to provide housing for most of the community's population. The applicant proposes to install amateur radio antennas to be anchored by the rear wall of the property and the ground. The applicant has submitted a site plan that shows one antenna that measures 15' from the ground and the other that measure 38' from the ground.

Johnnie Young, applicant, addressed Council stating that the she recently received her amateur license. She stated she was planning to install two antennas, one for VHF and UHF and one for high frequency. The antennas are both whip antennas and look similar to a pole. One will measure 15' in the air and the other 38' in the air. She stated the operators volunteer in their communities and also are weather chasers. She stated that no neighbor was opposed and if any other neighboring frequency was interrupted or interfered with, she would immediately resolve the problem.

Public Hearing

Mayor Hogue opened the public hearing at 6:40 p.m. asking anyone present wishing to address Council to come forward. There were no citizens present wishing to address Council.

Mayor Hogue closed the public hearing.

Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilman Dahl to approve a change in zoning from Single Family 10/24 to Single Family 10/24 with a Special Use Permit (SF-10/24-SUP) to allow for two Amateur Communication Towers on an existing residential lot on Lot 6, Block M of the Pointe North Phase 1 Addition. Property general located north of Brown Street and west of Ballard Avenue (510 Kamber Lane). ZC 2016-05. A vote was taken and the motion passed 6-0 with Councilman Whitney absent.

- 2. Consider, and act upon, Ordinance No. 2016-08 approving a negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the company’s 2016 Rate Review Mechanism Filings; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the settlement tariffs to be just and reasonable and in the public interest; requiring the company to reimburse ACSC’s reasonable ratemaking expenses; determining that this ordinance was passed in accordance with the requirements of the Texas open meetings act; adopting a savings clause; declaring an effective date; and requiring delivery of this ordinance to the company and the ACSC’s legal counsel. (M. Manson, City Manager)**

Staff Comments

City Manager Manson addressed Council stating that the City, along with other similarly situated cities served by Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Atmos Cities Steering Committee (“ACSC”). The RRM Tariff was originally adopted by ACSC member cities in 2007 as an alternative to the Gas Reliability Infrastructure Program (“GRIP”), the statutory provision that allows Atmos to bypass the City’s rate regulatory authority to increase its rates annually to recover capital investments. The RRM Tariff has been modified several times, most recently in 2013.

The tariffs attached to the Ordinance approve rates that will increase the Company’s revenues by \$29.9 million for the Mid-Tex Rate Division, effective for bills rendered on or after June 1, 2016. The monthly residential customer charge will be \$19.10. The consumption charge will be \$0.11378 per Ccf. The monthly bill impact for the typical residential customer consuming 46.8 Ccf will be an increase of \$1.26, or about 2.43%. The typical commercial customer will see an increase of \$3.81, or 1.43%. Attached to this Model Staff Report is a summary of the impact of new rates on the average bills of all customer classes.

The ACSC Executive Committee and its designated legal counsel and consultants recommend that all Cities adopt the Ordinance with its attachments approving the negotiated rate settlement resolving the 2016 RRM filing, and implementing the rate change.

Council Action

A motion was made by Mayor Stephens, seconded by Councilwoman Arrington to adopt Ordinance No. 2016-08 approving a negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the company’s 2016

Rate Review Mechanism Filings; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the settlement tariffs to be just and reasonable and in the public interest; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this ordinance was passed in accordance with the requirements of the Texas open meetings act; adopting a savings clause; declaring an effective date; and requiring delivery of this ordinance to the company and the ACSC's legal counsel. A vote was taken and the motion passed 6-0 with Councilman Whitney absent.

- 3. Consider, and act upon, the approval of expenditures of \$1,200 for unanticipated travel expenses for the Mayor to travel to Washington D.C. in order to address the U.S. House of Representatives regarding House Resolution 642 recognizing magic as a rare and valuable art form and national treasure; further recognizing Wylie, Texas, and its Mayor, Eric Hogue, in the promotion of the art of magic with official proclamations, summer educational programs, and the first festival dedicated to the art of magic in the State of Texas. (M. Manson, City Manager)**

Staff Comments

Mayor Hogue addressed Council stating that with the newly adopted rules for City Council regarding travel, events that are not annually approved must have prior consent of the Council; funds shall be authorized for unscheduled and unanticipated trips as may be necessary for Councilmembers to meet with Federal or State agencies concerning City business. He explained that in order for the Mayor to travel to Washington D.C. to address Congress, Council must approve the travel expenses. Staff estimates that the total cost of travel will be less than \$1,200. The FY2015-16 Budget includes just under \$20,000 in Council Travel and Training, with approximately \$2,600 of that spent thus far this year.

Council Action

A motion was made by Councilman Dahl seconded by Councilwoman Arrington to approve the expenditure of \$1,200 for unanticipated travel expenses for the Mayor to travel to Washington D.C. in order to address the U.S. House of Representatives regarding House Resolution 642 recognizing magic as a rare and valuable art form and national treasure; further recognizing Wylie, Texas, and its Mayor, Eric Hogue, in the promotion of the art of magic with official proclamations, summer educational programs, and the first festival dedicated to the art of magic in the State of Texas. A vote was taken and the motion passed 6-0 with Councilman Whitney absent.

READING OF ORDINANCES

Title and caption approved by Council as required by Wylie City Charter, Article III, Section 13-D.

City Secretary Ehrlich read the caption to Ordinance No. 2016-08 into the official record.

Mayor Hogue convened into Executive Session reading the captions below at 7:01 p.m.

EXECUTIVE SESSION

Recess into Closed Session in compliance with Section 551.001, et.seq. Texas Government Code, to wit:

§Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.

A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on its negotiating position.

- **Discussion regarding property generally located near the intersection of Country Club and Brown St.**

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Hogue reconvened into Open Session at 7:13 p.m. No action was taken as a result of Executive Session

ADJOURNMENT

A motion was made by Mayor pro tem Stephens, seconded by Councilman Dahl, to adjourn the meeting at 7:15 p.m. A vote was taken and the motion passed 6-0 with Councilman Whitney absent.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary



Wylie City Council

Minutes Special Called Meeting Election Canvass City Council Meeting

**Tuesday, May 17, 2016 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Bldg. 100
Wylie, TX 75098**

CALL TO ORDER

Announce the presence of a Quorum.

Mayor Eric Hogue called the meeting to order at 6:00 p.m. City Secretary Ehrlich took roll call with the following City Council members present: Mayor Eric Hogue, Mayor pro tem Keith Stephens, Councilman David Dahl, Councilwoman Candy Arrington, Councilwoman Diane Culver, Councilman William Whitney III, and Councilman Todd Wintters. Councilman elect Jeff Forrester was present.

Staff present were: City Manager, Mindy Manson; Fire Chief, Brent Parker; City Engineer, Chris Holsted; Police Chief Anthony Henderson; City Secretary, Carole Ehrlich; Public Information Officer, Craig Kelly; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Pastor Chris Segrest, Wylie First Baptist Church, gave the invocation and Fire Chief Brent Parker led the Pledge of Allegiance.

CANVASS OF ELECTION

- **Consider, and act upon, Ordinance No. 2016-09 of the City Council of the City of Wylie, Texas, Canvassing the returns of the May 7, 2016 General Election; Declaring the Election Results for City Council Place 1 and Place 3; Providing A Savings/Repealing Clause, Severability Clause and an Effective Date.**

Mayor Hogue addressed Council asking if any council member had questions regarding the canvass of the election results.

Council Action

A motion was made by Councilman Wintters, seconded by Councilwoman Culver to adopt Ordinance No. 2016-19 of the City Council of the City of Wylie Texas, Canvassing the returns of the May 7k 2016 General election; Declaring the Election results for City Council Place 1 and Place 3; and providing for a Savings/Repealing Clause, Severability Clause and an Effective Date. A vote was taken and the motion passed 7-0.

- **Presentation of appreciation plaque to outgoing Councilmember Todd Wintters**

Mayor Hogue and the Wylie City Council presented an appreciation plaque to outgoing Councilmember Todd Wintters for his service and dedication to the City of Wylie as Councilman Place 3. Mayor Hogue noted that Councilman Wintters has chosen not to seek re-election.

ISSUANCE OF CERTIFICATE TO ELECTED COUNCIL MEMBERS KEITH STEPHENS AND JEFF FORRESTER

- *Presented by Mayor Hogue*

Mayor Hogue presented Certificates of Elected Council Members to newly elected member Keith Stephens and Jeff Forrester.

ADMINISTRATION OF OATH OF OFFICE

- **Oath – Councilmembers Elect, Keith Stephens and Jeff Forrester**
Presented by 469th District, Collin County Judge, Piper McCraw

469th District, Collin county Judge, Piper McCraw administered the Oath of Office to Councilmembers Keith Stephens, Place 1 and Jeff Forrester, Place 3.

Councilman Jeff Forrester took his seat on the dais to the remainder of the meeting.

APPOINTMENT OF MAYOR PRO TEM

- **Consider, and act upon, the appointment of Mayor Pro Tem for a one year term beginning May 2016 and ending May 2017.**

Council Action

A motion was made by Councilman Dahl, seconded by Councilwoman Arrington to re-appoint Mayor pro tem Keith Stephens as Mayor pro tem for a term beginning May 2016 and ending May 2017. A vote was taken and the motion passed 7-0.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

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

No citizens were present wishing to address Council during Citizens Comments.

REGULAR AGENDA

1. **Consider, and act upon, the appointment of a 2016 Board and Commissions City Council Interview Panel to conduct the May 2016 board applicant interviews.** (C. Ehrlich, City Secretary)

Staff Comments

Each year the City Secretary's Office solicits and compiles applications from Wylie residents wishing to serve on various Wylie Boards and Commissions. These applications are received through the year until the later part of May of each calendar year. Additionally, in May of each year, the applications are compiled into appointment timeframes to allow the three Council member panel time to interview each applicant and subsequently choose a list of applicants to recommend to the full Council to serve two year terms on the various Boards. The terms are staggered so each year approximately half of the members serving on each board and commission are appointed.

City Secretary Ehrlich reported the meeting dates set for 2016 were Tuesday, May 31st and Wednesday, June 1st. She noted these two dates would conclude the interviews.

Mayor Hogue asked Mayor pro tem Stephens if he would serve as Chair of the panel; typically the Mayor pro tem does serve in this capacity. Mayor pro tem Stephens agreed to serve. Mayor Hogue announced Councilman Dahl had indicated he would like to serve on the panel. The mayor asked if there were any other council members wishing to serve. Councilwoman Arrington indicated she would be willing to serve if appointed.

Council Action

A motion was made by Councilwoman Culver, seconded by Councilman Whitney to appoint Mayor pro tem Keith Stephens, Councilman Dahl, and Councilwoman Arrington to serve on the 2016 Boards and Commissions Interview Panel. A vote was taken and the motion passed 7-0.

READING OF ORDINANCES

Title and caption approved by Council as required by Wylie City Charter, Article III, Section 13-D.

City Secretary Ehrlich read the caption to Ordinance No. 2016-09 into the official record.

ADJOURNMENT

A motion was made by Councilman Dahl, seconded by Councilwoman Arrington, to adjourn the meeting at 6:28 p.m. A vote was taken and the motion passed 7-0.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary



Wylie City Council

AGENDA REPORT

Meeting Date: May 24, 2016
Department: Public Services
Prepared By: Robert Diaz
Date Prepared: May 10, 2016

Item Number: B
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 1

Subject

Consider and act upon Ordinance No. 2016-10 of the City Council of the City of Wylie, Texas, amending Ordinance No. 2015-38, Exhibit "A" of Ordinance No. 2015-27 and Section IX (Parks and Recreation) of Appendix C (Wylie Comprehensive Fee Schedule) of the Wylie Code of Ordinances, Ordinance No. 2005-07, for the purpose of modifying certain fees for the use of Brown House; providing a penalty clause, savings/repealing clause, and severability clause and an effective date; and providing for the publication of the caption hereof.

Recommendation

Motion to approve Ordinance No. 2016-10 of the City Council of the City of Wylie, Texas, amending Ordinance No. 2015-38, Exhibit "A" of Ordinance No. 2015-27 and Section IX (Parks and Recreation) of Appendix C (Wylie Comprehensive Fee Schedule) of the Wylie Code of Ordinances, Ordinance No. 2005-07, for the purpose of modifying certain fees for the use of Brown House; providing a penalty clause, savings/repealing clause, and severability clause and an effective date; and providing for the publication of the caption hereof.

Discussion

On November 10, 2015 the Wylie City Council approved Ordinance 2015-38 establishing a set of fees for the Brown House. During the current process of preparing for rental operations at the Brown House, Recreation staff reviewed the approved fees and found that some items typically used for other recreation facilities such as cancellation fees were not included in the list of approved fees. This agenda item, therefore, will rectify and clarify the Brown House fee structure.

See the charts below showing the current version and the new version (italicized areas are new items) of the Brown House fees.

