



# Wylie City Council

## NOTICE OF MEETING

### Regular Meeting Agenda October 25, 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](http://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](http://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

- **Proclamation of Nov 4, 2016 as Arbor Day in the City of Wylie** (*S. Rogers, Parks Manager*)
- **Presentation for Municipal Court Week November 7-11**

## CITIZENS COMMENTS ON NON-AGENDA ITEMS

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*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

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*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 October 11, 2016 Regular Meeting of the Wylie City Council.** *(C. Ehrlich, City Secretary)*
- B. Consider, and act upon, Ordinance No. 2016-26 authorizing the annexation of 4.165 acres of land situated in the R.D. Newman Survey, Abstract No. 660, Collin County, Texas, located at 2701 Hwy 78.** *(R. Ollie, Development Services Director)*
- C. Consider, and act upon, approval of the Bylaws, and Rules of Procedure for the Historic Review Commission.** *(R. Ollie, Development Services Director)*
- D. Consider and act upon the approval of the purchase of fitness equipment from Team Marathon Fitness in the estimated amount of \$53,266.78 through a cooperative purchasing contract with Buy Board Cooperative Purchasing (#502-16), and authorizing the City Manager to execute any necessary documents.** *(G. Hayes, Purchasing)*
- E. Consider, and place on file, the City of Wylie Monthly Investment Report for September 30, 2016.** *(L. Bantz, Finance Director)*
- F. Consider, and place on file, the City of Wylie Preliminary Monthly Revenue and Expenditure Report for September 30, 2016.** *(L. Bantz, Finance Director)*
- G. Consider, and act upon, Resolution No. 2016-26(R) authorizing the City Manager of the City of Wylie, Texas, to Execute Adoption of the Collin County Hazard Mitigation Action Plan, September 2016.** *(B. Parker, Fire Chief)*

## REGULAR AGENDA

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### **Tabled from 09-13-2016**

*Remove from table and consider*

- 1. Consider, act upon, Ordinance No. 2016-18 authorizing the annexation of approximately 5.23 acres of land situated in the Francisco De La Pina Survey, Abstract No. A0688, Tract 126, Collin County, Texas, located 1023 Kreymer Lane (1023 Private Road 5259).2016-02A.** *(R. Ollie, Development Services Director)*

### **Executive Summary**

The subject tract is contiguous to existing city limits on the northern side, while properties to the south, east and west are within unincorporated Collin County. The applicant desires to bring the subject tract into the city and eventually combine it with the northern properties within city limits and develop it as a single family residential community. Exhibits attached: Exhibit "A" Legal Description; Exhibit "B" Annexation Exhibit; Exhibit "C" Boundary Survey; Exhibit "D" Service Plan

**Tabled from 10-11-2016**

*Remove from table and consider*

2. **Consider, and act upon, Ordinance No. 2016-19, amending the zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating 51 residential lots on 16.739 acres, generally located west of Kreymer Lane and north of Stone Road, (1033 S. Kreymer Ln; 1053 S. Kreymer Ln) ZC 2016-09 (R. Ollie, Development Services Director)**

**Executive Summary**

Zoning Case 2016-09 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.

**Tabled from 10-11-2016**

*Remove from table and consider*

3. **Consider, and act upon, approval of a Preliminary Plat for Serene Villas Subdivision, creating 67 residential lots on 21.925 acres, generally located west of Kreymer Lane and north of Stone Road, (1023 Private Rd.; 1033 S. Kreymer Ln; 1053 S. Kreymer Ln) (R. Ollie, Development Services Director)**

**Executive Summary**

The purpose of the Preliminary Plat is to combine three properties totaling 21.925 acres and will create 70 lots (67 single family residential lots and 3 open space lots). Currently, the properties are three larger lots, (two recommended for approval on August 23<sup>rd</sup> by City Council to be rezoned to SF-10/24 and one in Wylie's ETJ.

4. **Hold a Public Hearing and consider, and act upon, a change in zoning from Agricultural-30 (A-30) to Planned Development-Single Family District (PD-SF) for a master planned community consisting of varied density single family dwellings on approximately 2 acres, generally located west and south of Pleasant Valley Road. ZC2016-10 (R. Ollie, Development Services Director)**

**Executive Summary**

The applicant has submitted a letter to withdraw the request to rezone the subject 2 acres. The 2 acres are the subject of an annexation case that was adopted by City Council on September 27th. The applicant has included the subject 2 acre tract with a request that combines it with existing acreage.

5. **Hold a Public Hearing and consider, and act upon, a request for a Special Use Permit (SUP) for two Amateur Communication Towers on an existing residential lot on Lot 14, Block 2 of the Watermark Addition. Property located at 1804 Enchanted Cove. ZC 2016-11 (R. Ollie, Development Services Director)**

**Executive Summary**

The subject property is located at 1804 Enchanted Cove, originally platted in 2006 and is currently zoned SF-10/24. The size of the subject lot is 9,990 sq. ft. (.2293 ac) and is a single story dwelling. The surrounding properties are zoned SF-10/24 and have been developed for single family residential uses.

6. **Hold a Public Hearing and consider a recommendation to the City Council amending Planned Development 2013-37-Single Family District (PD2013-37-SF) to allow for a 5' rear encroachment on approximately 350 acres, generally located east of Sachse Road/Ballard Ave. and south of Pleasant Valley Road. ZC2016-12 (R. Ollie, Development Services Director)**

**Executive Summary**

The owners are requesting to amend an existing Planned Development Ordinance to allow for a rear yard encroachment by no more than five feet. Dominion of Pleasant Valley was created in 2013 with the adoption of Ordinance 2013-37 and will eventually consist of 975 single family dwelling units of varied densities. The request also includes a 2 acre tract which was annexed into the City on September 27, 2016 by Ordinance No. 2016-24.

7. **Consider and act upon a request to provide 7-1/4” Smartsiding as an alternate exterior material, in lieu of the required 4” – 5” wood siding or composite masonry to an existing contributing residential structure located at 201 E. Jefferson Street. (R. Ollie, Development Services Director)**

**Executive Summary**

The Applicant had begun remodeling of the subject residential structure due to rot/wear and the April 11 hail storm. On October 10th, staff made contact with the applicant to inform them that the siding that was being installed did not meet the ordinance. At that time, the applicant ceased work and submitted an application to seek an approval from the HRC.

**READING OF ORDINANCES**


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

**ADJOURNMENT**


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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**


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*I certify that this Notice of Meeting was posted on October 21, 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](http://www.wylietexas.gov).*

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**Carole Ehrlich, City Secretary**

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**Date Notice Removed**



# Wylie City Council

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## Minutes

### City Council Meeting

Tuesday, October 11, 2016 – 6:00 p.m.  
Wylie Municipal Complex – Council Chambers  
300 Country Club Road, Bldg. 100  
Wylie, TX 75098

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#### 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 pro tem Keith Stephens, Councilman David Dahl, Councilwoman Candy Arrington, Councilwoman Diane Culver, Councilman William Whitney III, and Councilman Jeff Forrester.

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

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#### INVOCATION & PLEDGE OF ALLEGIANCE

Police Chaplain Dan Rainey gave the invocation and Captain Michael Leeper led the Pledge of Allegiance.

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#### PRESENTATIONS

- **Award of Public Service Medals to the Wylie Police, Fire, EMS, & 911 employees – *Sons of the American Revolution***

Members of the Sons of the American Revolution gave certificates of appreciation to outstanding Police, Fire, and Communications employees. Law Enforcement Commendation Award went to the Wylie Police Department, Emergency Services Award to 911 Dispatcher Aaron Olsen, Emergency Medical Service Award to Chad Lloyd, Fire Safety Commendation Award to Michael Ahlemeier, and the Texas Society Bronze Service Award to Fire Captain Ray Jackson for the Collin County Flag Retirement Ceremony.

- **Recognition for the officers/firefighters that saved the life of Draper Student Enrique Monroy in March of 2016.**

Wylie Fire Rescue recognized members of WFR and Wylie ISD along with Wylie dispatch and Wylie PD for their life saving efforts that resulted in saving the life of 11 year old Enrique Monroy whose heart stopped at Draper intermediate school while he was in P.E. Members recognized were Chief Brent Parker; Assistant Chief Brandon Blythe; Battalion Chief Robert Ballard; WFD Quint 142 - Captain Josh Monroe, Driver Engineer Brandon Storm, Firefighter Matt Tripp, and Firefighter Billy Bradshaw; East Texas Medic crew - Paramedic Jason Oliver and EMT Jesse Jones; WFR Dispatch - Tristian Whittle, Robin Livingston, and Sara Zerger; WPD Officers - Sergeant Stephen Coomer and Officer Michael Stewart; and WISD Personnel - Aaron Allen, Beth Thomas, and Josh Meyers.

- **Update on the Re-Build Wylie Initiative**

First Baptist Church Wylie's Lead Pastor, Kris Segrest gave an update to the Re-Build Wylie Initiative begun after the May 2016 hail storm. He reported that over \$200,000 had been raised. He introduced some of the key members that participated in the initiative. Mayor Hogue thanked the organization for their work during and after the incident.

- **Proclamation Declaring October 9-15, 2016 as Fire Prevention Week in the City of Wylie.**

Captain Ray Jackson of the Wylie Fire Rescue accepted a proclamation declaring October 9-15, 2016 as Fire Prevention Week in the City of Wylie. He introduced the firefighters who were involved in the fire prevention programs held at each of the ISD campuses to alert the students to fire safety.

- **ICAN Presentation of group project**

Participants from the 2016 ICAN class were present to talk about their community service project. This year's class chose the Collin County Children's Advocacy Center's Rainbow Room as their community service project. They also wanted to bring awareness of the Advocacy Center and why it is an important part of Wylie. Officer Helen Taylor gave the presentation and explained the purpose of the Advocacy Center and the Rainbow Room. The 2016 ICAN class collected about \$1,500 in donations for the Rainbow Room.

## **CITIZENS COMMENTS ON NON-AGENDA ITEMS**

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*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.*

There were no citizens present wishing to address Council during the Citizens Comments.

## **CONSENT AGENDA**

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*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 September 27, 2016 Regular Meeting of the Wylie City Council. *(C. Ehrlich, City Secretary)*
- B. Consider, and act upon, Ordinance No. 2016-25 setting the time and place for all regular City Council Meetings in the 2017 calendar year. *(C. Ehrlich, City Secretary)*
- C. Consider, and act upon, the approval of the lease-purchase of mobile and portable radio equipment for Wylie Fire Rescue, Wylie Police Department; and network recorder equipment for Wylie Communications Department from Motorola Solutions in the estimated total amount of \$1,189,096.55 through a cooperative purchasing agreement with the Houston-Galveston Area Council (H-GAC Buy) and authorizing the City Manager to execute any necessary documents. *(G. Hayes, Purchasing)*
- D. Consider, and act upon, the approval of the purchase of a dump truck from Southwest International Trucks in the amount of \$113,607.61 through a cooperative purchasing contract with TASB/Buy Board, and authorizing the City Manager to execute any necessary documents. *(G. Hayes, Purchasing)*
- E. Consider, and act upon, the approval of the purchase of an El Dorado Aerotech 14 passenger bus from Alliance Bus Group in the amount of \$65,635.50 through a cooperative purchasing contract with Houston Galveston Area Council, and authorizing the City Manager to execute any necessary documents. *(G. Hayes, Purchasing)*
- F. Consider, and act upon, the approval of the purchase of John Deere 410L Backhoe from RDO Equipment Company in the amount of \$108,526.14 through a cooperative purchasing contract with TASB/Buy Board, and authorizing the City Manager to execute any necessary documents. *(G. Hayes, Purchasing)*
- G. Consider, and place on file, the Animal Shelter Advisory Board report to City Council regarding meeting held on September 14, 2016. *(D. Dahl, ASAB Chair)*

**Council Action**

A motion was made by Councilman Dahl, seconded by Councilman Forrester to approve the Consent Agenda as presented. A vote was taken and the motion passed 7-0.

**REGULAR AGENDA**

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**Tabled from 09-13-2016**

*Remove from table and consider*

**Council Action**

A motion was made by Councilman Dahl, seconded by Councilwoman Culver to remove Item #1 from the table and consider. A vote was taken and the motion passed 7-0.

- 1. Consider, and act upon, Ordinance No. 2016-19, amending the zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating 51 residential lots on 16.739 acres, generally located west of Kreymer Lane and north of Stone Road, (1033 S. Kreymer Ln; 1053 S. Kreymer Ln) ZC 2016-09 *(R. Ollie, Development Services Director)*

### **Council Discussion**

Mayor Hogue announced it was staff's request to table this item to the October 25, 2016 regular City Council meeting to allow more time to the developer.

### **Council Action**

A motion was made by Councilwoman Culver, seconded by Councilwoman Arrington to table consideration of Ordinance No. 2016-19, amending the zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating 51 residential lots on 16.739 acres, generally located west of Kreymer Lane and north of Stone Road, (1033 S. Kreymer Ln; 1053 S. Kreymer Ln) ZC 2016-09 to the October 25, 2016 Regular City Council Meeting. A vote was taken and the motion passed 7-0.

### **Tabled from 09-13-2016**

*Remove from table and consider*

### **Council Action**

A motion was made by Councilman Dahl, seconded by Councilwoman Culver to remove Item #2 from the table and consider. A vote was taken and the motion passed 7-0.

2. **Consider, and act upon, approval of a Preliminary Plat for Serene Villas Subdivision, creating 67 residential lots on 21.925 acres, generally located west of Kreymer Lane and north of Stone Road, (1023 Private Rd.; 1033 S. Kreymer Ln; 1053 S. Kreymer Ln).** *(R. Ollie, Development Services Director)*

### **Council Discussion**

Mayor Hogue announced it was staff's request to table this item to the October 25, 2016 regular City Council meeting to allow more time to the developer.

### **Council Action**

A motion was made by Councilman Forrester, seconded by Councilwoman Culver to table consideration of a Preliminary Plat for Serene Villas Subdivision, creating 67 residential lots on 21.925 acres, generally located west of Kreymer Lane and north of Stone Road, (1023 Private Rd.; 1033 S. Kreymer Ln.; 1053 S. Kreymer Ln.) to the October 25, 2016 Regular City Council Meeting. A vote was taken and the motion passed 7-0.

3. **Conduct the 2nd Public Hearing for the annexation of 4.165 acres of land situated in the R.D. Newman Survey, Abstract No. 660, Collin County, Texas, located 2701 Hwy 78.** *(R. Ollie, Development Services Director)*

### **Public Hearing**

Mayor Hogue opened the 2nd public hearing for annexation of 4.165 acres of land situated in the R. D. Newman Survey, Abstract No. 660, Collin County, Texas at 7:00 p.m. asking anyone wishing to address Council to come forward.

No citizens were present to address Council.

Mayor Hogue closed the public hearing at 7:02 p.m.

No action was required on this item.

**Presentation:**

- 4. Consider, and act upon, the final artist and art designs by Michael Szabo for the 2016 CIP Thoroughfare Public Art Projects, Site #1 and Site #2 and authorize the City Manager to execute two contracts in the amount of \$130,000 each, to commission the art pieces. (C. Ehrlich, City Secretary)**

**Staff Comments**

City Secretary and Public Art Liaison Ehrlich addressed Council stating that the Public Art Advisory Board issued a Call for Artists for three public art projects funded by the 2005 Thoroughfare Bond projects. Site #1 and Site #2, located near each end of the Municipal Complex Walking Trails (Country Club Road/ FM 544 and West Brown) were funded at \$130,000 per site, and Site #3 located at the Disc Golf Park on West Brown was funded at \$52,000.

The board received 57 submissions for these projects and appointed a pare-down committee to review the submissions and narrow the submissions to 34 artists to move to the next selection process. The Public Art Advisory Board appointed a 2016 Thoroughfare Selection Committee to review the thirty-four remaining artists and narrow to 3-4 finalists. Those finalists were invited to the City for a Public Input Meeting to hear from the public regarding the art for the sites. Committee members included John Pototschnik, Artist; Lynn Grimes, Public Art Board Chair; Shirley Burnett, longtime citizen of Wylie; Margaret Robinette, retired Dallas Cultural Arts Administrator; Kathy Spillyards, founding member of the Public Arts Advisory Board and former Councilwoman; and Mindy Manson, City Manager.

Michael Szabo was unanimously chosen as the final artist for Site #1 and Site #2. The committee and board felt his proposals *Entwine* and *Prairie Crossing* best suited site specific needs and the natural environment surrounding the area.

Michael Szabo was present and gave a short presentation on both designs for Site #1 and Site #2. He displayed renderings of day and night viewing of *Entwine*. He stated that it would be a dramatic beacon for drivers and pedestrians on FM 544 and Country Club Road. The sculpture is an abstract reference to the connection point between underground and above ground natural grasses that grew in the Blackland Prairie, where the Municipal Complex sits. The six forms are fabricated from brushed stainless steel and rich patina bronze and seem to dance with movements like prairie grasses in the wind. The design takes from the Big and Little Bluestem and Buffalograss from the untouched prairies of years gone by. (Roots of the past and sprouts to the future)

*Prairie Crossing*, Site #2 design, consists of an organic undulating seating bench emerging from a proposed pathway that would connect the main trail to the new parking lot on East Brown Street near the entrance to the trails. Szabo stated that ribbons of stainless steel and rich textured bronze arch over the bench, crisscrossing each other in a dynamic web reaching over 10 feet in height. The ribbon reflects the chaos of the prairie grass giving visitors the feeling of being "in the prairie." In ground up lights will illuminate the sculpture at night.

Mayor Hogue asked Mr. Szabo how long the process would take from beginning to end. Mr. Szabo replied he planned to start as soon as approval was completed and estimated completion in May/June of 2017. Councilwoman Culver asked if *Entwine* (Site 1) would have soft lighting similar to what is suggested for *Prairie Crossing*. Mr. Szabo replied there would be up lighting as well as interior lighting that would be lit in a way to enhance the piece but would be on the warmer color temperature. Councilman Forrester asked if there was a 6" step up on the inside of the access, would there be consideration for ADA access to the piece. Szabo replied it would be ADA compliant either by flattening the pathway through the piece or installing a path around the piece.

## **Council Action**

A motion was made by Councilwoman Culver, seconded by Councilman Forrester to approve the final artist and art designs by Michael Szabo for the 2016 CIP Thoroughfare Public Art Projects, Site #1 and Site #2, and authorize the City Manager to execute two contracts in the amount of \$130,000 each, to commission the art pieces. A vote was taken and the motion passed 7-0.

- 5. Consider, and act upon, the final artist and art design by John Davis for the 2016 CIP Thoroughfare Public Art Project, Site #3 and authorize the City Manager to execute a contract, not to exceed \$52,000 to commission the art. (C. Ehrlich, City Secretary)**

## **Staff Comments**

Public Art Liaison Ehrlich addressed Council stating that Site #3 located at the Disc Golf Park on West Brown was funded at \$52,000. The selection process was the same as Sites 1 and 2. John Davis was unanimously chosen as the final artist for Site #3. The committee and board felt his proposal "Lift-Off" best suited site specific needs and the intent of the park.

Ehrlich reported Mr. Davis was not able to attend and staff had included a PowerPoint presentation from the artist regarding the intent behind the design. Mayor Hogue asked if Mr. Davis was on the same timeline as Sites 1 and 2. Ehrlich replied that the artist planned to be installed by May/June of 2017.

## **Council Action**

A motion was made by Councilman Dahl seconded by Mayor pro tem Stephens to approve the final artist and art design by John Davis for the 2016 CIP Thoroughfare Public Art Project, Site #3 and authorize the City Manager to execute a contract in the amount of \$52,000 to commission the art. A vote was taken and the motion passed 7-0.

## **READING OF ORDINANCES**

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*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. 2016-25 into the official record.

## **WORK SESSION**

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- Hold a work session to discuss the Building Condition Assessment, Program and Preliminary Project Estimate for the Public Safety Building. (C. Holsted, Asst. City Manager)**

Assistant City Manager Holsted addressed Council stating that in April 2016, the Public Safety Building was extensively damaged by a hail storm. Since that time, the building has been unoccupied and the staff has been relocated to other City buildings. Holsted reported that TML Insurance has estimated the total damage to the building at \$1,215,000. To date, the City has received \$753,000 and the recoverable depreciation is \$462,000. Staff is still working through the claims and costs associated with the repairs.

The City contracted with McCarthy Architecture to provide a Building Condition Assessment along with the development of the programmed space requirements for the police department, fire department, and the court functions that previously occupied the building. Significant updates will be required to bring the current facility up to date and into a usable condition. The updates provide a unique opportunity to reconfigure the existing building so that it can both accommodate future growth and create more efficiency within and between departments.

Holsted explained staff had come up with three options for repairs/remodeling of the Public Safety Building. The first option is to repair the building with the current layout (33,358 sf) and make some minor improvements and additional repairs to the building at a cost of approximately \$2,700,000 with projected design and FF&E of \$600,000.

The second is to rebuild the building and add square footage (50,000 sf) to meet the suggested programs for police, fire, and court meeting department needs for the next 15 years. The estimated cost for the remodel/repair would be \$7,600,000 and costs for projected design and FF&E would run approximately \$1,000,000.

The third option would be to build a new building at the Municipal Complex on Country Club Drive at an estimated cost of \$20,000,000 and projected design and FF&E costs running approximately \$5,000,000. This option also meets the needs of future growth of the departments.