Current Version:

Deposit	Hourly Rate	Minimum	Add'l Info.
\$300	\$100.00	2 hrs.	Mon-Thu Resident
	\$125.00	4 hrs.	Fri-Sun Resident
\$300	\$125.00	2 hrs.	Mon-Thu Non-resident
	\$150.00	4 hrs.	Fri-Sun Non-resident
	\$ 50.00	Per hour	Photography session per hour rate (use of outdoor/indoor)
\$100.00	\$ 50.00	2 hrs.	Non-profit rate Mon-Thu only
\$ 0.00	\$ 0.00	N/A	Wylie High School Senior Tea

New Version:

Type of Rental	Deposit	Hourly Rate	Minimum	Cancellation Fee (within fourteen (14) days of rental date)
Resident: Mon-Thu	\$300	\$100.00	2 hrs.	\$150.00
Resident: Fri-Sun	\$300	\$125.00	4 hrs.	\$150.00
Non-resident: Mon-Thu	\$300	\$125.00	2 hrs.	\$150.00
Non-resident: Fri-Sun	\$300	\$150.00	4 hrs.	\$150.00
Photography session (outdoor/indoor)	\$0.00	\$50.00	Per hour	\$0.00
Non-profit: Mon-Thu only	\$100.00	\$50.00	2 hrs.	\$50.00
Wylie High School Senior Tea: <i>Mon- Thu only</i>	\$0.00	\$0.00	N/A	\$0.00

Staff and the City Attorney worked to not only add the cancellation fees to the new version but to also improve how the fees could be read within the ordinance. For example, the current version implies a deposit for Residents using the facility on Friday through Sunday, but the new version clearly shows that the deposit is required. Staff and the City Attorney also clarified the type of rental in the new version instead of noting a type of rental in the Additional Information column of the current version. Staff also included a cancellation fee (one half of the deposit amount) which is consistent with cancellation fees for the Wylie Recreation Center and Bart Peddicord Community Center.

These changes are minor and work to improve how the current version of the ordinance is interpreted. The Parks and Recreation Board unanimously approved the fee changes at their regular meeting on May 9, 2016.

ORDINANCE NO. 2016-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, AMENDING ORDINANCE NO. 2015-38, EXHIBIT “A” OF ORDINANCE NO. 2015-27 AND SECTION IX (PARKS AND RECREATION) OF APPENDIX C (WYLIE COMPREHENSIVE FEE SCHEDULE) OF THE WYLIE CODE OF ORDINANCES, ORDINANCE NO. 2005-07, FOR THE PURPOSE OF MODIFYING CERTAIN FEES FOR THE USE OF THE BROWN HOUSE; PROVIDING A PENALTY CLAUSE, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City Council of the City of Wylie, Texas (“City Council”) has investigated and determined that it would be advantageous and beneficial to the City of Wylie, Texas (“City”) to amend the Wylie Code of Ordinances, Ordinance No. 2005-07, as amended (“Code of Ordinances”).

WHEREAS, the City Council has further investigated and determined that it would be advantageous and beneficial to the City and its citizens to amend Exhibit A of Ordinance No. 2015-27, Section 2 of Ordinance No. 2015-38 and Section IX (Parks and Recreation) of Appendix C (Wylie Comprehensive Fee Schedule) of the Code of Ordinances, for the purpose of modifying certain fees for the use of the Brown House; and

WHEREAS, the City Council finds that the fees established herein are reasonable for the purpose of providing funds to help defray the costs of the services, equipment and maintenance for which the fees are assessed.

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

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Amendment to Exhibit A of Ordinance No. 2015-27, Section 2 of Ordinance No. 2015-38 and Section IX (Parks and Recreation) of Appendix C (Wylie Comprehensive Fee Schedule) of the Wylie Code of Ordinances, Ordinance No. 2005-07. Exhibit A of Ordinance No. 2015-27, Section 2 of Ordinance No. 2015-38 and Section IX (Parks and Recreation) of Appendix C (Wylie Comprehensive Fee Schedule) of the Wylie Code of Ordinances, Ordinance No. 2005-07, are hereby amended to add the following:

“IX. Parks and Recreation

...

H. Brown House Deposit/Fees:

Type of Rental	Deposit	Hourly Rate	Minimum	Cancellation Fee (within fourteen (14) days of rental date)
Resident: Mon-Thu	\$300	\$100.00	2 hrs.	\$150.00
Resident: Fri-Sun	\$300	\$125.00	4 hrs.	\$150.00
Non-resident: Mon-Thu	\$300	\$125.00	2 hrs.	\$150.00
Non-resident: Fri-Sun	\$300	\$150.00	4 hrs.	\$150.00
Photography session (outdoor/indoor)	\$0.00	\$50.00	Per hour	\$0.00
Non-profit: Mon-Thu only	\$100.00	\$50.00	2 hrs.	\$50.00
Wylie High School Senior Tea: Mon-Thu only	\$0.00	\$0.00	N/A	\$0.00

...”

SECTION 3: Penalty. Any person, firm, corporation or entity violating or refusing to comply with any provision of this Ordinance, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined in an amount not exceeding two thousand dollars (\$2,000.00) for each offense if the offense relates to public health and sanitation, otherwise the fine shall be in an amount not exceeding five hundred dollars (\$500.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it under local, state and federal law.

SECTION 4: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 5: Savings/Repealing. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of such ordinances shall remain in full force and effect.

SECTION 6: Effective Date. This Ordinance shall become effective from and after its adoption and publication as required by the City Charter and by law.

[The remainder of this page intentionally left blank.]

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS on this 24th day of May, 2016.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary

Dates of Publication: June 1, 2016 in the Wylie News



Wylie City Council

AGENDA REPORT

Meeting Date: May 24, 2016
Department: Public Services
Prepared By: Robert Diaz
Date Prepared: May 10, 2016

Item Number: C
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 1

Subject

Consider and act upon vendor application for First Baptist Church in Wylie to sell items at an event to be held June 10, 2016 at Founders Park.

Recommendation

Motion to recommend approval for a vendor application for First Baptist Church in Wylie to sell items at an event to be held June 10, 2016 at Founders Park.

Discussion

The First Baptist Church in Wylie will be hosting a family night at Founders Park on June 10, 2016. They plan on selling snow cones during their event, and part of the proceeds from the sale of the snow cones will go back to supporting the church. The organizers would be responsible for notifying the Collin County Environmental Services for health permitting. The event will be located in the area around Pirate Cove Playground and since it will be held on a Friday evening it will not conflict with any sports league functions.

The Parks and Recreation Board unanimously approved the vendor application at their May 9, 2016 meeting.



PARKS AND RECREATION

300 Country Club Rd, Building 100, Wylie, TX 75098
Office: 972-516-6340 / Fax 972-516-6355
Email: parks@wylietexas.gov

VENDOR APPLICATION-Once approved by City Council, vendor has 7 days to finalize event with Parks & Recreation facility staff. Recommended timeline for submission is 2-3 months in advance of event. Please forward completed application to above address, email or fax.

Applicant Information

Name of Organization/Group:

First Baptist Church Wylie

Organization/Group's Phone Number:

972-442-2261

Organization/Group's Street Address:

100 N. 1st Street

Organization/Group's City/State/Zip:

Wylie, TX 75098

Primary Contact Person's Name:

Robert Watson

Primary Contact Person's Phone Number:

214-498-8166

Primary Contact Person's Street Address:

100 N. 1st Street

Primary Contact Person's City/State/Zip:

Wylie, TX 75098

Alternate Contact Person's Name/Number:

Event Information

EVENT NAME/TITLE:

FBW Family Night

Event Type (fundraiser, etc.):

Fellowship / Fundraiser

Event Location:

Founders Park - Pirate Cove

Anticipated Number of Participating Vendors:

1 - Kona Truck

Anticipated Event Attendance:

150

Purpose of Event:

Fun and fellowship

Proposed Event Date and Alternative Date:

1st Date - June 10, 2016 2nd Date -

Start Time (incl. setup):

6:00 p.m.

End Time (incl. cleanup):

9:30 p.m.

Event Target Audience:

FBW families with children

EVENT DETAILS:

Please list any and all specifics, as well as items intended to sell. If available, attach additional pages, announcements or flyers.

We are promoting this as a free event for our Children's ministry families.

The Kona truck will be there selling sno cones to our group as well as any others that may want it.

NOTE:

If food is prepared on-site or off-site and brought to the location to be sold, the vendor must contact the Collin County Environmental Services Office in McKinney (972-548-5585 www.collincountytx.gov) in order to obtain a Health Permit prior to the sale of such products. An Inspector must examine food preparation and storage equipment to assure the health and safety of customers.

Sec. 78-105 of the City Code of Ordinances states: It shall be unlawful for any person to solicit for sale, vend, peddle, sell or offer to sell any cold drinks, cigars, tobacco, cigarettes, fruits, candies, goods, wares or merchandise of any kind or nature whatsoever within the municipal parks or recreation or community center facility; provided, however, that this section shall not apply to any person, organizations, firms or corporations, or the agents of any person, or organization, firm or corporation, or employees of any person who are recommended by the Parks and Recreation Board and approved by the City Council to operate a concession or concessions for the sale of specified goods, wares, and merchandise within the municipal parks or recreation or community center facilities of the city.



Wylie City Council

AGENDA REPORT

Meeting Date: May 24, 2016
Department: Finance
Prepared By: Finance
Date Prepared: May 13, 2016

Item Number: D
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: Investment Report

Subject

Consider, and place on file, the City of Wylie Monthly Investment Report for April 30, 2016.

Recommendation

Motion to accept and place on file, the City of Wylie Monthly Investment Report for April 30, 2016.

Discussion

The Finance Department has prepared the attached reports for the City Council as required by the City Charter.

City Of Wylie

2015-2016 Investment Report

April 30, 2016

Money Market Accounts:

MMA

Certificates of Deposit:

CCD

Treasury Bills:

T-Bills

Treasury Notes:

T-Notes

Government Agency Notes:

AN

Invest. Number	Principal Amount	Type Of Security	Interest Rate	Issuer	Purchase Date	Maturity Date
1	\$14,555,233.50	MMA	0.3380%	Texpool	12/31/2006	NA
2	\$15,076,228.52	MMA	0.3696%	TexStar	3/15/2011	NA
	\$29,631,462.02					

Total

Weighted Average Coupon:

0.3541%

Weighted Average Maturity (Days):

1.00

Money Markets:

\$29,631,462.02

Certificates of Deposits:

\$0.00

\$29,631,462.02



Wylie City Council

AGENDA REPORT

Meeting Date: May 24, 2016
Department: Finance
Prepared By: Finance
Date Prepared: May 13, 2016

Item Number: E
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: Revenue and Expenditure
Monthly Report

Subject

Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for April 30, 2016.

Recommendation

Motion to accept and place on file, the City of Wylie Monthly Revenue and Expenditure Report for April 30, 2016.

Discussion

The Finance Department has prepared the attached reports for the City Council as required by the City Charter.

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

April 30, 2016

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2015-2016	CURRENT MONTH ACTUAL 2015-2016	YTD ACTUAL 2015-2016	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 58.33%
GENERAL FUND REVENUE SUMMARY					
TAXES	23,439,014	381,259	20,633,771	88.03%	A
FRANCHISE FEES	2,671,000	22,959	812,047	30.40%	B
LICENSES AND PERMITS	746,000	111,051	549,462	73.65%	
INTERGOVERNMENTAL REV.	920,464	26,036	457,586	49.71%	C
SERVICE FEES	3,225,000	378,687	1,895,925	58.79%	
FINES AND FORFEITURES	660,832	36,554	290,707	43.99%	D
INTEREST INCOME	5,000	3,629	15,689	313.79%	
MISCELLANEOUS INCOME	166,000	9,870	106,488	64.15%	
OTHER FINANCING SOURCES	2,054,050	300,000	2,455,952	119.57%	E
REVENUES	33,887,360	1,270,045	27,217,627	80.32%	
USE OF FUND BALANCE	972,783	NA	NA	NA	F
USE OF CARRY-FORWARD FUNDS	58,907	NA	NA	NA	
TOTAL REVENUES	34,919,050	NA	NA	NA	
GENERAL FUND EXPENDITURE SUMMARY					
CITY COUNCIL	90,796	6,146	44,351	48.85%	
CITY MANAGER	839,376	100,487	462,442	55.09%	
CITY SECRETARY	276,747	30,170	154,307	55.76%	
CITY ATTORNEY	147,000	0	35,611	24.22%	
FINANCE	1,034,360	84,763	594,568	57.48%	
FACILITIES	722,629	29,729	292,874	40.53%	
MUNICIPAL COURT	370,347	37,890	197,095	53.22%	
HUMAN RESOURCES	285,112	33,228	147,755	51.82%	
PURCHASING	134,410	16,812	64,719	48.15%	
INFORMATION TECHNOLOGY	1,279,371	168,562	791,997	61.91%	G
POLICE	8,652,263	967,895	4,603,741	53.21%	
FIRE	7,265,929	680,472	3,732,320	51.37%	
EMERGENCY COMMUNICATIONS	1,357,482	123,379	704,189	51.87%	
ANIMAL CONTROL	646,373	148,459	385,125	59.58%	H
PLANNING	545,503	63,293	288,126	52.82%	
BUILDING INSPECTION	449,137	34,925	184,815	41.15%	
CODE ENFORCEMENT	236,789	22,989	112,427	47.48%	
STREETS	2,339,392	145,835	796,464	34.05%	
PARKS	2,388,809	296,574	1,169,403	48.95%	
LIBRARY	1,731,886	164,861	919,566	53.10%	
COMBINED SERVICES	4,752,699	411,947	2,161,233	45.47%	
TOTAL EXPENDITURES	35,546,409	3,568,416	17,843,128	50.20%	
REVENUES OVER/(UNDER) EXPENDITURES	-627,359	-2,298,371	9,374,499	30.12%	
<p>A. Property Tax Collections for FY15-16 as of April 30 are 99.43%, in comparison to FY14-15 for the same time period of 99.18%.</p> <p>B. Franchise Fees: The majority of franchise fees are recognized in the third and fourth quarter with electric fees making up the majority.</p> <p>C. Intergovernmental Rev: The majority of intergovernmental revenues come from WISD reimbursements and Fire Services which are billed quarterly.</p> <p>D. Fines and Forfeitures: The Court Fines budget was significantly increased for FY15-16. Actual revenues are up 33% compared to this time last year.</p> <p>E. Other Financing Sources includes the annual transfer from the Utility Fund and insurance proceeds related to the recent hail storm.</p> <p>F. Use of Fund Balance: For Replacement/New Fleet & Equipment and Transfer to Debt Service.</p> <p>G. Due to one-time expenditures including annual maintenance contract renewals. This will level out over the remainder of the fiscal year.</p> <p>H. Due to one-time expenditures including vehicle purchases and building remodel. This will level out throughout the fiscal year.</p>					