Holsted explained the projected cost numbers presented are preliminary estimates and both the construction cost and financing cost will adjust as staff and Council proceed through the process. He asked Council for direction with regard to which option to explore. Direction from Council was to explore option #2 and find cost savings to lower the overall costs if possible.

## **RECONVENE INTO REGULAR SESSION**

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Mayor Hogue reconvened into Regular Session at 8:40 p.m.

## **ADJOURNMENT**

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A motion was made by Councilman Whitney, seconded by Councilman Forrester to adjourn the meeting at 8:43 p.m. A vote was taken and the motion passed 7-0.

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**Eric Hogue, Mayor**

**ATTEST:**

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**Carole Ehrlich, City Secretary**



# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** October 25, 2016  
**Department:** Planning  
**Prepared By:** Renae' Ollie  
**Date Prepared:** October 12, 2016

**Item Number:** B  
*(City Secretary's Use Only)*  
**Account Code:** \_\_\_\_\_  
**Budgeted Amount:** \_\_\_\_\_  
**Exhibits:** 5

### Subject

Consider, and act upon, Ordinance No. 2016-26 authorizing the annexation of 4.165 acres of land situated in the R.D. Newman Survey, Abstract No. 660, Collin County, Texas, located at 2701 Hwy 78.

### Recommendation

Motion to adopt Ordinance No. 2016-26 authorizing the annexation of 4.165 acres of land situated in the R.D. Newman Survey, Abstract No. 660, Collin County, Texas, located at 2701 Hwy 78.

### Discussion

**Property Owner: Sandy Chen Ho**

**Applicant: Ryan Cole – Serene Global**

This annexation is at the request of the property owner and applicant of a 4.165 acre tract. The subject tract is contiguous to existing city limits on the north, east and south sides, while properties to west are within the jurisdiction of Sachse.

Exhibits attached: Exhibit "A" Legal Description; Exhibit "B" Annexation Boundary; Exhibit "C" Service Plan

Before a municipality may begin annexation proceedings, the governing body of the municipality must conduct two (2) public hearings at which persons interested in the annexation are given the opportunity to be heard. The notice for each hearing must be published at least once on or after the 20th day but before the 10th day before the date of the hearing and must remain posted on the municipality's website until the date of the hearing. In compliance with state law, the following schedule has been adhered to:

Notice published for Public Hearings	September 14, 2016 and September 21, 2016
First Public Hearing	September 27, 2016
Second Public Hearing	October 11, 2016
Adoption of Ordinance	October 25, 2016

Article 1, Section 3 of the Wylie City Charter authorizes the City Council to adjust boundaries. This annexation is being conducted in compliance with Sections 43.052 (h) (2) and 43.063 of the Local Government Code.

By adoption of this ordinance and the attached Exhibits ("A" Legal Description; Exhibit "B" Boundary; Exhibit "C" Service Plan), the property is temporarily classified as Ag/30 (Agricultural District) until permanent zoning is established by the Council in accordance with Article 8 of the City of Wylie Comprehensive Zoning Ordinance.

**ORDINANCE NO. 2016-26**

**AN ORDINANCE ANNEXING A CERTAIN 4.165 ACRES OF LAND SITUATED IN THE R.D. NEWMAN SURVEY, ABSTRACT NO. 660, COLLIN COUNTY, TEXAS, BEING PART OF A CALLED 4.95 ACRE TRACT OF LAND CONVEYED TO ALL EAST INC. BY DEED RECORDED IN DOCUMENT NO. 92-0081176 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS; 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 City Council of the City of Wylie, Texas (“City Council”) under the authority of Section 43.021, Local Government Code and the City of Wylie, Texas’ (Wylie) Home Rule Charter, investigated and determined that it would be advantageous and beneficial to Wylie and its inhabitants to annex the below-described property (the “Property”) to Wylie; and;

**WHEREAS**, prior to conducting the public hearings required under Section 43.063, Local Government Code, the City Council also investigated and determined that the Property is within the extraterritorial jurisdiction of Wylie and is adjacent and contiguous to the existing city limits of Wylie; and

**WHEREAS**, before the publication of the notice of the first public hearing regarding the annexation of the Property, the City Council directed the appropriate persons to prepare a service plan that provides for the extension of full municipal services to the Property to be annexed; and

**WHEREAS**, the City Council finds that the service plan (EXHIBIT “C”) has been prepared in full compliance with Section 43.056, Local Government Code, and has been made available for public inspection and was available for explanation to the inhabitants of the Property at the public hearings; and

**WHEREAS**, the City Council finds that the field notes close the boundaries of the Property being annexed; and

**WHEREAS**, the City Council has conducted at least two (2) public hearings at which persons interested in the annexation were given an opportunity to be heard regarding the proposed annexation and the proposed service plan; and

**WHEREAS**, the City Council finds that the public hearings were conducted on or after the fortieth (40<sup>th</sup>) day but before the twentieth (20<sup>th</sup>) day before the date of institution of the annexation proceedings; and

**WHEREAS**, the City Council finds it has completed the annexation process within ninety (90) days after the City instituted the annexation proceedings; and

**WHEREAS**, the City Council finds that all legal notices, hearings, procedures and publishing requirements for annexation have been performed and completed in the manner and form set forth by law.

**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 Agriculture/30 (A/30) District, said property being described in Exhibit "A" (Legal Description), Exhibit "B" (Annexation Boundary), and 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 25th day of October, 2016.

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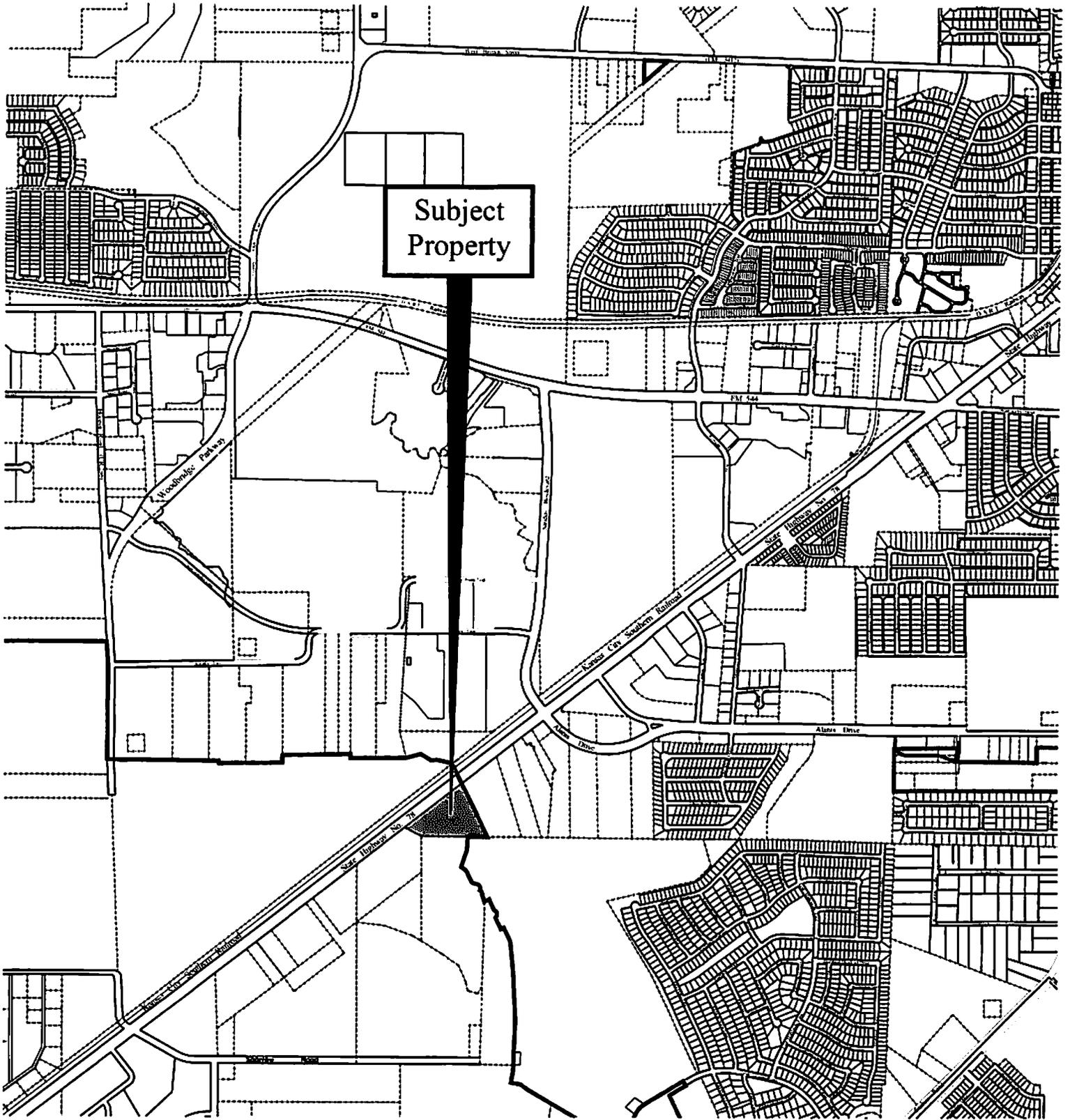
Eric Hogue, Mayor

ATTEST:

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Carole Ehrlich, City Secretary

*DATE OF PUBLICATION:* November 2, 2016, *in the* Wylie News



LOCATION MAP  
ANNEXATION CASE #2016-04

# EXHIBIT "A"

## Property Description

SITUATED in the State of Texas and the County of Collin, being part of the R. D. Newman Survey, Abstract No. 660, being part of a called 4.95 acre tract of land conveyed to All East Inc. by deed recorded in Document No. 92-0081176 of the Deed Records of Collin County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod capped "Roome" set for corner in the existing southeast right-of-way line of State Highway 78, in the southwest line of said 4.95 acre tract and marking the northwest corner of Tract 2 of Woodbridge Villas, an addition to the City of Sachse, Collin County, Texas, according to the plat thereof recorded in Volume P, Page 933 of the Plat Records of Collin County, Texas;

THENCE with said southeast right-of-way line and crossing said 4.95 acre tract, North 52°18'37" East, 673.36 feet to a 1/2 inch iron rod capped "Roome" set for corner in the east line of said 4.95 acre tract and marking the northwest corner of the remainder of a called 7.062 acre tract of land conveyed to T. S. Miller, Ltd. by deed recorded in Volume 4418, Page 1494 of the Deed Records of Collin County, Texas;

THENCE with the west line of said Miller tract and the east line of said 4.95 acre tract, South 20°08'57" East, 517.58 feet to a point for corner in the north line of the remainder of a called 83.2736 acre tract of land conveyed to WGC Properties, LLC by deed recorded in Volume 4110, Page 1774 of the Deed Records of Collin County, Texas and marking the southwest corner of said Miller tract and the southeast corner of said 4.95 acre tract, from which an old wood fence post found for reference bears South 20°08'57" East, 0.59 feet;

THENCE with the north line of said WGC Properties tract, the north line of said Tract 2 and the south line of said 4.95 acre tract, North 88°51'27" West, 185.63 feet to a 1/2 inch iron rod capped "Roome" set for corner;

THENCE with the north line of said Tract 2 and the south line of said 4.95 acre tract as follows:

North 86°39'56" West, 117.57 feet to a 1/2 inch iron rod capped "Roome" set for corner,

North 87°36'56" West, 315.06 feet to a 1/2 inch iron rod capped "Roome" set for corner, and

North 61°33'29" West, 106.20 feet to the Point of Beginning and containing 4.165 acres of land, more or less.