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

April 30, 2016

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2015-2016	CURRENT MONTH ACTUAL 2015-2016	YTD ACTUAL 2015-2016	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 58.33%
UTILITY FUND REVENUES SUMMARY					
SERVICE FEES	12,690,000	1,032,571	6,730,590	53.04%	I
INTEREST INCOME	1,500	1,058	5,306	353.74%	
MISCELLANEOUS INCOME	57,000	4,838	81,972	143.81%	J
OTHER FINANCING SOURCES	101,200	0	101,200	100.00%	
REVENUES	12,849,700	1,038,467	6,919,068	53.85%	
USE OF FUND BALANCE	113,100	NA	NA	NA	K
USE OF CARRY-FORWARD FUNDS	235,000	NA	NA	NA	
TOTAL REVENUES	13,197,800	NA	NA	NA	
UTILITY FUND EXPENDITURE SUMMARY					
UTILITY ADMINISTRATION	480,006	49,558	225,712	47.02%	
UTILITIES - WATER	1,860,373	218,819	948,226	50.97%	
CITY ENGINEER	564,635	48,451	270,251	47.86%	
UTILITIES - SEWER	720,733	57,751	334,405	46.40%	
UTILITY BILLING	303,604	28,385	176,094	58.00%	
COMBINED SERVICES	12,154,742	692,374	7,843,449	64.53%	L
TOTAL EXPENDITURES	16,084,093	1,095,338	9,798,137	60.92%	
REVENUES OVER/(UNDER) EXPENDITURES	-2,886,293	-56,870	-2,879,068	-7.07%	
I. Most Utility Fund Revenue billed in October was applicable to FY 2014-15. YTD total represents only 6 months of billings. J. Total includes transfer from Other Financing Sources to Gain on Sale of Capital Assets entered in a prior period. K. Use of Fund Balance: Includes Hardware/Software to implement the GIS program. L. Due to annual transfer to the General Fund. This will level out over the remainder of the fiscal year.					



Wylie City Council

AGENDA REPORT

Meeting Date: May 24, 2016
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: May 11, 2016

Item Number: F
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: \$ _____
Exhibits: 2

Subject

Consider, and act upon, Ordinance No. 2016-11, amending the zoning from Single Family 10/24 to Single Family 10/24 with a Special Use Permit (SF-10/24-SUP) to allow for two Amateur Communication Towers on an existing residential lot on Lot 6, Block M of the Pointe North Phase 1 Addition. Property generally located north of Brown Street and west of Ballard Avenue. (510 Kamber Lane). **ZC 2016-05**

Recommendation

Motion to adopt Ordinance No. 2016-11, amending the zoning from Single Family 10/24 to Single Family 10/24 with a Special Use Permit (SF-10/24-SUP) to allow for two Amateur Communication Towers on an existing residential lot on Lot 6, Block M of the Pointe North Phase 1 Addition. Property generally located north of Brown Street and west of Ballard Avenue. (510 Kamber Lane). **ZC 2016-05**

Discussion

Owner: Johnnie Young

Applicant: Johnnie Young

Zoning Case 2016-05 requires an Ordinance to amend the zoning accordingly in the Official Zoning map of the City; and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

The subject ordinance allows for two Amateur Communication Antennae on a single-family residential lot. One antenna shall measure 15' from the ground and the other will be 38' from the ground.

Exhibits A (Legal Description & Site Plan) is included and made a part of this Ordinance.

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

ORDINANCE NO. 2016-11

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WYLIE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY, ZONING CASE NUMBER 2016-05, FROM SINGLE FAMILY 10/24 TO SINGLE FAMILY 10/24 WITH A SPECIAL USE PERMIT (SF-10/24-SUP) TO ALLOW FOR TWO AMATEUR COMMUNICATION ANTENNAE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 1: That the Comprehensive Zoning Ordinance of the City of Wylie, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Wylie, to give the hereinafter described property a new zoning classification of Single Family 10/24 with a Special Use Permit (SF-10/24-SUP), said property being described in Exhibit "A" (Legal Description & Site Plan) attached hereto and made a part hereof for all purposes.

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

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

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

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

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

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

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 24th day of May, 2016.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary

DATE OF PUBLICATION: June 1, 2016, *in the* Wylie News

LEGAL DESCRIPTION

Being Lot 6 in Block M of POINTE NORTH PHASE I, an Addition to the City of Wylie, Texas, according to the plat thereof recorded in Volume F, Page 221, Map Records, Collin County, Texas.

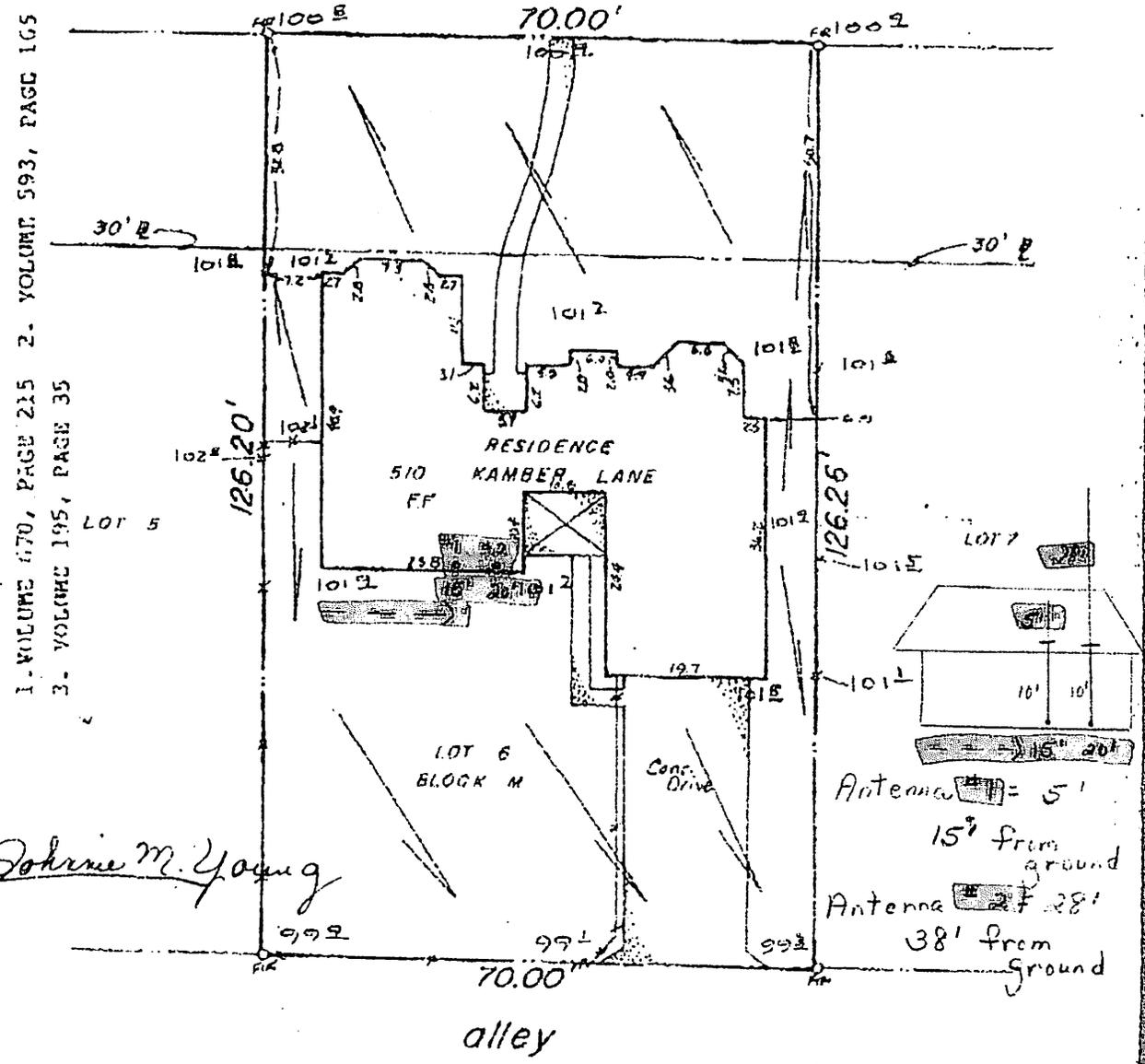
NOTE: ACCORDING TO CURRENT CITY FLOOD MAPS, THIS LOT DOES NOT LIE IN A 100 YEAR FLOOD PLAIN.

Robert Clayton
Edith S. Cooper
11/6/02



KAMBER LANE

NOTE: THE FOLLOWING EASEMENTS WERE NOT VISIBLE AT TIME OF SURVEY:
1. VOLUME 670, PAGE 215 2. VOLUME 593, PAGE 165
3. VOLUME 195, PAGE 35



Johnnie M. Young

I, Hobby W. Stovall, Registered Public Surveyor, State of Texas, do certify that the plat hereon is a true, correct and accurate representation of the property as determined by survey performed on the ground, the lines and dimensions of said property being indicated by plat.



Wylie City Council

AGENDA REPORT

Meeting Date: May 24, 2016
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: May 11, 2016

Item Number: 1
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 1

Subject

Hold a Public Hearing and consider, and act upon approval of a Replat for Century Business Park Addition, creating two lots on 6.245 acres, generally located on Old Alanis Lane between State Highway 78 and Century Way.

Recommendation

Motion to approve a Replat for Century Business Park Addition, creating two lots on 6.245 acres, generally located on Old Alanis Lane between State Highway 78 and Century Way.

Discussion

APPLICANT: Brad Sparr, Sparr Surveys

OWNER: Heatley Properties, Inc.

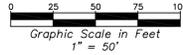
The purpose of the Plat is to create two lots of 2.460 acres (1B1) and 3.785 acres (1B2) from the one lot of 6.245 acres (1B). The lot is currently split-zoned Commercial Corridor and Light Industrial with the CC zoning being the northwest section of the lot fronting State Highway 78 and the southern LI portion running along Old Alanis Lane. The proposed plat would mark the CC zoned parcel as Lot 1B1 and the LI zoned parcel as 1B2.

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

This Final Plat complies with the applicable technical requirements of the City of Wylie.

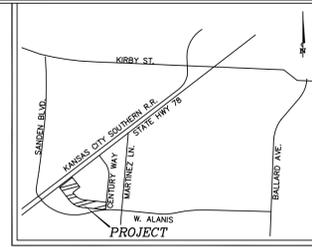
P&Z Commission Discussion

The Commission recommends approval 5-0 subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



LEGEND:

FIR 'SPARR' DENOTES A 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED 'SPARR SURVEYS'.
 FIR DENOTES A FOUND IRON ROD.
 SIR DENOTES A 5/8" IRON ROD SET WITH PLASTIC CAP STAMPED 'SPARR SURVEYS'.
 ALUM MON DENOTES A 5" DIAMETER TXDOT MONUMENT FOUND.
 MRCCT DENOTES MAP RECORDS OF COLLIN COUNTY, TEXAS.
 DRCCT DENOTES DEED RECORDS OF COLLIN COUNTY, TEXAS.