EXHIBIT "C"

**CITY OF WYLIE, TEXAS  
SERVICE PLAN FOR ANNEXED AREA  
SERENE GLOBAL GROUP, INC**

ANNEXATION ORDINANCE NO.: 2016-26

DATE OF ANNEXATION ORDINANCE: October 25, 2016

ACREAGE ANNEXED: 4.165 acres

SURVEY, ABSTRACT & COUNTY: R.D. Newman Survey, Abstract No. 660,  
Collin County, Texas, 2701 S. Hwy 78

Municipal Services to the acreage described above shall be furnished by or on behalf of the City of Wylie, Texas (the "City"), at the following levels and in accordance with the following schedule:

**A. POLICE SERVICE**

1. Patrolling, responses to calls and other routine police services, within the limits of existing personnel and equipment and in a manner consistent with any of the methods of the City, extends police service to any other area of the municipality, will be provided within sixty (60) days of the effective date of the annexation ordinance.
2. As development and construction commence in this area, sufficient police personnel and equipment will be provided to furnish this area the maximum level of police services consistent with the characteristics of topography, land utilization and population density within the area as determined by the City Council within four and one-half (4-1/2) years from the effective date of the annexation ordinance, or upon commencement of development within the area, whichever occurs later.
3. Upon ultimate development of the area, the same level of police services will be provided to this area as are furnished throughout the City.

**FIRE SERVICES**

1. Fire protection by the present personnel and the present equipment of the Fire Department, within the limitations of available water and distances from existing fire stations, and in a manner consistent with any of the methods of the City, extends fire service to any other area of the municipality, will be provided to this area within sixty (60) days of the effective date of the annexation ordinance.
2. As development and construction commence in this area, sufficient fire and emergency ambulance equipment will be provided to furnish this area the maximum level of fire services consistent with the characteristics of topography, land utilization and population density within the area as

## EXHIBIT "C"

determined by the City Council within four and one-half (4-1/2) years from the effective date of the annexation ordinance, or upon commencement of development within the area, whichever occurs later.

3. Upon ultimate development of the area, the same level of fire and emergency ambulance services will be provided to this area as are furnished throughout the City.

### **C. ENVIRONMENTAL HEALTH AND CODE ENFORCEMENT SERVICES**

1. Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within this area sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.
2. Complaints of ordinance or regulation violations within this area will be answered and investigated within sixty (60) days of the effective date of the annexation ordinance.
3. Inspection services, including the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will be provided within sixty (60) days of the effective date of the annexation ordinance. Existing personnel will be used to provide these services.
4. The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning within sixty (60) days of the effective date of the annexation ordinance.
5. All inspection services furnished by the City, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexed ordinance.
6. As development and construction commence in this area, sufficient personnel will be provided to furnish this area the same level of Environmental Health and Code Enforcement Services as are furnished throughout the City.

### **D. PLANNING AND ZONING SERVICES**

The planning and zoning jurisdiction of the City will extend to this area within sixty (60) days of the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Comprehensive Zoning Ordinance and Comprehensive Plan.

## EXHIBIT "C"

### **E. PARK AND RECREATION SERVICES**

1. Residents of this property may utilize all existing park and recreational services, facilities and sites throughout the City, beginning within sixty (60) days of the effective date of the annexation ordinance.
2. Additional facilities and sites to serve this property and its residents will be acquired, developed and maintained at locations and times provided by applicable plans for providing parks and recreation services to the City.
3. Existing parks, playgrounds, swimming pools and other recreational facilities within this property shall, upon dedication to and acceptance by the City, be maintained and operated by the City of Wylie, but not otherwise.

### **F. SOLID WASTE COLLECTION**

1. Solid waste collection shall be provided to the property in accordance with existing City policies, beginning within sixty (60) days of the effective date of the annexation ordinance. Residents of this property utilizing private collection services at the time of annexation shall continue to do so until it becomes feasible because of increased density of population to serve the property municipally. Commercial refuse collection services will be provided to any business located in the annexed area at the same price as presently provided for any business customer within the City, upon request.
2. As development and construction commence in this property and population density increases to the property level, solid waste collection shall be provided to this property in accordance with the current policies of the City as to frequency, changes and so forth.
3. Solid waste collection shall begin within sixty (60) days of the effective date of the annexation ordinance.

### **G. STREETS**

1. The City's existing policies with regard to street maintenance, applicable throughout the entire City, shall apply to this property beginning within sixty (60) days of the effective date of the annexation ordinance. Unless a street within this property has been constructed or is improved to the City's standards and specifications, that street will not be maintained by the City.
2. As development, improvement or construction of streets to City standards commences within this property, the policies of the City with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion, shall apply.
3. The same level of maintenance shall be provided to streets within this property which have been accepted by the City as is provided to City streets throughout the City.

## EXHIBIT "C"

4. Street lighting installed on streets improved to City standards shall be maintained in accordance with current City policies.

### **H. WATER SERVICES**

1. Connection to existing City water mains for water service for domestic, commercial and industrial use within this property will be provided in accordance with existing City policies. Upon connection to existing mains, water will be provided at rates established by City ordinances for such service throughout the City.
2. As development and construction commence in this property, water mains of the City will be extended in accordance with provisions of the Subdivision Regulations and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with the applicable City ordinances and regulations. Such extensions will be commenced within two (2) years from the effective date of the annexation ordinance and substantially completed with four and one-half (4 1/2) years after that date.
3. Water mains installed or improved to City standards which are within the annexed area and are within dedicated easements shall be maintained by the City of Wylie beginning within sixty (60) days of the effective date of the annexation ordinance.
4. Private water lines within this property shall be maintained by their owners in accordance with existing policies applicable throughout the City.

### **I. SANITARY SEWER SERVICES**

1. Connections to existing City sanitary sewer mains for sanitary sewage service in this area will be provided in accordance with existing City policies. Upon connection, sanitary sewage service will be provided at rates established by City ordinances for such service throughout the City.
2. Sanitary sewage mains and/or lift stations installed or improved to City standards, located in dedicated easements, and which are within the annexed area and are connected to City mains will be maintained by the City of Wylie beginning within sixty (60) days of the effective date of the annexation ordinance.
3. As development and construction commence in this area, sanitary sewer mains of the City will be extended in accordance with provisions of the Subdivision Regulations and other applicable City ordinances and regulations. Such extensions will be commenced within two (2) years from the effective date of the annexation ordinance and substantially completed within four and one-half (4 1/2) years after that date.

## EXHIBIT "C"

### **J. MISCELLANEOUS**

1. Any facility or building located within the annexed area and utilized by the City in providing services to the area will be maintained by the City commencing upon the date of use or within sixty (60) days of the effective date of the annexation ordinance, whichever occurs later.
2. General municipal administrative services of the City shall be available to the annexed area beginning within sixty (60) days of the effective date of the annexation ordinance.
3. Notwithstanding, anything set forth above, this Service Plan does not require all municipal services be provided as set forth above if different characteristics of topography, land use and population density are considered a sufficient basis for providing different levels of service.
4. The Service Plan is valid for ten (10) years from the effective date of this Ordinance.



# Wylie City Council

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## AGENDA REPORT

Meeting Date: October 25, 2016  
Department: Planning  
Prepared By: Renaë' Ollie  
Date Prepared: October 18, 2016

Item Number: C  
*(City Secretary's Use Only)*  
Account Code: \_\_\_\_\_  
Budgeted Amount: \_\_\_\_\_  
Exhibits: 2

### Subject

Consider, and act upon, approval of the Bylaws, and Rules of Procedure for the Historic Review Commission.

### Recommendation

Motion to approve the Bylaws, and Rules of Procedure for the Historic Review Commission.

### Discussion

The adoption of Ordinance 2013-17 set forth the powers and duties of the Commission and gave final approval on certain matters to the board. At the joint work session between the City Council and the Historic Commission the direction was given to modify the rules that would restrict the responsibilities of the HRC and bring it into conformance with Chapter 171 of the Texas Local Government Code.

Primary changes include amending words from Approve/Disapprove to Review or Recommend.

#### **HRC DISCUSSION:**

The Commission voted 7-0 to recommend approval to the City Council.

CITY OF WYLIE, TEXAS  
HISTORIC REVIEW COMMISSION  
RULES OF PROCEDURE

**1.0 Statement**

1.0 It is hereby declared that appointment to the Historic Review Commission is a distinct honor and the trust imposed in the appointee involves the corresponding obligation of the appointee to serve the community by regular attendance and participation in the proceedings of the body.

**2.0 Creation and Membership**

2.1 The Commission is created by Wylie Ordinance 2013-17 and serves at the will of the City Council.

2.2 The Historic Review Commission shall consist of seven (7) regular members who will serve for terms of two (2) years. Their terms to be staggered, with the initial Commission appointed so that three (3) members shall serve one (1) year terms and four (4) members shall serve two (2) year terms. No member may serve more than three (3) consecutive terms.

2.3 Each Commission member shall be a qualified voter. Each Commission member shall reside in, work in, or have a demonstrated outstanding interest in the historic traditions of the City of Wylie.

2.4 The Commissioners are required to complete Open Meetings Act and receive Certificate of Completion by the first ninety (90) days of first year appointment. This may be taken online via Office of Attorney General's website ([www.oag.state.tx.us](http://www.oag.state.tx.us)). Effective January 1, 2006, elected and appointed public officials are required by a new state law to receive training in Texas open government laws. The Office of the Attorney General offers free video training courses, which were developed in compliance with a mandate from the 79th Texas Legislature that the Attorney General establish the formal training necessary to ensure that all elected and appointed government officials have a good command of both open records and open meetings laws.

**3.0 Officers**

3.1 The Commission shall select from among its members in the meeting in July (and at such other times as these offices may become vacant), a Chairperson and Vice-Chairperson to serve for a period of one (1) year.

3.2 In the absence of both the Chairperson and Vice-Chairperson, the Commission shall elect an Acting Chairperson.

#### 4.0 Officers Duties

4.1 The Chairperson shall preside over all meetings and briefing sessions, and perform all duties as required by law.

4.2 The Vice-Chairperson shall assume all duties of the Chairperson in the absence of the Chairperson.

#### 5.0 Powers and Duties of the Commission

5.1 The Historic Review Commission shall review and make recommendations to the City Council on request concerning new development or substantial renovations as defined within the Downtown Historic Ordinance and recommend future amendments and long range goals for historic preservation.

5.1-2 ~~Adopt~~ Establish rules and procedures to be adopted by the Governing Body.

5.2 ~~Adopt~~ Propose ~~identification~~ criteria and rules for delineation of historic district boundaries.

5.3 Recommend designation of districts and landmarks.

5.4 Encourage public outreach/education/awareness programs.

5.5 ~~Approve/disapprove~~ Review certificates of appropriateness to recommend action.

5.6 Provide design and other reasonable forms of advice to owners and tenants of historic properties in the certificate of appropriateness review process.

5.7 Recommend acquisition of endangered historic resources to the city council when necessary.

5.8 Recommend acceptance of donations of preservation easements and other historic resources.

5.9 Recommend tax or other financial incentives to encourage preservation of historic resources.

5.10 The Commission should thoroughly familiarize itself with the buildings, land areas, and districts within the city which may be eligible for designation as heritage resources and shall prepare a heritage resource preservation plan. Prepare and promote design guidelines for landmarks/districts.

5.11 The Commission shall perform all other duties as the City Council may direct.





# Wylie City Council

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## AGENDA REPORT

Meeting Date: October 25, 2016  
Department: Finance  
Prepared By: Finance  
Date Prepared: October 12, 2016

Item Number: E  
*(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 September 30, 2016.

### Recommendation

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

Money Market Accounts:

MMA
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Certificates of Deposit:

CCD
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Treasury Bills:

T-Bills
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Treasury Notes:

T-Notes
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Government Agency Notes:

AN
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Invest. Number	Principal Amount	Type Of Security	Interest Rate	Issuer	Purchase Date	Maturity Date
1	\$14,577,520.29	MMA	0.3799%	Texpool	12/31/2006	NA
2	\$15,100,965.07	MMA	0.4123%	TexStar	3/15/2011	NA
	\$29,678,485.36					

Total

Weighted Average Coupon:

0.3964%
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Weighted Average Maturity (Days):

1.00
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Money Markets:

\$29,678,485.36
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Certificates of Deposits:

\$0.00
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\$29,678,485.36
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# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** October 25, 2016  
**Department:** Finance  
**Prepared By:** Finance  
**Date Prepared:** October 12, 2016

**Item Number:** F  
*(City Secretary's Use Only)*  
**Account Code:** \_\_\_\_\_  
**Budgeted Amount:** \_\_\_\_\_  
**Exhibits:** Preliminary Revenue and Expenditure Monthly Report

### Subject

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

### Recommendation

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

### Discussion

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

**CITY OF WYLIE**  
**PRELIMINARY MONTHLY FINANCIAL REPORT**  
**September 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 100.00%
<b>GENERAL FUND REVENUE SUMMARY</b>					
TAXES	23,439,014	404,129	23,141,693	98.73%	<b>A</b>
FRANCHISE FEES	2,671,000	8,052	2,462,341	92.19%	<b>B</b>
LICENSES AND PERMITS	746,000	61,380	1,050,726	140.85%	
INTERGOVERNMENTAL REV.	920,464	54,567	866,308	94.12%	<b>C</b>
SERVICE FEES	3,225,000	259,371	3,291,467	102.06%	
FINES AND FORFEITURES	660,832	55,293	514,706	77.89%	<b>D</b>
INTEREST INCOME	5,000	3,369	33,451	669.02%	
MISCELLANEOUS INCOME	166,000	16,915	246,548	148.52%	
OTHER FINANCING SOURCES	2,054,050	0	4,126,246	200.88%	<b>E</b>
<b>REVENUES</b>	<b>33,887,360</b>	<b>863,076</b>	<b>35,733,486</b>	<b>105.45%</b>	
USE OF FUND BALANCE	972,783	NA	NA	NA	<b>F</b>
USE OF CARRY-FORWARD FUNDS	58,907	NA	58,907	100.00%	
<b>TOTAL REVENUES</b>	<b>34,919,050</b>	<b>NA</b>	<b>35,792,393</b>	<b>NA</b>	
<b>GENERAL FUND EXPENDITURE SUMMARY</b>					
CITY COUNCIL	90,796	3,790	66,669	73.43%	
CITY MANAGER	839,397	144,816	857,579	102.17%	<b>G</b>
CITY SECRETARY	276,747	29,301	264,300	95.50%	
CITY ATTORNEY	147,000	6,850	68,762	46.78%	
FINANCE	1,034,650	90,080	1,011,267	97.74%	
FACILITIES	883,614	121,672	793,190	89.77%	
MUNICIPAL COURT	378,177	36,889	355,440	93.99%	
HUMAN RESOURCES	285,112	32,090	271,329	95.17%	
PURCHASING	134,410	17,080	128,492	95.60%	
INFORMATION TECHNOLOGY	1,279,971	137,722	1,134,608	88.64%	
POLICE	8,821,840	960,088	8,531,498	96.71%	
FIRE	7,276,696	841,342	6,838,605	93.98%	
EMERGENCY COMMUNICATIONS	1,435,698	158,737	1,295,927	90.26%	
ANIMAL CONTROL	646,373	50,480	576,124	89.13%	
PLANNING	545,503	64,009	528,273	96.84%	
BUILDING INSPECTION	449,137	47,893	371,078	82.62%	
CODE ENFORCEMENT	236,789	16,829	192,299	81.21%	
STREETS	2,343,225	308,056	2,189,764	93.45%	
PARKS	2,415,217	310,897	2,129,880	88.19%	
LIBRARY	1,731,886	213,435	1,676,834	96.82%	
COMBINED SERVICES	4,294,171	425,831	4,266,919	99.37%	
<b>TOTAL EXPENDITURES</b>	<b>35,546,409</b>	<b>4,017,887</b>	<b>33,548,837</b>	<b>94.38%</b>	<b>H</b>
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>-627,359</b>	<b>-3,154,811</b>	<b>2,243,556</b>	<b>11.07%</b>	
<p>A. Property Tax Collections for FY15-16 as of September 30 are 101.04%, in comparison to FY14-15 for the same time period of 100.81%.</p> <p>B. Franchise Fees: Q4 (July - September) Cable Franchise Fees will be accrued to FY 2016 when received.</p> <p>C. Intergovernmental Rev: Q4 (July - September) WISD reimbursements will be accrued to FY 2016 when invoiced.</p> <p>D. Fines and Forfeitures: The Court Fines budget was significantly increased for FY15-16. Actual revenues are up 30% 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 &amp; Equipment and Transfer to Debt Service.</p> <p>G. Due to employee retirement payout.</p> <p>H. FY 2015-16 expenditures are still in the process of being finalized.</p>					

**CITY OF WYLIE**  
**PRELIMINARY MONTHLY FINANCIAL REPORT**  
**September 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 100.00%
<b>UTILITY FUND REVENUE SUMMARY</b>					
SERVICE FEES	12,690,000	1,636,231	13,419,402	105.75%	
INTEREST INCOME	1,500	1,630	12,095	806.35%	
MISCELLANEOUS INCOME	57,000	6,006	120,798	211.93%	
OTHER FINANCING SOURCES	101,200	0	229,213	226.50%	I
<b>REVENUES</b>	<b>12,849,700</b>	<b>1,643,867</b>	<b>13,781,508</b>	<b>107.25%</b>	
USE OF FUND BALANCE	113,100	NA	NA	NA	J
USE OF CARRY-FORWARD FUNDS	235,000	NA	235,000	100.00%	
<b>TOTAL REVENUES</b>	<b>13,197,800</b>	<b>NA</b>	<b>14,016,508</b>	<b>NA</b>	
<b>UTILITY FUND EXPENDITURE SUMMARY</b>					
UTILITY ADMINISTRATION	480,006	27,834	376,977	78.54%	
UTILITIES - WATER	1,860,373	224,938	1,642,808	88.31%	
CITY ENGINEER	564,635	52,125	467,591	82.81%	
UTILITIES - SEWER	720,733	58,240	566,782	78.64%	
UTILITY BILLING	303,604	23,888	298,044	98.17%	
COMBINED SERVICES	12,154,742	409,332	11,144,934	91.69%	
<b>TOTAL EXPENDITURES</b>	<b>16,084,093</b>	<b>796,357</b>	<b>14,497,136</b>	<b>90.13%</b>	K
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>-2,886,293</b>	<b>847,510</b>	<b>-480,628</b>	<b>17.12%</b>	

I. Other Financing Sources includes insurance proceeds related to the hail storm.

J. Use of Fund Balance: Includes Hardware/Software to implement the GIS program.

K. FY 2015-16 expenditures are still in the process of being finalized.



# Wylie City Council

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## AGENDA REPORT

Meeting Date: October 25, 2016  
Department: Fire  
Prepared By: Fire  
Date Prepared: September 19, 2016

Item Number: G  
*(City Secretary's Use Only)*  
Account Code: N/A  
Budgeted Amount: N/A  
Exhibits: 3

### Subject

Consider, and act upon, Resolution No. 2016-26(R) authorizing the City Manager of the City of Wylie, Texas, to Execute Adoption of the Collin County Hazard Mitigation Action Plan, September 2016.

### Recommendation

Motion to approve, Resolution No. 2016-26(R) authorizing the City Manager of the City of Wylie, Texas, to Execute Adoption of the Collin County Hazard Mitigation Action Plan, September 2016.

### Discussion

The City of Wylie is participating in the Collin County Hazard Mitigation Action Plan in order to identify the hazards the City is vulnerable to and to implement measures to reduce vulnerability to these hazards. Hazard mitigation focuses attention and resources on community policies and actions that will produce successive benefits over time. A mitigation plan state the courses of action that a community intends to follow to reduce vulnerability and exposure to future hazard events. The goals of the plan are:

- To save lives and reduce injuries.
- Minimize damage to buildings and infrastructure (especially critical facilities).
- Minimize economic losses.

The City of Wylie recognized the need to have a Hazard Mitigation Action Plan in 2011 and completed Resolution 2011-15(R) on May 24, 2011. Collin County updated the Mitigation Action Plan in September 2016. Wylie Fire Rescue requests the City of Wylie replace Resolution 2011-15(R) with the current resolution to enact the modified Collin County Hazard Mitigation Action Plan dated September 2016.