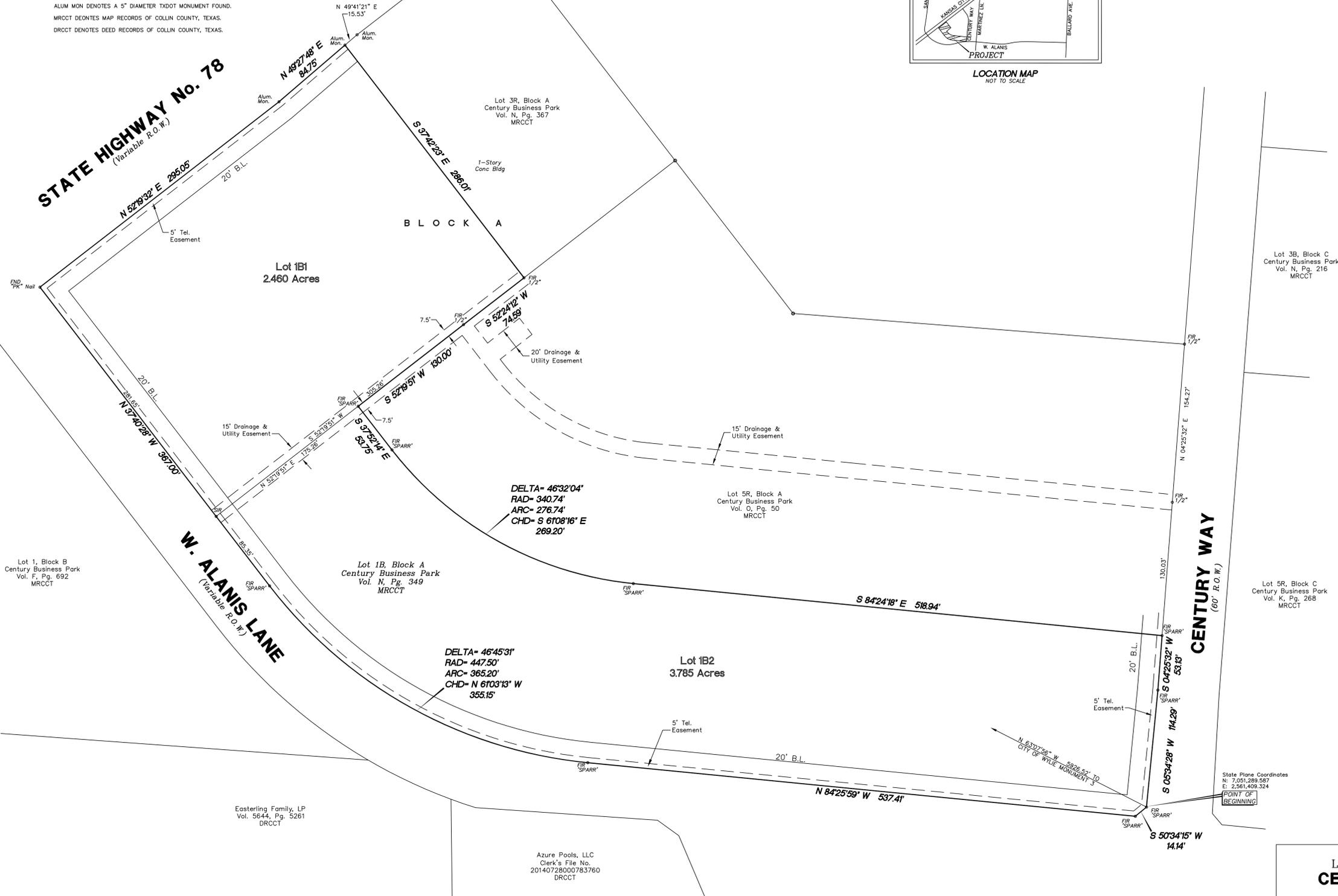
LOCATION MAP
NOT TO SCALE

STATE HIGHWAY No. 78
(Variable R.O.W.)

W. ALANIS LANE
(Variable R.O.W.)

CENTURY WAY
(60' R.O.W.)

BLOCK A



- NOTES:**
- 1) BEARINGS ESTABLISHED BY ASSUMING S 04°25'32" W ALONG THE WEST LINE OF CENTURY WAY.
 - 2) ALL LOTS COMPLY WITH THE MINIMUM ZONING REQUIREMENTS FOR THE CITY OF WYLIE, COLLIN COUNTY, TEXAS.
 - 3) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW, AND IS SUBJECT TO WITHDRAWING OF UTILITIES AND BUILDING PERMITS.

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

DRAWN BY: B.D.S./CAD
 CHECKED BY: B.D.S.
 SCALE: 1" = 50'
 DATE: APRIL 7, 2016
 PAGE 1 OF 2
 JOB NO. 16394E

FINAL PLAT
 LOT 1B1 and LOT 1B2, BLOCK A
CENTURY BUSINESS PARK
 BEING A REPLAT OF
 LOT 1B, BLOCK A
CENTURY BUSINESS PARK
 DUKE STRICKLAND SURVEY
 ABSTRACT No. 841
 CITY OF WYLIE
 COLLIN COUNTY, TEXAS

Sparr Surveys
 2553 C.R. 722
 McKinney, Texas 75069
 (214) 544-2297
 TBPLS FIRM No. 10059300

OWNER
 HEATLEY PROPERTIES, INC.
 9901 VALLEY RANCH PKWY, SUITE 2020
 IRVING, TX 75063

OWNERS CERTIFICATE

STATE OF TEXAS ||
COUNTY OF COLLIN ||

WHEREAS, Heatley Properties, Inc., is the owner of Lot 1B, Block A of Century Business Park, an addition to the City of Wylie, Texas according to the plat thereof recorded in Volume N, Page 349 in the Map Records of Collin County, Texas, and being a part of that same tract of land as described in deed to Heatley-Moist, Inc., Trustee recorded under Clerk's File No. 96-0000740 in the Deed Records of Collin County, Texas (DRCCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys' at the southwest end of a corner clip at the intersection of the west line of Century Way (60 foot right-of-way), with the north line of W. Alanis Lane (variable width right-of-way);

THENCE South 50 degrees 34 minutes 15 seconds West, along said corner clip, 14.14 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys' in the north line of said W. Alanis Lane;

THENCE North 84 degrees 25 minutes 59 seconds West, along the north line of said W. Alanis Lane, 537.41 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys' at the point of curvature of a circular curve to the right having a radius of 447.50 feet;

THENCE northwesterly, continuing along the north line of said W. Alanis Lane and along said curve to the right, through a central angle of 46 degrees 45 minutes 31 seconds, an arc distance of 365.20 feet and having a chord which bears North 61 degrees 03 minutes 13 seconds West, 355.15 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys';

THENCE North 37 degrees 40 minutes 28 seconds West, continuing along the north line of said W. Alanis Lane, 367.00 feet to a 'PK' nail found at the intersection of the north line of said W. Alanis Lane with the southeast line of State Highway No. 78 (variable width right-of-way);

THENCE North 52 degrees 19 minutes 32 seconds East, along the southeast line of said State Highway No. 78, 295.05 feet to aluminum TXDOT monument found;

THENCE North 49 degrees 27 minutes 48 seconds East, continuing along the southeast line of said State Highway No. 78, 84.75 feet to aluminum TXDOT monument found at the west corner of Lot 3R, Block A of Century Business Park, an addition to the City of Wylie, Texas according to the plat thereof recorded in Volume N, Page 367 MRCCT;

THENCE South 37 degrees 42 minutes 23 seconds East, departing the southeast line of said State Highway No. 78, along the southwest line of said Lot 3R, 286.01 feet to a 1/2-inch iron rod found at the south corner of said Lot 3R and lying in the northwest line of Lot 5R, Block A of Century Business Park, an addition to the City of Wylie, Texas according to the plat thereof recorded in Volume O, Page 50 MRCCT;

THENCE South 52 degrees 24 minutes 12 seconds West, along the northwest line of said Lot 5R, 74.59 feet to a 1/2-inch iron rod found;

THENCE South 52 degrees 19 minutes 51 seconds West, continuing along the northwest line of said Lot 5R, 130.00 feet to a 1/2-inch iron rod found at the southwest corner of said Lot 5R;

THENCE South 37 degrees 52 minutes 14 seconds East, along the south line of said Lot 5R, 53.75 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys' at the point of curvature of a circular curve to the left having a radius of 340.74 feet;

THENCE southeasterly, continuing along the south line of said Lot 5R, along said curve to the left, through a central angle of 46 degrees 32 minutes 04 seconds, an arc distance of 276.74 feet and having a chord which bears South 61 degrees 08 minutes 16 seconds East, 269.20 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys';

THENCE South 84 degrees 24 minutes 18 seconds East, continuing along the south line of said Lot 5R, 518.94 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys' in the west line of said Century Way;

THENCE South 04 degrees 25 minutes 32 seconds West, along the west line of said Century Way, 53.13 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys';

THENCE South 05 degrees 34 minutes 28 seconds West, continuing along the west line of said Century Way, 114.29 feet to the **POINT of BEGINNING** and **CONTAINING** 6.245 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Heatley Properties, Inc., acting herein by and through its duly authorized officers, does hereby adopt this replat designating the hereinabove described property as **LOT 1B1 and Lot 1B2, Block A, A REPLAT OF LOT 1B, BLOCK A OF CENTURY BUSINESS PARK**, an addition to the City of Wylie, Collin County, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on the plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Wylie's use thereof. The City of Wylie and public utility entity shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

Witness my hand this the _____ day of _____ 2016.

Michael D. Heatley, President
Heatley Properties, Inc

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Michael D. Heatley, 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 considerations therein expressed, and in the capacity herein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____ 2016.

Notary Public
The State of Texas

My Commission Expires

SURVEYOR CERTIFICATION

STATE OF TEXAS
COUNTY OF COLLIN

That I, Brad Sparr, do hereby certify that I have prepared this plat from an actual survey of the property and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Wylie, Texas.

Brad Sparr
Registered Professional
Land Surveyor No. 3701

Date

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Brad Sparr, 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 purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____ 2016.

Notary Public
The State of Texas

My Commission Expires

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission
City of Wylie, Texas

Date

APPROVED FOR CONSTRUCTION

Mayor
City of Wylie, Texas

Date

ACCEPTED

Mayor
City of Wylie, Texas

Date

STATE OF TEXAS
COUNTY OF COLLIN

The undersigned, City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing replat of Lot 1B1 and Lot 1B2, Block A of Century Business Park, an addition to the City of Wylie, was submitted to the City Council on the _____ day of _____ 2016, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, authorized the Mayor to note the acceptance thereof by signing his name as hereinabove described.

Witness my hand this the _____ day of _____ 2016.

City Secretary
City of Wylie, Texas

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

FINAL PLAT
LOT 1B1 and LOT 1B2, BLOCK A
CENTURY BUSINESS PARK
BEING A REPLAT OF
LOT 1B, BLOCK A
CENTURY BUSINESS PARK
DUKE STRICKLAND SURVEY
ABSTRACT No. 841
CITY OF WYLIE
COLLIN COUNTY, TEXAS

DRAWN BY: B.D.S./CAD
CHECKED BY: B.D.S.
DATE: APRIL 7, 2016
PAGE 2 OF 2
JOB NO. 16394E

OWNER
HEATLEY PROPERTIES, INC.
9901 VALLEY RANCH PKWY, SUITE 2020
IRVING, TX 75063

 **Sparr Surveys**
2553 C.R. 722
McKinney, Texas 75069
(214) 544-2297
TBPLS FIRM No. 10059300



Wylie City Council

AGENDA REPORT

Meeting Date: May 24, 2016
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: May 6, 2016

Item Number: 2
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 7

Subject

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

Recommendation

Motion to deny a change in zoning from Light Industrial (LI) to Light Industrial with a Specific Use Permit (LI-SUP) to allow for Mini-Warehouse (self-storage) use on 3.78 acres, generally located southeast of SH 78 between Century Way and old Alanis Drive. **ZC 2016-06**

Discussion

Owner: Heatley Moist Inc. Trustee

Applicant: Regional Management CO., Inc.

The applicant is requesting a Specific Use Permit to allow for the construction of a mini-warehouse (self-storage) facility with a modification to the parking requirements on 3.78 acres located southeast of SH 78 between Century Way and old Alanis Drive. The proposal includes development of 190,500 gross square feet of self-storage and 1,220 square feet of office space to serve the storage facility.

Building A will be three stories and consists of 41,900 sq. ft. per floor for a total of 125,700 gross square feet. Building D as labeled on the plans is two stories and will consist of 21,600 square feet per floor, for a total of 64,800 gross square feet. There are 1,441 total units.

In addition, the applicant is proposing a reduction in parking. The current ordinance requires 1 parking space for every 20 units, which would be 72 spaces. Per the SUP Conditions (Exhibit B) the proposed parking is 25 spaces, approximately 35% of the required.

The architectural and landscape design of the facility meets and/or exceeds the base requirements of the zoning ordinance. The exterior façade conforms to the required design standards with stucco, king size brick, and cultured stone veneer.

There are currently twelve self-storage facilities within a 2 mile radius of Wylie's main intersection (FM 544 & SH 78), as listed in the Reference USA research database (Exhibit E). Total existing square footage is 627,670 according to records obtain via Collin County Appraisal District. 102,000 square feet was approved in 2015 for Platinum Storage to be located on Country Club Road, less than 2-1/2 miles away.

In 2007 City Council adopted an Ordinance specifying the location of Mini-Warehouse uses throughout the City. Prior to 2007, Mini-Warehouse uses were allowed by right within Commercial Corridor (CC) District, Light Industrial (LI), and with a Special Use Permit (SUP) within the Community Retail (CR) District. Upon the adoption of Ordinance 2007-04 Mini-Warehouse uses continued to be allowed by right within LI and HI districts, allowed with an SUP in CC and prohibit the use within CR District.

In 2011, Council again directed staff to revisit land use categories and specifically address mini-storage uses. With the adoption of Ordinance 2012-01, Mini-Warehouse uses were allowed with the approval of an SUP only within LI & HI zoning districts.

The Special Use Permit requirement for a use in a district does not constitute an authorization or an assurance that the use will be permitted. Each SUP shall be evaluated as to its probable effect on the adjacent property and the community welfare and may be approved or denied as the findings indicate appropriate.

The Comprehensive Land Use Plan designates this area along SH 78 as General Urban Sector, promoting a wide range of opportunities to “live, work & play”. Generally supporting retail, service, office, light production and research development uses. It is staff’s opinion that a stand-alone Self-Storage facility does not meet the objectives outlined in the Comprehensive Land Use Plan. Chapter 7 Economic Development of the Comprehensive Land Use Plan states as an objective *to adopt an aggressive economic development process to help existing industrial park tenants relocate from Wylie’s major linear corridors: FM 544 and SH 78.*

The WEDC has been very active in relocating industrial uses from the major corridors. Chapter 3 Land Use, Objective 3.10 states to *Initiate proper zoning that would set aside land to encourage professional facilities and to expand upon and support the business environment.* Chapter 4 Transportation Objective 4.60 states: *Provide a vision for major corridors which increases quality, development standards, sense of place, and circulation access.*

As of posting, City Council had received more than 300 emails opposing the request.

Notification/Responses: Eleven notifications were mailed to property owners within 200 feet of the proposal. Five responses (1 form covers Tracts 4 & 71) were received opposing the request at the time of posting, and one response in favor of the request. Twenty-seven comment forms were received from outside the 200’ notification area, six additional forms from a single business at 1327 Century Way (within 200’), all opposing the request.

PLANNING & ZONING COMMISSION DISCUSSION:

The Commission discussed the need for more storage areas in Wylie and what the market indicated. The applicant gave a presentation stating that the subject facility is not like any other facilities around and that it would be accessible from the inside and was climate controlled. Several citizens & business owners spoke against the use stating that Wylie did not need more storage and that this was not the best use for a major entry into the City. One citizen spoke in favor of the request and thought it would be a good use and good competition.

The Commission voted 6-0 to recommend denial of the request.

The five responses received in opposition represents more than twenty (20%) percent of the land immediately adjoining and extending 200’ as defined by Section 211.006(d) of the Texas Local Government Code, thus *requiring a super-majority* (6 affirmative) *vote* of the Governing Body to approve this request.(Exhibit F)

EXHIBIT "A"

BEING a part of Lot 1B, Block A of Century Business Park, an addition to the City of Wylie, Texas according to the plat thereof recorded in Volume N, Page 349 in the Map Records of Collin County, Texas, and being a part of that same tract of land as described in deed to Heatley-Moist, Inc., Trustee recorded under Clerk's File No. 96-0000740 in the Deed Records of Collin County, Texas (DRCCT), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys' at the southwest end of a corner clip at the intersection of the west line of Century Way (60 foot right-of-way), with the north line of W. Alanis Lane (variable width right-of-way);

THENCE South 50 degrees 34 minutes 15 seconds West, along said corner clip, 14.14 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys' in the north line of said W. Alanis Lane;

THENCE North 84 degrees 25 minutes 59 seconds West, along the north line of said W. Alanis Lane, 537.41 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys' at the point of curvature of a circular curve to the right having a radius of 447.50 feet;

THENCE northwesterly, continuing along the north line of said W. Alanis Lane and along said curve to the right, through a central angle of 46 degrees 45 minutes 31 seconds, an arc distance of 365.20 feet and having a chord which bears North 61 degrees 03 minutes 13 seconds West, 355.15 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys';

THENCE North 37 degrees 40 minutes 28 seconds West, continuing along the north line of said W. Alanis Lane, 85.35 feet to a 5/8-inch iron rod set with plastic cap stamped 'Sparr Surveys';

THENCE North 52 degrees 19 minutes 51 seconds East, departing the north line of said W. Alanis Lane 175.26 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys' at the southwest corner of Lot 5R, Block A of Century Business Park, an addition to the City of Wylie, Texas according to the plat thereof recorded in Volume O, Page 50 MRCCT;

THENCE South 37 degrees 52 minutes 14 seconds East, along the south line of said Lot 5R, 53.75 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys' at the point of curvature of a circular curve to the left having a radius of 340.74 feet;

THENCE southeasterly, continuing along the south line of said Lot 5R, along said curve to the left, through a central angle of 46 degrees 32 minutes 04 seconds, an arc distance of 276.74 feet and having a chord which bears South 61 degrees 08 minutes 16 seconds East, 269.20 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys';

THENCE South 84 degrees 24 minutes 18 seconds East, continuing along the south line of said Lot 5R, 518.94 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys' in the west line of said Century Way;

THENCE South 04 degrees 25 minutes 32 seconds West, along the west line of said Century Way, 53.13 feet to a 5/8-inch iron rod found with plastic cap stamped 'Sparr Surveys';

THENCE South 05 degrees 34 minutes 28 seconds West, continuing along the west line of said Century Way, 114.29 feet to the **POINT of BEGINNING** and **CONTAINING** 3.785 acres of land.

EXHIBIT “B”
CONDITIONS OF THE SPECIAL USE PERMIT
ZONING CASE # _____

The following conditions shall apply to said property included in the Legal Description in Exhibit “A” of this zoning ordinance, being a part of Lot 1B, Block A, comprising a total of 3.785 acres of land within Century Business Park, an addition to the City of Wylie, Texas, as recorded in Volume N, page 349 of the Map Records of Collin County, Texas.

Special Use Permit Requirements:

- I. **Statement of Purpose:** The purpose of this Special Use Permit is to develop a mini-warehouse (self-storage) facility with a modification for parking.
- II. **Statement of Affect:** This Special Use Permit shall not affect any regulation found in the Zoning Ordinance as adopted and amended, except as specifically provided herein.
- III. **General Regulations:** All regulations providing for a Light Industrial District as set forth in Article 4 of the Zoning Ordinance are included as reference and shall apply as set forth on the Development Plan, except as otherwise specified under the Specific Regulations within this document. The conditions contained within this document and the conditions of the Zoning Ordinance shall constitute all the zoning requirements applicable to the Special Use Permit.
- IV. **Development Plan:** Development shall be in conformance with the Development Plan attached hereto as Exhibit “C”; however, in the event of conflict between the Development Plan and the written conditions of this ordinance, the written conditions shall apply. The Development Plan shall serve as a Preliminary Plat for this development.
- V. **Landscape Plan:** Development shall be in general conformance with the Landscape Plan attached hereto as Exhibit “D”.
- VI. **Elevations:** Development shall be in general conformance with the Elevations attached hereto as Exhibit “E”.
- VII. **Specific Regulations:**
 - A. The following uses as defined in the current Comprehensive Zoning Ordinance shall be permitted on the Property in addition to the Light Industrial District uses in the respective locations identified on the Development Plan: mini-warehouse (self-storage) uses.
 - B. The subject property shall be in conformance with all regulations of the Light Industrial District set forth in Section 4.2, Section 4.3, and Section 5.2 of the current Zoning Ordinance (and as amended), except as provided herein.
 - C. **Mini-warehouse (Self-Storage) Regulations:**

1. Height of Main Structure: The maximum height of the main structure is 50 feet.
2. Number of stories: The maximum number of stories is four.
3. Residential proximity: The residential proximity slope is 3:1 from any residential lot line.
4. Front yard setback: The minimum front yard setback is 25 feet.
5. Side yard setback: The minimum side yard setback is 10 feet.
6. Rear yard setback: The minimum rear yard setback is 25 feet.
7. Lot Coverage: The maximum lot coverage is 50%.
8. Required Parking: The required parking is 25 spaces.

ALL STORAGE

ALANIS @ HWY. 78

STATE HIGHWAY 78
VARIABLE R.O.W.

ZONED
"CC"

EXHIBIT "C"

LOT 1B, BLOCK A SF TABLE		
MINI-STORAGE USE	SF	BLDG. HEIGHT
OFFICE	1,220 SF	
BUILDING A	125,700 SF	
BUILDING B	64,800 SF	
TOTAL:	191,720 GROSS SF	

LOT 1B, BLOCK A SUMMARY TABLE	
EXISTING ZONING:	"LI"
PROPOSED USE:	MINI-WAREHOUSE & RETAIL USE
LOT AREA:	164,871 SF / 3.78 ACRES
MINI-WAREHOUSE USE	190,500 SF
MINI-WAREHOUSE OFFICE	1,220 SF
TOTAL SQUARE FOOTAGE:	191,720 SF
LOT COVERAGE:	64,720 SF - 39%
PERVIOUS COVER:	-%
FAR:	1.16:1

LOT 1B, BLOCK A PARKING TABLE	
STORAGE PARKING	1 SPACE PER 20 UNITS
STORAGE OFFICE REQUIRED	1,220/400 SF = 3 REQUIRED (3 PROVIDED)
STORAGE REQUIRED (ESTIMATED)	191,720/133 SF = 1,441 UNITS (72 SPACES)
ACCESSIBLE SPACES REQUIRED:	4 SPACES
ACCESSIBLE SPACES PROVIDED:	4 SPACES
OVERALL REQUIRED	75 SPACES
OVERALL PROVIDED	29 SPACES

GENERAL NOTES:

CITY OF WYLE FIRE DEPARTMENT SHALL HAVE 24 HOUR ACCESS TO THE FACILITY THROUGH KNOX BOX OPERATED SLIDING GATES.

SIGNAGE: REQUIRES SEPARATE APPROVAL.

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.

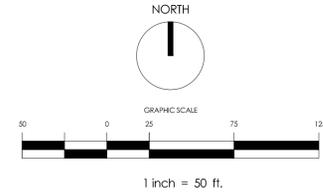
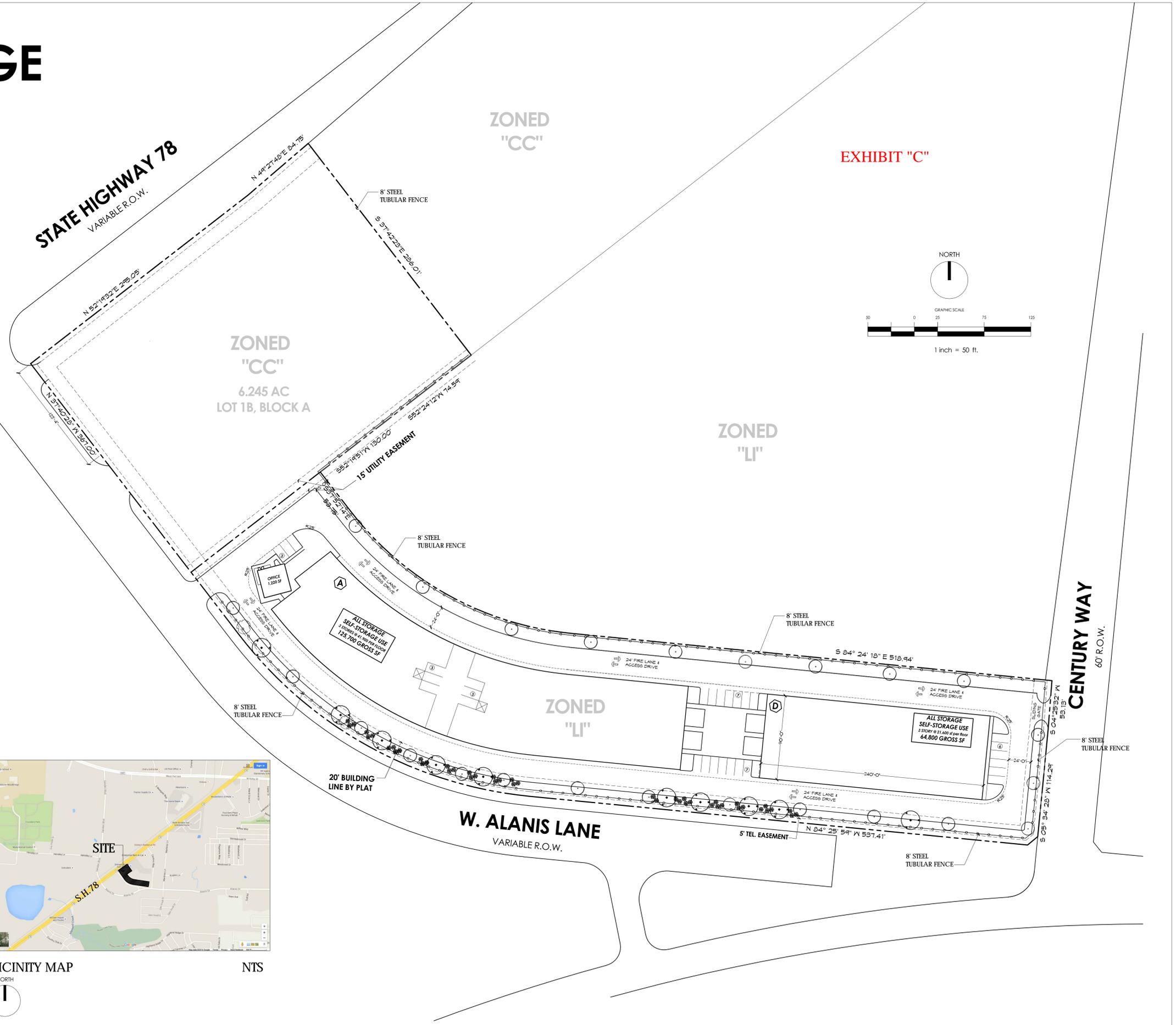
MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

LANDSCAPE: ALL PLANTINGS WILL COMPLY WITH THE CITY OF WYLE LANDSCAPE ORDINANCE AND URBAN FORESTRY STANDARDS.