**RESOLUTION NO. 2016-26(R)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, ADOPTING AN UPDATED HAZARD MITIGATION ACTION PLAN; AND PROVIDING AN EFFECTIVE DATE.**

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

SECTION 1: The City Manager of the City of WYLIE, Texas, is hereby authorized to adopt, on behalf of the City Council of the City of WYLIE, Texas, a modified Hazard Mitigation Action Plan which will replace the approved Mitigation Plan executed through Resolution 2011-15(R).

WHEREAS, the City of WYLIE with the assistance from the North Central Texas Council of Governments (NCTCOG) has gathered information and prepared the Collin County Local Mitigation Strategy; and

WHEREAS, THE Collin County Local Mitigation Strategy has been prepared in accordance with FEMA requirements at 44 C.F.R. 201.6; and

WHEREAS, the City of Wylie is a local unit of government that has afforded the citizens an opportunity to comment and provide input in the Plan and the actions in the Plan; and

WHEREAS, the City Council of the City of Wylie has reviewed the Plan and affirms that the Plan will be updated in accordance to the plan maintenance process described.

NOW, THERFORE, BE IT RESOLVED by the City Council of the City of Wylie, Texas adopts the Collin County Local Mitigation Strategy as this jurisdictions Multi-Natural Hazard Mitigation Plan 2016, and resolves to execute the actions in the Plan subject to available funding.

SECTION 2: This Resolution shall take effect immediately upon its passage.

**RESOLVED THIS THE 25th day of October, 2016.**

---

ERIC HOGUE, Mayor

**ATTEST TO:**

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CAROLE EHRLICH, City Secretary

4.6 Wylie Action Items: 2011 Plan

<b>Wylie Action Item</b>	Work with the Corps of Engineers to attain the proper Inundation Studies for Dam Safety. Establish cost efficient action items for the identified inundation zone.
<b>Hazard(s) Addressed</b>	Dam Failure
<b>Goal/Objective</b>	2-A
<b>Priority</b>	Medium
<b>Estimated Cost</b>	\$10,000
<b>Potential Funding Sources</b>	Grant funding should it become available would be sought to pay for the costs of such a study.
<b>Lead Department</b>	Engineering Department
<b>Implementation Schedule</b>	Once funding is received
<b>Effect on Old Buildings</b>	No effect
<b>Effect on New Buildings</b>	No effect
<b>Cost Effectiveness</b>	The cost effectiveness will be determined once the relationship with the City of Wylie and Corps of Engineers has been established and cost effective action items have been identified through the study.
<b>Discussion</b>	The Lavon Lake Dam is operated and maintained by the US Army Corps of Engineers. The City seeks to work with the Corps to gauge the current safety standards for the dam and determine which mitigation activities should be implemented.

Status: In progress

<b>Wylie Action Item</b>	Encourage downstream property owners (within the City of Wylie) to participate in the National Flood Insurance Program.
<b>Hazard(s) Addressed</b>	Dam Failure
<b>Goal/Objective</b>	2-E
<b>Priority</b>	Medium
<b>Estimated Cost</b>	\$5,000
<b>Potential Funding Sources</b>	General budgetary funding will cover the costs of implementation of this program.
<b>Lead Department</b>	Engineering Department
<b>Implementation Schedule</b>	Annual public education effort
<b>Effect on Old Buildings</b>	Participation in the National Flood Insurance Program assists property owners with recovery efforts following a flooding disaster.
<b>Effect on New Buildings</b>	Purchasing an NFIP policy on new construction assists property owners with recovery efforts following a flooding disaster.
<b>Cost Effectiveness</b>	The cost to implement this project is low compared to the benefits received by participation in the National Flood Insurance Program.
<b>Discussion</b>	Although the city participates in the NFIP, several downstream property owners do not recognize the importance of holding NFIP policies. The city would work to encourage participation in the NFIP, explaining the benefits of the program and the impact on the recovery process.

Status: In progress

## Collin County Hazard Mitigation Action Plan

<b>Wylie Action Item</b>	Install cooling and misting stations at athletic fields and other public recreation facilities in order to mitigate effects on citizens from severe heat.
<b>Hazard(s) Addressed</b>	Extreme Heat
<b>Goal/Objective</b>	2-D
<b>Priority</b>	Medium
<b>Estimated Cost</b>	\$10,000
<b>Potential Funding Sources</b>	HMGP, Local funding
<b>Lead Department</b>	Parks and Recreation
<b>Implementation Schedule</b>	Within one year of funding
<b>Effect on Old Buildings</b>	No effect
<b>Effect on New Buildings</b>	The city would identify current city owned and operated facilities that could be utilized as cooling centers for vulnerable populations during extreme heat events.
<b>Cost Effectiveness</b>	As the city currently has several facilities that could be utilized for cooling centers, the costs are minimal. The parks department would identify several facilities and appropriately equip them to meet this need.
<b>Discussion</b>	As a growing city on the outskirts of many larger areas, it is imperative that the City of Wylie has adequate facilities in order to mitigate the effects of extreme heat on affected populations. The City of Wylie would identify specific public areas for installation of cooling stations. Once identified, the cooling center locations could be publicized in a variety of community outreach publications, websites, and presentations.

Status: Cancelled

<b>Wylie Action Item</b>	Raise bridge at McMillian Rd reduce flooding
<b>Hazard(s) Addressed</b>	Flooding
<b>Goal/Objective</b>	2-B
<b>Priority</b>	Medium
<b>Estimated Cost</b>	\$9.9 million
<b>Potential Funding Sources</b>	Collin county Budget; Local budget possibly Bond, HMGP
<b>Lead Department</b>	Engineering/Street Dept.
<b>Implementation Schedule</b>	Engineering drawings within a year, the other when the money becomes available
<b>Effect on Old Buildings</b>	There is no effect on existing building. The main damage and harm was to the roadway causing traffic detours and road damage.
<b>Effect on New Buildings</b>	There is no effect on existing building. The main damage and harm was to the roadway causing traffic detours and road damage. The new bridge and road would allow water to flow in the creek and not over the road. No effect on new buildings in area
<b>Cost Effectiveness</b>	The cost effectiveness of the project will be identified during the study process and projects will be prioritized based on available funding.
<b>Discussion</b>	This measure will reduce the detours and street closure due to water running over McMillan road. The damage repair to the street will be reduced. The public safety responses to neighborhoods will be better due to keeping road open even during major rain storms

Status: Deferred

## Collin County Hazard Mitigation Action Plan

<b>Wylie Action Item</b>	Implement Building Codes requiring New Commercial Facilities to utilize Hail Resistant Roofing Materials.
<b>Hazard(s) Addressed</b>	Hail
<b>Goal/Objective</b>	2-A
<b>Priority</b>	Medium
<b>Estimated Cost</b>	\$5,000-\$7,500
<b>Potential Funding Sources</b>	HMGP, Local budget
<b>Lead Department</b>	Emergency Management
<b>Implementation Schedule</b>	To be identified after completion of study.
<b>Effect on Old Buildings</b>	Hail resistant roofing and window coverings will significantly mitigate the potential hazards of property damage as well as possible personal injury due to severe storm and hail.
<b>Effect on New Buildings</b>	No effect
<b>Cost Effectiveness</b>	The cost effectiveness of the project will be identified during the study process and projects will be prioritized based on available funding.
<b>Discussion</b>	The City of Wylie will conduct a study to determine the feasibility of requiring such a code for new development and city construction. Conducting a study is a prudent use of taxpayer funds prior to implementation of new codes requiring developers to install hail resistant roofing and window coverings.

Status: Deferred

<b>Wylie Action Item</b>	Adopt building code requirement by implementing new codes to include wind bracing for high winds on new construction for single-family and two-family housing.
<b>Hazard(s) Addressed</b>	High Wind
<b>Goal/Objective</b>	2-C, 2-D
<b>Priority</b>	Medium
<b>Estimated Cost</b>	\$5,000
<b>Potential Funding Sources</b>	Departmental Budget
<b>Lead Department</b>	Building Inspections
<b>Implementation Schedule</b>	Within two years
<b>Effect on Old Buildings</b>	No effect
<b>Effect on New Buildings</b>	No effect This action will reduce the wind effects on new construction by requiring enhanced wind bracing on single-family and two-family housing.
<b>Cost Effectiveness</b>	This measure will reduce the costs of wind damage on new and existing housing by requiring enhanced wind bracing. This effort will lessen the impacts of wind damage to single-family and two-family housing, which will result in fewer repair costs. The effort will also help to alleviate injuries to residents as a result of high winds causing damage to homes.
<b>Discussion</b>	Enhanced wind bracing will help reduce wind damage to single-family and two-family housing.

Status: Deferred

## Collin County Hazard Mitigation Action Plan

<b>Wylie Action Item</b>	Implement the Texas Individual Tornado Safe Room Rebate Program
<b>Hazard(s) Addressed</b>	Tornado, High Wind
<b>Goal/Objective</b>	1-C
<b>Priority</b>	Low
<b>Estimated Cost</b>	\$50,000
<b>Potential Funding Sources</b>	Capital Improvement Program, Local funding, HMGP, PDM, Homeowner, Work-in-kind
<b>Lead Department</b>	Fire Department/Office of Emergency Management
<b>Implementation Schedule</b>	Once funding is received
<b>Effect on Old Buildings</b>	This action will reduce the effects of tornado, high winds, and hail by providing a reinforced safe room that residents can incorporate into new home and business construction. This action will reduce the effects of tornado, high winds, and hail by providing a reinforced safe room that residents can be incorporated into existing homes and businesses.
<b>Effect on New Buildings</b>	This action will reduce the effects of tornado, high winds, and hail by providing a reinforced safe room that residents can incorporate into new home and business construction.
<b>Cost Effectiveness</b>	This measure will reduce the loss of life and injury to residents by providing a safe place to locate during tornado, high wind, and hail events. This measure will provide fewer emergency response calls to injured residents and reduced medical costs on the health care system.
<b>Discussion</b>	The Texas Individual Tornado Safe Room Rebate Program provides financial assistance to build a storm shelter in existing or new construction for residents to locate during severe weather events.

Status: In progress regionally; Deferred locally

<b>Wylie Action Item</b>	Encourage downstream property owners (within the City of Wylie) to participate in the National Flood Insurance Program
<b>Hazard(s) Addressed</b>	Flooding
<b>Goal/Objective</b>	2-E
<b>Priority</b>	Medium
<b>Estimated Cost</b>	\$5,000
<b>Potential Funding Sources</b>	General budgetary funding will cover the costs of implementation of this program
<b>Lead Department</b>	Engineering Department
<b>Implementation Schedule</b>	Annual public education effort
<b>Effect on Old Buildings</b>	Participation in the National Flood Insurance Program assists property owners with recovery efforts following a flooding disaster. Purchasing an NFIP policy on new construction assists property owners with recovery efforts following a flooding disaster.
<b>Effect on New Buildings</b>	Purchasing an NFIP policy on new construction assists property owners with recovery efforts following a flooding disaster.
<b>Cost Effectiveness</b>	The cost to implement this project is low compared to the benefits received by participation in the National Flood Insurance Program.
<b>Discussion</b>	Although the city participates in the NFIP, several downstream property owners do not recognize the importance of holding NFIP policies. The city would work to encourage participation in the NFIP, explaining the benefits of the program and the impact on the recovery process.