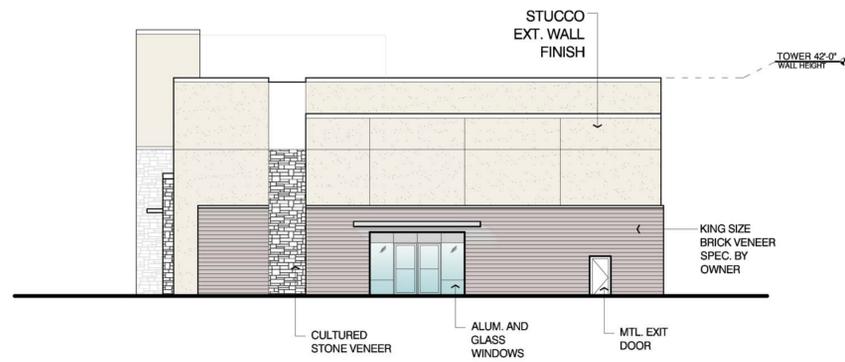
VICINITY MAP

NTS



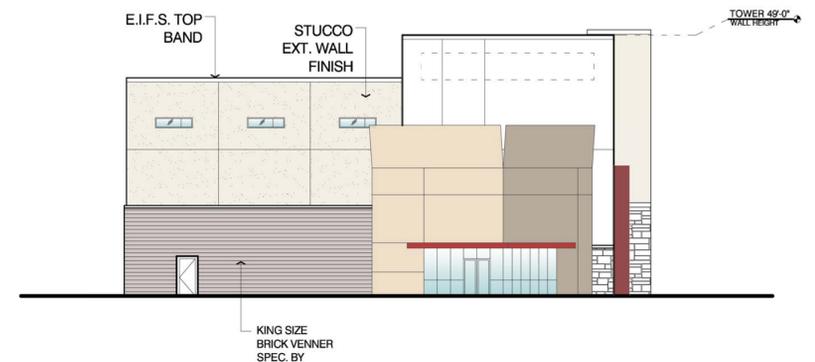
CENTURY WAY
60' R.O.W.

EXHIBIT "D"



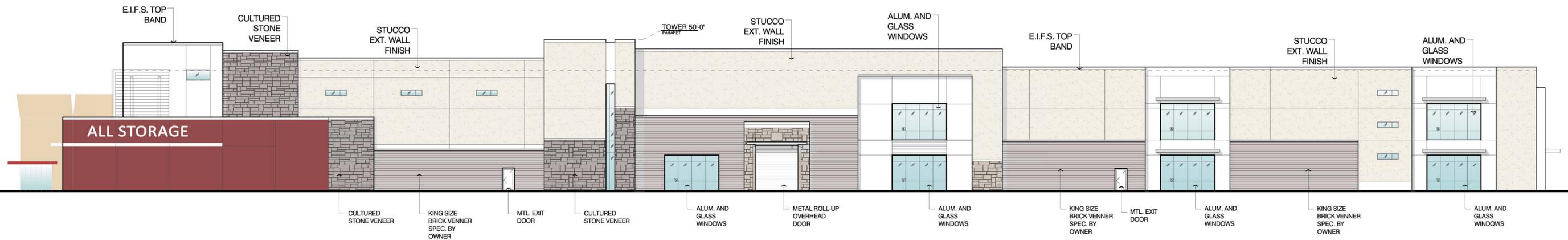
BUILDING A EAST ELEVATION - 1/16" = 1'-0"

ALL STORAGE FACILITY
WYLIE, TEXAS



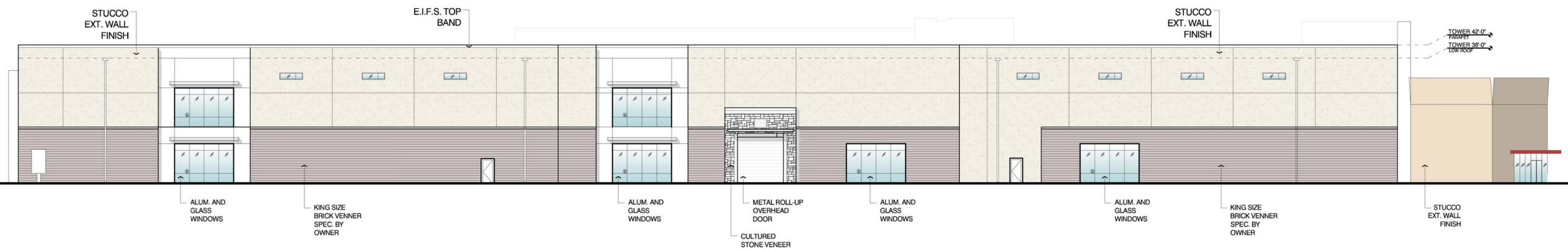
BUILDING A WEST ELEVATION - 1/16" = 1'-0"

ALL STORAGE FACILITY
WYLIE, TEXAS



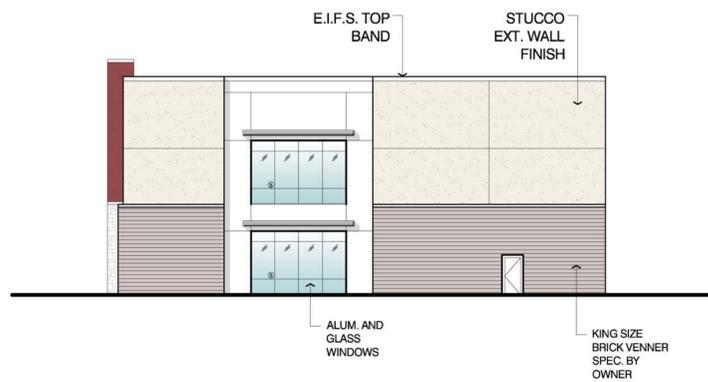
BUILDING A SOUTH ELEVATION - 1/16" = 1'-0"

ALL STORAGE FACILITY
WYLIE, TEXAS



BUILDING A NORTH ELEVATION - 1/16" = 1'-0"

ALL STORAGE FACILITY
WYLIE, TEXAS



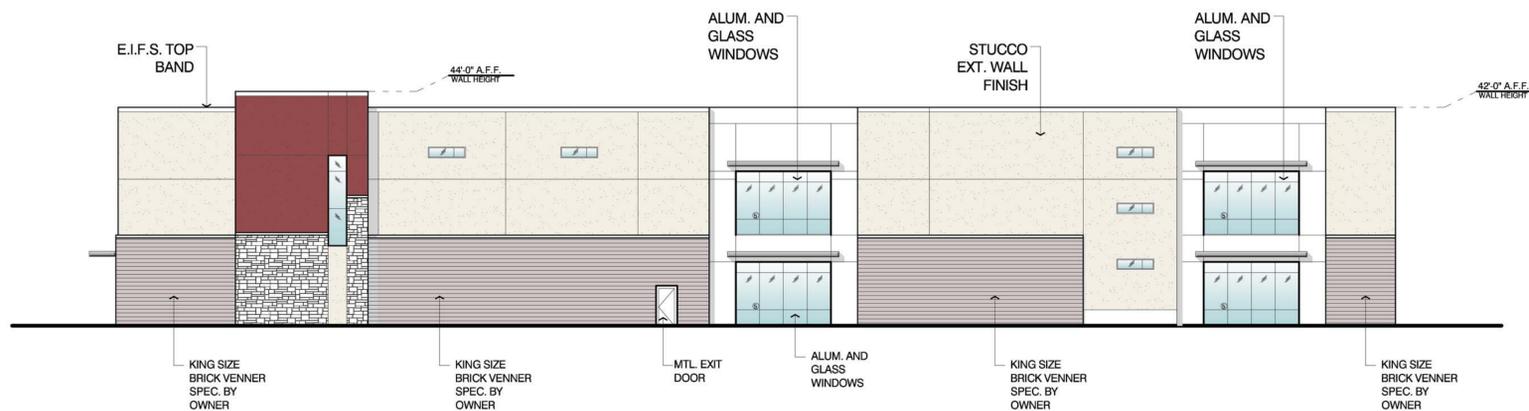
BUILDING B EAST ELEVATION - 1/16" = 1'-0"

ALL STORAGE FACILITY
WYLIE, TEXAS



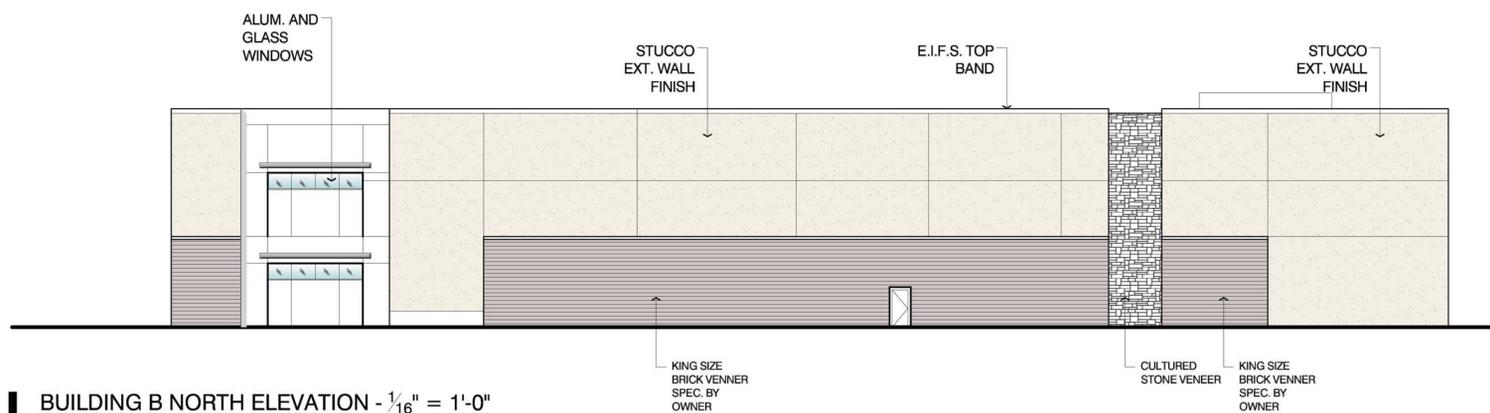
BUILDING B WEST ELEVATION - 1/16" = 1'-0"

ALL STORAGE FACILITY
WYLIE, TEXAS



BUILDING B SOUTH ELEVATION - 1/16" = 1'-0"

ALL STORAGE FACILITY
WYLIE, TEXAS



BUILDING B NORTH ELEVATION - 1/16" = 1'-0"

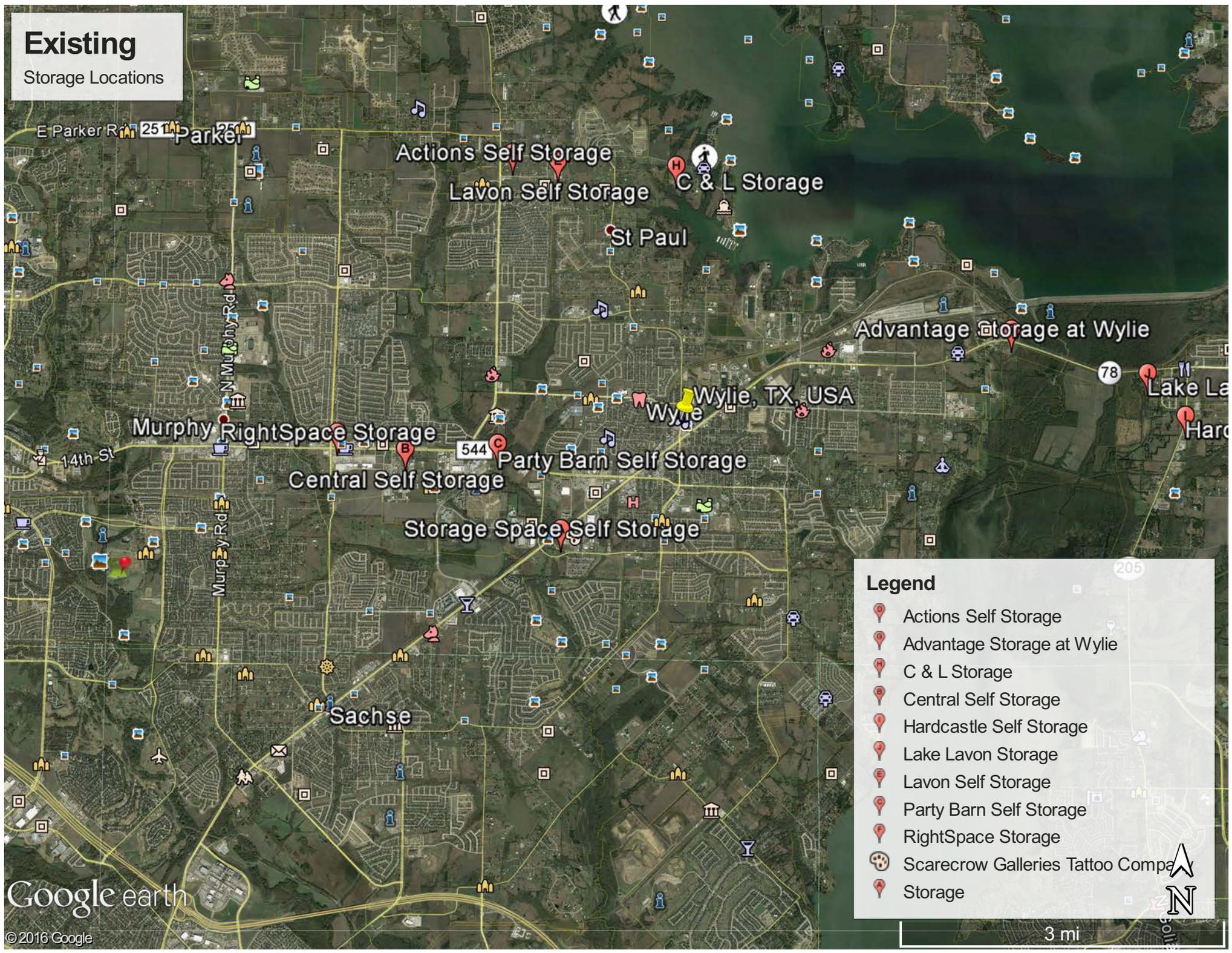
ALL STORAGE FACILITY
WYLIE, TEXAS

EXHIBIT "E"

Company Name	Address	ZIP Code	Square Footage	SF per CCAD
AA Assured Storage LTD	440 N Ballard Ave	75098	2,500 - 4,999	46,241
AAA Park Storage	774 Park Blvd	75098	10,000 - 19,999	52,508
Actions Self Storage	3825 Parker Rd	75098	5,000 - 9,999	53,568
Advantage Self Storage	4028 N Highway 78	75098	5,000 - 9,999	65,987
Central Self Storage	2802 W Fm 544	75098	5,000 - 9,999	50,550
Country Club Storage	2744 Fm 1378	75098	10,000 - 19,999	18,850
Great American Storage Co	3475 W Fm 544	75098	20,000 - 39,999	88,256
Lavon Self Storage	3151 Parker Rd	75098	10,000 - 19,999	90,646
Marshall Boat & Rv	3770 Parker Rd	75098	5,000 - 9,999	384
Pecan Drive Storage	2775 Pecan Dr	75098	10,000 - 19,999	16,587
Storage Space Self Storage	1221 S Highway 78	75098	5,000 - 9,999	91,585
Wylie Self Storage	774 Park Blvd	75098	10,000 - 19,999	52,508
				627,670
				Approved in 2015
				102,000
				Total SF 2 mi radius
				729,670

Existing

Storage Locations



Legend

- Actions Self Storage
- Advantage Storage at Wylie
- C & L Storage
- Central Self Storage
- Hardcastle Self Storage
- Lake Lavon Storage
- Lavon Self Storage
- Party Barn Self Storage
- RightSpace Storage
- Scarecrow Galleries Tattoo Comp
- Storage

NOTIFICATION REPORT

APPLICANT: Coy Quine with Regional Management Co.,
301 S. Sherman, #100 Richardson, Texas 75081

APPLICATION FILE #2016-06

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Coy Quine Regional Management Co., Inc.	310 S. Sherman #100 Richardson, Texas 75081
2	Blk A	Century Business Pk Lot 1B	R-4885-00A-001B-1	Heatley Moist	9901 Valley Ranch Pkwy E #2020 Irving, Texas 75063
X 3	Blk A	Century Business Pk Lot 5R	R-4885-00A-005R-1	GRVL STRR, LP	1322 Century Way Wylie, Texas 75098
4	Blk B	Century Business Pk Lot 1	R-2103-00B-0010-1	Heatley Moist	9901 Valley Ranch Pkwy E #2020 Irving, Texas 75063
X 5	Blk C	Century Business Pk Lot 5R	R-2103-00C-005R-1	Texas Prime Properties, LP	1327 Century Way Wylie, Texas 75098
X 6	Abst 660	Tract 4	R-6660-000-0040-1	Melvin St. John	PO Box 478 Lavon, Texas 75166
X 7	Abst 660	Tract 7	R-6660-000-0070-1	Easterling Family, LP	6702 Bailey Road Sachse, Texas 75048
8	Abst 660	Tract 10	R-6660-000-0100-1	City of Wylie	300 Country Club Road Wylie, Texas 75098
X 9	Abst 660	Tract 71	R-6660-000-0710-1	H. Tibbals	PO Box 56 Wylie, Texas 75098
10	Abst 660	Tract 95	R-6660-000-0950-1	Azure Pools, LLC	6508 Crestmoor Lane Sachse, Texas 75048
11					
12					
13					
14					
15					
16					

EXHIBIT "F"

200' - In accordance with Chapter 211, Sec. 211.006 of the TLGC

		Protest <u>in acres</u>	Protest <u>w/in 200'</u>
SUBJECT PROPERTY: Century Business Park, Block A, Lot 1B2	Heatley Moist	16.74 -3.785 12.955	
		<u>Required 20%</u>	<u>2.591</u>
1 Century Business Park Lot 5R, Block A	GRVL STRR, LP	5.04	3.52
2 Century Business Park Lot 5R, Block C	Texas Prime Properties, LP	1.99	1.1
3 Abs A0660 R D Newman Survey, Tract 7, 9.862 Acres	Easterling Family, LP	9.862	0.49
4 Abs A0660 R D Newman Survey, Tract 4, 3.653 Acres	St John Melvin K Etal	3.653	0.09
5 Abs A0660 R D Newman Survey, Tract 71, .8321 Acres	Tibbals HF Etal	0.8321	
Total acres opposed w/in 200' buffer		21.3771	5.2

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

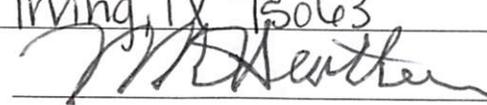
Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Wylie Century Business Park III JV

(Please print)
Address: 9901 E. Valley Ranch Pkwy. #2020

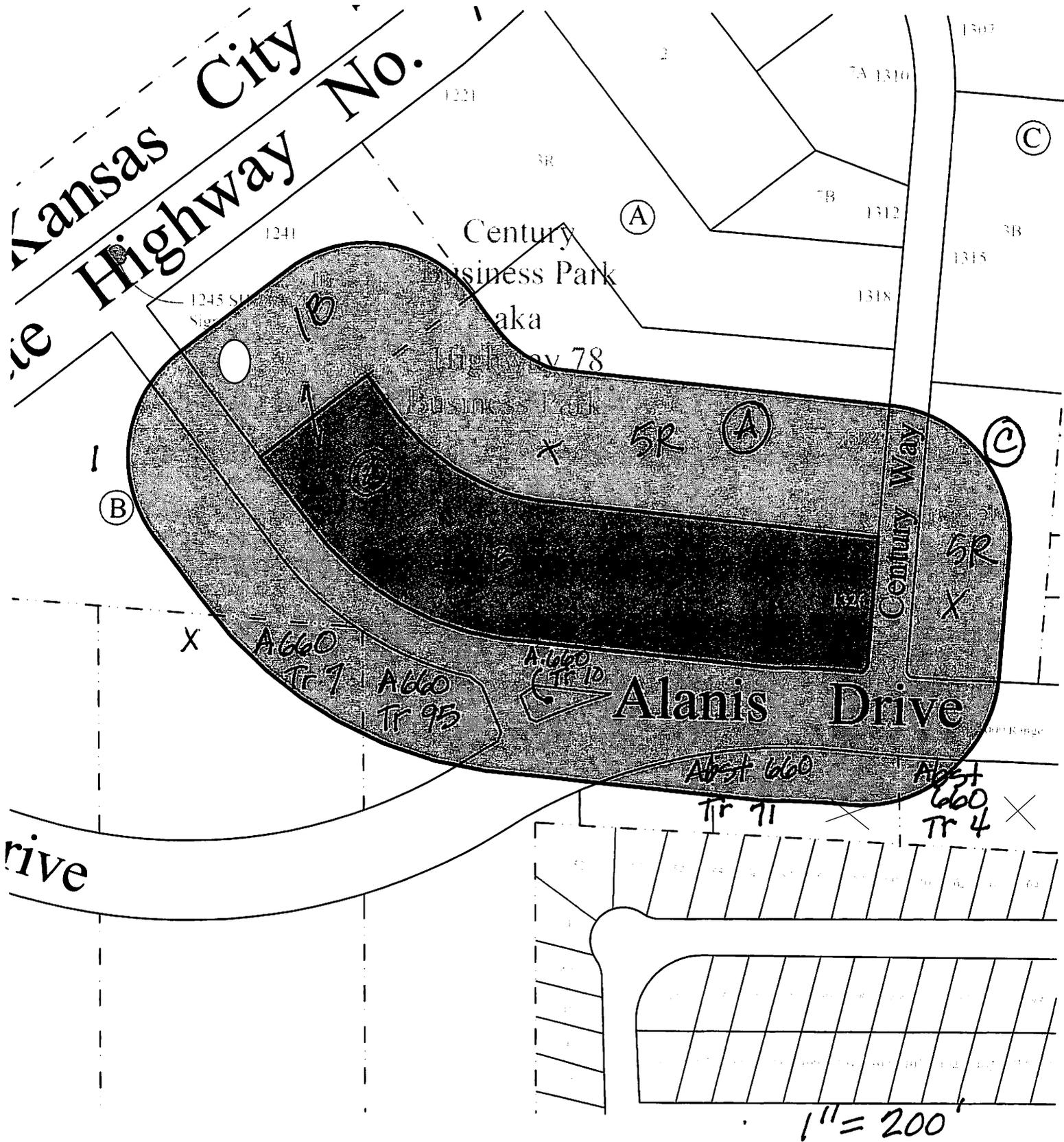
Irving, TX 75063

Signature: 

Date: 4/29/16

COMMENTS:

State of Kansas City
Highway No.



OWNER NOTIFICATION MAP
ZONING CASE #2016-06

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

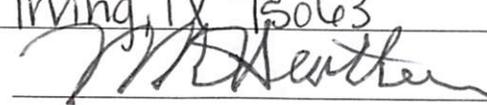
Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Wylie Century Business Park III JV

(Please print)
Address: 9901 E. Valley Ranch Pkwy. #2020

Irving, TX 75063

Signature: 

Date: 4/29/16

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

_____ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

XXXX _____ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, May 17, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, June 14, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: William George
(please print)

Address: 1327 Century Way & 1310 1312 C?W
Wylie, TX 75998

Signature: 

Date: 04-20-2016

COMMENTS:

We are concerned about the traffic and it blocks my companies view from
the streets.

PUBLIC COMMENT FORM
(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

 I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, May ³~~1~~, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, June ^{May 24}~~14~~, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: The EASTENLING FAMILY Limited Partnership
(please print)

Address: 6702 BAILEY ROAD
SACHSE, TX.