Status: In progress

## Collin County Hazard Mitigation Action Plan

<b>Wylie Action Item</b>	Maintain NFIP Compliance through continued enforcement and compliance with City ordinance.
<b>Hazard(s) Addressed</b>	Flooding
<b>Goal/Objective</b>	2-C, 2-E
<b>Priority</b>	High
<b>Estimated Cost</b>	\$5,000-7,500
<b>Potential Funding Sources</b>	Local budget, HMGP
<b>Lead Department</b>	Engineering, Street Dept.
<b>Implementation Schedule</b>	The City of Wylie will comply with the NFIP ordinance.
<b>Effect on Old Buildings</b>	NFIP participation would assist property owners with flood damage following a flooding disaster.
<b>Effect on New Buildings</b>	Participation in the NFIP can assist property owners with recovery efforts following a flooding disaster.
<b>Cost Effectiveness</b>	By complying with the NFIP ordinance the city will help maintain the regulations requirements from NFIP.
<b>Discussion</b>	The City of Wylie has adopted an NFIP ordinance and will comply by following the required regulations for NFIP.

Status: Completed



# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** October 25, 2016  
**Department:** Planning  
**Prepared By:** Renaë Ollie  
**Date Prepared:** August 24, 2016

**Item Number:** 1  
*(City Secretary's Use Only)*  
**Account Code:** \_\_\_\_\_  
**Budgeted Amount:** \_\_\_\_\_  
**Exhibits:** 5

### Subject

**Tabled from 09-13-2016**

*Remove from table and consider*

Consider, act upon, Ordinance No. 2016-18 authorizing the annexation of approximately 5.23 acres of land situated in the Francisco De La Pina Survey, Abstract No. A0688, Tract 126, Collin County, Texas, located 1023 Kreymer Lane (1023 Private Road 5259).**2016-02A**

### Recommendation

**Tabled from 09-13-2016**

*Remove from table and consider*

Motion to adopt Ordinance No. 2016-18 authorizing the annexation of approximately 5.23 acres of land situated in the Francisco De La Pina Survey, Abstract No. A0688, Tract 126, Collin County, Texas, located 1023 Kreymer Lane (1023 Private Road 5259).**2016-02A**

### Discussion

**Property Owner: Odie Hall Living Trust**

**Applicant: Jim Koch – Serene Global**

The subject tract is contiguous to existing city limits on the northern side, while properties to the south, east and west are within unincorporated Collin County. The applicant desires to bring the subject tract into the city and eventually combine it with the northern properties within city limits and develop it as a single family residential community. Exhibits attached: Exhibit "A" Legal Description; Exhibit "B" Annexation Exhibit; Exhibit "C" Boundary Survey; Exhibit "D" Service Plan

Before a municipality may begin annexation proceedings, the governing body of the municipality must conduct two (2) public hearings at which persons interested in the annexation are given the opportunity to be heard. The notice for each hearing must be published at least once on or after the 20th day but before the 10th day before the date of the hearing and must remain posted on the municipality's website until the date of the hearing. In compliance with state law, the following schedule has been adhered to:

Notice published for Public Hearings	July 20, 2016 and August 3, 2016
First Public Hearing	August 9, 2016
Second Public Hearing	August 23, 2016
Adoption of Ordinance	September 13, 2016

Article 1, Section 3 of the Wylie City Charter authorizes the City Council to adjust boundaries. This annexation is being conducted in compliance with Sections 43.052 (h) (2) and 43.063 of the Local Government Code. By adoption of this ordinance and the attached Exhibits (“A” Legal Description; Exhibit “B” Annexation Exhibit; Exhibit “C” Boundary Survey; Exhibit “D” Service Plan), the property is temporarily classified as Ag/30 (Agricultural District) until permanent zoning is established by the Council in accordance with Article 8 of the City of Wylie Comprehensive Zoning Ordinance.

**ORDINANCE NO. 2016-18**

**AN ORDINANCE ANNEXING A CERTAIN 5.23 ACRES OF LAND SITUATED IN THE FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688, TRACT 126, COLLIN COUNTY, TEXAS, BEING ALL OF A CALLED 5.230 ACRE TRACT OF LAND CONVEYED TO ODIE HALL LIVING TRUST BY DEED RECORDED IN VOLUME 5424, PAGE 4662 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS; 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 City Council of the City of Wylie, Texas (“City Council”) under the authority of Section 43.021, Local Government Code and the City of Wylie, Texas’ (Wylie) Home Rule Charter, investigated and determined that it would be advantageous and beneficial to Wylie and its inhabitants to annex the below-described property (the “Property”) to Wylie; and;

**WHEREAS**, prior to conducting the public hearings required under Section 43.063, Local Government Code, the City Council also investigated and determined that the Property is within the extraterritorial jurisdiction of Wylie and is adjacent and contiguous to the existing city limits of Wylie; and

**WHEREAS**, before the publication of the notice of the first public hearing regarding the annexation of the Property, the City Council directed the appropriate persons to prepare a service plan that provides for the extension of full municipal services to the Property to be annexed; and

**WHEREAS**, the City Council finds that the service plan (EXHIBIT “D”) has been prepared in full compliance with Section 43.056, Local Government Code, and has been made available for public inspection and was available for explanation to the inhabitants of the Property at the public hearings; and

**WHEREAS**, the City Council finds that the field notes close the boundaries of the Property being annexed; and

**WHEREAS**, the City Council has conducted at least two (2) public hearings at which persons interested in the annexation were given an opportunity to be heard regarding the proposed annexation and the proposed service plan; and

**WHEREAS**, the City Council finds that the public hearings were conducted on or after the fortieth (40<sup>th</sup>) day but before the twentieth (20<sup>th</sup>) day before the date of institution of the annexation proceedings; and

**WHEREAS**, the City Council finds it has completed the annexation process within ninety (90) days after the City instituted the annexation proceedings; and

**WHEREAS**, the City Council finds that all legal notices, hearings, procedures and publishing requirements for annexation have been performed and completed in the manner and form set forth by law.

**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 Agriculture/30 (A/30) District, said property being described in Exhibit "A" (Legal Description), Exhibit "B" (Annexation Exhibit), Exhibit "C" (Boundary Survey) and 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.

Ordinance No. 2016-18

Annexing a certain 5.23 acres of land situated in the Francisco De La Pina survey, Abstract no. 688, Tract 126, Collin County, Texas,

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 25th day of October, 2016.

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Eric Hogue, Mayor

ATTEST:

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Carole Ehrlich, City Secretary

*DATE OF PUBLICATION:* November 2, 2016, *in the* Wylie News

Ordinance No. 2016-18  
Annexing a certain 5.23 acres of land situated in the Francisco De La Pina survey,  
Abstract no. 688, Tract 126, Collin County, Texas,

**EXHIBIT A**  
**Property Description (south / annexation)**

**SITUATED** in the State of Texas and the County of Collin, being part of the Francisco De La Pina Survey, Abstract No. 688, being all of a called 5.230 acre tract of land conveyed to Odie Hall Living Trust by deed recorded in Volume 5424, Page 4662 of the Deed Records of Collin County, Texas and these premises being more particularly described as follows:

**BEGINNING** at a point for corner in the west line of Kreymer Lane and in the north line of a called 8.96 acre tract of land conveyed to Baby Abraham and Annamma Abraham by deed recorded in Document No. 20130830001232590 of the Deed Records of Collin County, Texas and marking the southeast corner of said 5.230 acre tract, from which a 1/2 inch iron rod found for reference bears South 88°10'56" West, 3.68 feet;

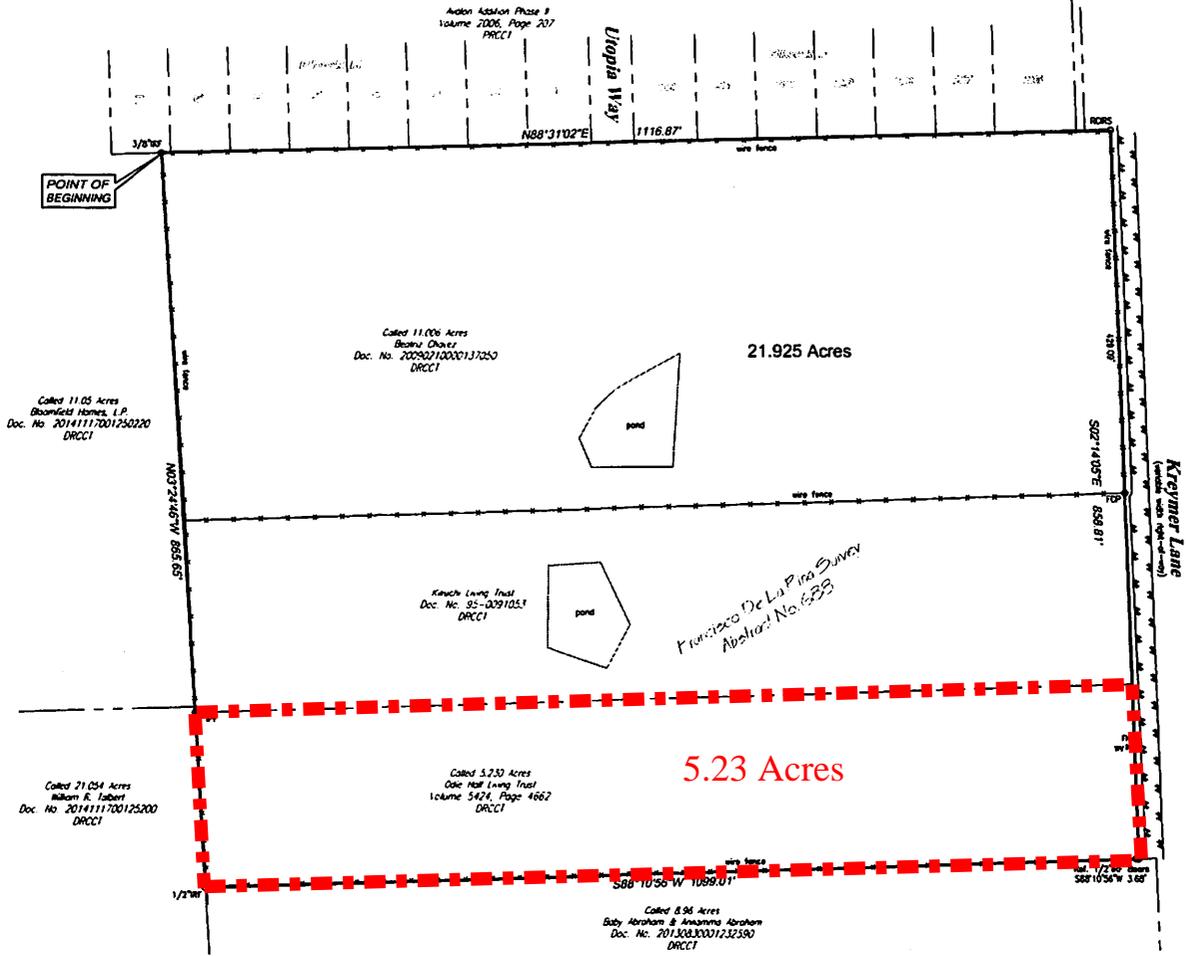
**THENCE** with the north line of said 8.96 acre tract and the south line of said 5.230 acre tract, South 88°10'56" West, 1099.01 feet to a 1/2 inch iron rod found for corner in the east line of a called 21.054 acre tract of land conveyed to William R. Taibert by deed recorded in Document No. 2014111700125200 of the Deed Records of Collin County, Texas and marking the northwest corner of said 8.96 acre tract and the southwest corner of said 5.230 acre tract;