Signature:  Perry W. EASTENLING

Date: 4-27-2016


Phil Easterling

COMMENTS:

this type of storage building is an eyesore. This type
of storage was just voted down in Murphy

941 Hensley Lane

PUBLIC COMMENT FORM

(Please type or use black ink)

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, May 17, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, June 14, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: GRVL STAR LP.
(please print)

Address: 1322 Century Way
Wylie, Texas 75098

Signature: *J. Ottwell Jr*

Date: 4-12-16

COMMENTS:

A multi story complex will box us
in & there will be no blue sky appearance
value for me or my neighbors. You have already
Totally blocked my North-side, blocking ANY
Blue Sky visibility. If you allow this new proposal
my south side will be blocked also.

4-12-16

J. Ottwell Jr

PUBLIC COMMENT FORM
(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

 I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: BOBBIE DEAN, EXECUTRIX FOR EST. of MELVIN ST. JOHN
(Please print)
Address: P.O. BOX 478
LAVON, TX. 75166
Signature: Bobbie Dean
Date: 4/28/16

COMMENTS:

My Property:

R.D. NEWMAN Survey, Tr. 4, 3653 ac. Jay # R66600000401
R.D. NEWMAN Survey, Tr. 71, .8321 ac. Jay # R666000007101
GLENKNOLL MAP, LOT 1, 0.6880 ac. Jay # R163300000101
It has been brought to my attention that this developer plans to build an exorbitant amount of self storage buildings as well as a very tall building. I feel this will hurt the value of my property. Also, there are already self storages practically behind this property.

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

 I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Kyle Sheets
(Please print)
Address: 1727 Country Club Way
Wylie TX 75098
Signature: [Handwritten Signature]
Date: 4/26/2016

COMMENTS:
That kind of Public Facility
will generate way too much car
traffic for the small center.

PUBLIC COMMENT FORM
(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

 I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: REGINA SMITH
(Please print)
Address: 1327 CENTURY WAY
WYLIE TX 75098
Signature: Roman
Date: 4-26-16

COMMENTS:

I AM HIGHLY AGAINST

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: TAREN S GEORGE (FOR TEXAS)
(Please print)
Address: 1327 CENTURY WAY EROSION SUPPLY
WYLIE TX 75098
Signature: Taren S George
Date: 3-27-16

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Tim Browne
(Please print)
Address: 932 (002) 1327 CENTURY WAY

Signature: [Handwritten Signature]
Date: 04/26/16

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

 I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning

Commission Meeting: Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: David Hodgman
(Please print)

Address: 1327 Century Way, Wylie TX

Signature: 

Date: 4-26-16

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

 I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Brian Ralph
(Please print)
Address: 1327 Century Way
Wylie TX 75098
Signature: 
Date: 4-26-16

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

 I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: REGINA SMITH
(Please print)
Address: 1327 CENTURY WAY
WYLIE TX 75098
Signature: Roman
Date: 4-26-16

COMMENTS:

I AM HIGHLY AGAINST

PUBLIC COMMENT FORM
(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

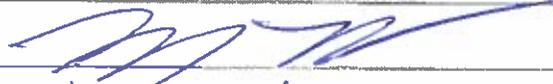
Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Mitch Herzog
(Please print)

Address: 802 Forev Edge

Signature: 

Date: 4-26-16

COMMENTS:

Wylie does not need this!

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Dwain Spence
(Please print)
Address: 1315 Century Way
Wylie Tx 75098
Signature: 
Date: 4/26/16

COMMENTS:

Why do we need another
Storage Place

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

 I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: William C. Hadgins JR.

(Please print)
Address: 3007 Wateridge Ct.

Signature: William C. Hadgins Jr.

Date: 4-26-16

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

 I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Madalena Bonilla

(Please print)

Address: 2802 W Fm 544

Wylie, Tx. 75098

Signature: Madalena Bonilla

Date: 4-26-16

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning

Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Alan Moody

(Please print)

Address:

726 Rock Blvd

Signature:

Alan S. Moody

Date:

5-26-16

COMMENTS:

Go To Plan

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Grace Castle
(Please print)
Address: 3885 Parker Rd
Wylie, TX 75098
Signature: 
Date: 4/26/16

COMMENTS:

Too many storages within
a limited sq miles,

PUBLIC COMMENT FORM
(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

 I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Shawn Lemon

(Please print)
Address: 440 N. Ballard Ave

wylie TX 75098
Signature: 

Date: 4.20.16

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

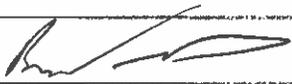
Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Bryan Neal
(Please print)

Address: 64 Glen Knoll Wylie TX 75098

Signature: 

Date: 4-26-16

COMMENTS:

I am against the requested zoning. I have
not been notified at all about this.
And am not for this at all. Please do not
put this up at all.

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: RYAN B EORBE
(Please print)
Address: 1310 CENTURY WAY
WYLIE, TX 75098
Signature: 
Date: 4/26/16

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: JERRY QUINTON
(Please print)
Address: 119 FAIRMOUNT DR.
WYLIE TX. 75098
Signature: 
Date: 5/26/16

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

 I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

X I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning

Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Todd Misak

Address: (Please print)
1221 S. Hwy 78

Wylie, TX 75098

Signature: Todd Misak

Date: 4/28/16

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Sam Choate
(Please print)

Address: 1221 S Hwy 78
Wylie, TX 75098

Signature: S. Choate

Date: 4-28-16

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

 I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: NORLAN VAN CLOVE
(Please print)
Address: 108 HENSLEY LANE
WYLIE, TX 75098
Signature: Norlan Van Clove
Date: 4-26-16

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

 I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning

Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of

City Council meeting:

Tuesday, May 24, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Linda Gray

(Please print)

Address: 202 S 3rd St

Wylie, Tx 75098

Signature: Linda Gray

Date: 4/26/2016

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

 I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning

Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of

City Council meeting:

Tuesday, May 24, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Maria Stowe

(Please print)

Address: 711 Kerwin CT

Wylie TX 75098

Signature: M Stowe

Date: 4.26.2016

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

 I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning

Commission Meeting: Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: MIKE TAYLOR

(Please print)

Address: 1310 OLD KNOLL DR.

WYLIE, TX. 75098

Signature: *Mike Taylor*

Date: 4/26/16

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

 I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

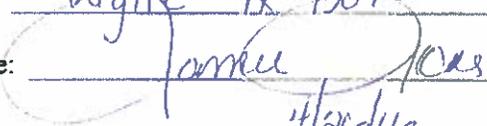
I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: JAMIE JONES
(Please print)
Address: 702 Douglas Dr.
Wylie TX 75098
Signature: 
Date: 4/20/16

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

___ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning

Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: MIKE CARROLL

(Please print)
Address: 113 N. BALLARD WYLIE

CARROLL JEWELRY
Signature: Mike Carroll

Date: 4-26-16

COMMENTS:

DOES WYLIE REALLY NEED MORE STORAGE?
AND IF IT DOES, DOES IT NEED TO BE 4
STORIES TALL.

PUBLIC COMMENT FORM

(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Tim Browne
(Please print)
Address: 932 (002) 1327 CENTRAL WAY

Signature: [Handwritten Signature]
Date: 04/26/16

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

Planning Department
300 Country Club Road
Building 100
Wylie, Texas 75098

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-06.

Date, Location & Time of
Planning & Zoning
Commission Meeting:

Tuesday, May 3, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, May 24, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Roseann Richards
(Please print)
Address: 1221 S. Hwy 78
Wylie, Tx 75098
Signature: Roseann Richards
Date: 4-28-16

COMMENTS:



Wylie City Council

AGENDA REPORT

Meeting Date: May 24, 2016
Department: City Manager
Prepared By: City Secretary
Date Prepared: May 3, 2016

Item Number: 3
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: Ordinance No. 2005-55

Subject

Consider, and act upon, the appointment of a committee member to the City of Wylie City Council Subcommittee to represent the City of Wylie in meetings with the Wylie Independent School District City/Schools Partnerships Committee.

Recommendation

Motion to appoint, _____ to the City of Wylie City Council Subcommittee to represent the City of Wylie in meetings with the Wylie Independent School District City/Schools Partnerships Committee.

Discussion

In 2005, the Wylie Independent School Board formed an advisory standing committee called City/School Partnerships. The committee consists of three (3) WISD Board of Trustee members and three City of Wylie Council members. The purpose of the committee is focused on discussing existing and new partnerships between the Wylie Independent School District and the City of Wylie.

Pursuant to Ordinance No. 2005-55, the Subcommittee shall consist of three members, to be appointed by the Wylie City Council for the remainder of the term that said member serves on the council or until said member resigns from the Subcommittee, whichever occurs first. If a replacement has not been appointed by the City Council upon the expiration of a member's term (of office), that member shall not continue his/her membership until replaced.

Current members serving on the sub-committee are: WISD Trustee members: Tom Westhora-Chairperson, Barbara Goss-Trustee, and Mitch Herzog-Trustee. Current City Council members are: Mayor Eric Hogue, Councilman Keith Stephens and Councilman William Whitney Also in attendance are: WISD Committee facilitator David Vinson and City of Wylie facilitator City Manager Mindy Manson.

Keith Stephen's term has expired with his election term to the Wylie City Council and therefore the sub-committee position must be appointed to fill the expired term. Staff is requesting this position on the subcommittee be filled by the re-appointment of Mayor pro tem Keith Stephens or the appointment of another council member to serve in this capacity.

ORDINANCE NO. 2005-55

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, CREATING, ESTABLISHING AND APPOINTING THE CITY COUNCIL SUBCOMMITTEE FOR WISD RELATIONS; PRESCRIBING THE PURPOSE, COMPOSITION, FUNCTION, DUTIES, AND TENURE OF EACH SUBCOMMITTEE MEMBER; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the City Council of the City of Wylie, Texas ("City Council"), has investigated and determined that it will be advantageous and beneficial to the City of Wylie, Texas ("Wylie") and its citizens to create a City Council Subcommittee for WISD Relations, as set forth below; and

WHEREAS, the City Council desires to prescribe the purpose, composition, function and duties of said Subcommittee; and

WHEREAS, the Board of Trustees of the Wylie Independent School District ("WISD") has established a similar subcommittee of its members to work with the City's subcommittee ("WISD Subcommittee"); and

WHEREAS, the City Council desires to appoint members to the Subcommittee and prescribe the duties and tenure for said members.

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

SECTION 1: Findings Incorporated. The findings set forth above are incorporated into the body of this Ordinance as if fully set forth herein.

SECTION 2: Establishment of Subcommittee.

A. There is hereby created the City Council Subcommittee for WISD Relations (the "Subcommittee") of the City Council, and such Subcommittee shall meet with WISD representatives to work on maintaining and recommending partnerships between the City and WISD and to further a positive working relationship between the City and the WISD, and any other such functions as the City Council may direct in writing. It shall function according to the laws of the State of Texas and the provisions of this Ordinance. The Subcommittee shall serve in an advisory capacity to the City Council.

B. The Subcommittee shall consist of three members, to be appointed by the City Council for the remainder of the term that said member serves on the City Council,

or until said member resigns from the Subcommittee, whichever occurs first. If a replacement has not been appointed by the City Council upon the expiration of a member's term, that member shall not continue his membership until replaced.

C. When vacancies occur on the Subcommittee, the City Council shall appoint, by majority vote, a replacement to serve the remainder of that term.

D. Each Subcommittee Member shall serve at the pleasure of the City Council and may be removed at the discretion of said Council.

F. Each Subcommittee Member shall serve without compensation, but may be reimbursed for actual expenses approved in advance by the City Council.

G. The Subcommittee shall keep and maintain minutes of any and all proceedings held and shall submit a written or make an oral report of such proceedings to the City Council not more than three (3) weeks following each such meeting.

SECTION 3: Officers.

The Subcommittee shall have a Chair and Vice-Chair whose terms shall be one (1) year. The Chair and Vice-Chair shall be elected by the members of the Subcommittee.

The Chairperson shall preside over meetings.

The Vice-Chair shall assist the Chair in directing the affairs of the Subcommittee. In the absence of the Chair, the Vice-Chair shall assume all duties of the Chair.

SECTION 4: Duties and Responsibilities.

The Subcommittee shall have the following duties and responsibilities:

- a. Advise and make recommendations to the City Council on matters relating to the City's relationship with WISD and on ways to maintain and develop partnerships with WISD.
- b. Attend meetings with the WISD Subcommittee and other designated WISD representatives.
- c. Any other duties requested in writing to be performed by the City Council that are consistent with the purposes of forming the Subcommittee.

SECTION 5: Power to Obligate and Finance.

The Subcommittee shall have no power to obligate Wylie in any manner whatsoever. The Subcommittee's finances shall be handled in the same manner as any division of the City Government.

SECTION 6: The City Manager shall act as facilitator to the City Council Subcommittee for WISD Relations.

SECTION 7: Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Wylie hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9: Effective Date. This Ordinance shall become effective immediately upon its passage and execution.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas on this 25th day of October, 2005.

JOHN MONDY, Mayor

ATTEST:

CAROLE EHRLICH, City Secretary

Date to be published in *The Wylie News* – November 2, 2005