**THENCE** with the east line of said 21.054 acre tract and the west line of said 5.230 acre tract, North 03°24'46" West, 205.70 feet to a 1 inch iron pipe found for corner marking the southwest corner of a tract of land conveyed to Kikuchi Living Trust by deed recorded in Document No. 95-0091053 of the Deed Records of Collin County, Texas and the northwest corner of said 5.230 acre tract;

**THENCE** with the south line of said Kikuchi Living Trust tract and the north line of said 5.230 acre tract, North 88°13'47" East, 1103.24 feet to a point for corner in the west line of Kreymer Lane and marking the southeast corner of said Kikuchi Living Trust tract and the northeast corner of said 5.230 acre tract;

**THENCE** with west line of Kreymer Lane and the east line of said 5.230 acre tract, South 02°14'05" East, 204.71 feet to the Point of Beginning and containing 5.186 acres of land, more or less.





# EXHIBIT "C" BOUNDARY SURVEY

**Property Description**

SITUATED in the State of Texas, County of Collin and the City of Wylie, being part of the Francisco De La Pina Survey, Abstract No. 688, being all of a called 11.006 acre tract of land conveyed to Beatriz Chavez by deed recorded in Document No. 20090210000137050 of the Deed Records of Collin County, Texas, all of a tract of land conveyed to Kluachi Living Trust by deed recorded in Document No. 95-0091053 of the Deed Records of Collin County, Texas and all of a called 5.230 acre tract of land conveyed to Ode Nell Living Trust by deed recorded in Volume 5424, Page 4662 of the Deed Records of Collin County, Texas and these premises being more particularly described as follows:

**BEGINNING** at a 3/8 inch iron rod found for corner in the south line of Ardon Addition Phase II, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas and marking the northeast corner of a called 11.05 acre tract of land conveyed to Bloomfield Homes, L.P. by deed recorded in Document No. 20141117001250220 of the Deed Records of Collin County, Texas and the northwest corner of said 11.006 acre tract;

**THENCE** with the south line of said Ardon Addition Phase II and the north line of said 11.006 acre tract, North 88°31'02" East, 1116.87 feet to a 1/2 inch iron rod capped "Roome" set for corner in the west line of Kreymier Lane (variable width right-of-way) and marking the northeast corner of said 11.006 acre tract;

**THENCE** with west line of Kreymier Lane, the east line of said 11.006 acre tract, the east line of said Kluachi Living Trust tract and the east line of said 5.230 acre tract, South 02°14'05" East, passing a metal fence corner post found for reference marking the southeast corner of said 11.006 of 429.09 feet and continuing for a total distance of 858.81 feet to a point for corner in the north line of a called 8.96 acre tract of land conveyed to Baby Abraham and Ananama Abraham by deed recorded in Document No. 20130830001232590 of the Deed Records of Collin County, Texas and marking the southeast corner of said 5.230 acre tract, from which a 1/2 inch iron rod found for reference bears South 88°10'56" West, 3.68 feet;

**THENCE** with the north line of said 8.96 acre tract and the south line of said 5.230 acre tract, South 88°10'56" West, 1099.01 feet to a 1/2 inch iron rod found for corner in the east line of a called 21.054 acre tract of land conveyed to William R. Tubert by deed recorded in Document No. 20141117001250220 of the Deed Records of Collin County, Texas and marking the northwest corner of said 8.96 acre tract and the southwest corner of said 5.230 acre tract;

**THENCE** with the east line of said 21.054 acre tract, the east line of said 11.05 acre tract, the west line of said 5.230 acre tract, the west line of said Kluachi Living Trust tract and the west line of said 11.006 acre tract, North 03°24'46" West, 855.65 feet to the Point of Beginning and containing 21.925 acres of land, more or less.

**Surveyor's Certificate**

I hereby certify that on the 25th day of March, 2016, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and types of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible assessments and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

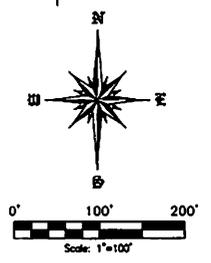
Both vehicular and pedestrian ingress to and egress from the subject property is provided by Kreymier Lane, same being paved a public roadway, which abut(s) the subject property, and is physically open and being used.

This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

*Michael Guzzo*  
Michael Guzzo  
Registered Professional Land  
Surveyor No. 5693



Notes: 1) CM is a controlling monument; 2) Surveyor's signature will appear in red ink on certified copies; 3) Source bearing per the plat of Ardon Addition Phase II recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas; 4) No portion of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0420 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X); 5) This survey was performed without the benefit of a title commitment; 6) This survey is intended for the exclusive use of the person noted owner, purchaser, title company and/or mortgage company only and the survey is made in accordance with the title commitment referenced by the GF number shown hereon as provided by the above stated title company; 7) Found centerline X cuts in Ardon Addition Phase II are the controlling monuments; 8) Per client's request not all improvements have been shown.



**Legend**

ROCK	Name Capped Iron Rod Set
DRCC	Deed Records Collin County Texas
PRCC	Plat Records Collin County Texas
IR	Iron Rod Found
IP	Iron Pipe Found
FCP	Fence Corner Post
WM	Water Meter
WH	Well Hydrant
WF	Wire Fence
AS	Asphalt

**Boundary Survey**  
1023, 1033 & 1053 Kreymier Lane  
21.925 Acres  
Francisco De La Pina Survey, Abstract No. 688  
City of Wylie, Collin County, Texas  
March 2016

**Roome Land Surveying, Inc.**  
TBPLS Firm No. LV11800  
2000 Avenue G, Suite 810  
Plano, Texas 75074  
Phone (972) 421-4322 Fax (972) 421-7523  
www.roome-surveying.com

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EXHIBIT "D"

**CITY OF WYLIE, TEXAS  
SERVICE PLAN FOR ANNEXED AREA  
ODIE HALL-SERENE BUILDERS TRACT**

ANNEXATION ORDINANCE NO.: 2016-18

DATE OF ANNEXATION ORDINANCE: 09-13-2016

ACREAGE ANNEXED: 5.23 acres

SURVEY, ABSTRACT & COUNTY: Francisco De La Pina Survey, Abstract No. A0688, Tract 126, Collin County, Texas

Municipal Services to the acreage described above shall be furnished by or on behalf of the City of Wylie, Texas (the "City"), at the following levels and in accordance with the following schedule:

**A. POLICE SERVICE**

1. Patrolling, responses to calls and other routine police services, within the limits of existing personnel and equipment and in a manner consistent with any of the methods of the City, extends police service to any other area of the municipality, will be provided within sixty (60) days of the effective date of the annexation ordinance.
2. As development and construction commence in this area, sufficient police personnel and equipment will be provided to furnish this area the maximum level of police services consistent with the characteristics of topography, land utilization and population density within the area as determined by the City Council within four and one-half (4-1/2) years from the effective date of the annexation ordinance, or upon commencement of development within the area, whichever occurs later.
3. Upon ultimate development of the area, the same level of police services will be provided to this area as are furnished throughout the City.

**FIRE SERVICES**

1. Fire protection by the present personnel and the present equipment of the Fire Department, within the limitations of available water and distances from existing fire stations, and in a manner consistent with any of the methods of the City, extends fire service to any other area of the municipality, will be provided to this area within sixty (60) days of the effective date of the annexation ordinance.
2. As development and construction commence in this area, sufficient fire and emergency ambulance equipment will be provided to furnish this area the maximum level of fire services consistent with the characteristics of topography, land utilization and population density within the area as

## EXHIBIT "D"

determined by the City Council within four and one-half (4-1/2) years from the effective date of the annexation ordinance, or upon commencement of development within the area, whichever occurs later.

3. Upon ultimate development of the area, the same level of fire and emergency ambulance services will be provided to this area as are furnished throughout the City.

### **C. ENVIRONMENTAL HEALTH AND CODE ENFORCEMENT SERVICES**

1. Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within this area sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.
2. Complaints of ordinance or regulation violations within this area will be answered and investigated within sixty (60) days of the effective date of the annexation ordinance.
3. Inspection services, including the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will be provided within sixty (60) days of the effective date of the annexation ordinance. Existing personnel will be used to provide these services.
4. The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning within sixty (60) days of the effective date of the annexation ordinance.
5. All inspection services furnished by the City, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexed ordinance.
6. As development and construction commence in this area, sufficient personnel will be provided to furnish this area the same level of Environmental Health and Code Enforcement Services as are furnished throughout the City.

### **D. PLANNING AND ZONING SERVICES**

The planning and zoning jurisdiction of the City will extend to this area within sixty (60) days of the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Comprehensive Zoning Ordinance and Comprehensive Plan.

## EXHIBIT "D"

### **E. PARK AND RECREATION SERVICES**

1. Residents of this property may utilize all existing park and recreational services, facilities and sites throughout the City, beginning within sixty (60) days of the effective date of the annexation ordinance.
2. Additional facilities and sites to serve this property and its residents will be acquired, developed and maintained at locations and times provided by applicable plans for providing parks and recreation services to the City.
3. Existing parks, playgrounds, swimming pools and other recreational facilities within this property shall, upon dedication to and acceptance by the City, be maintained and operated by the City of Wylie, but not otherwise.

### **F. SOLID WASTE COLLECTION**

1. Solid waste collection shall be provided to the property in accordance with existing City policies, beginning within sixty (60) days of the effective date of the annexation ordinance. Residents of this property utilizing private collection services at the time of annexation shall continue to do so until it becomes feasible because of increased density of population to serve the property municipally. Commercial refuse collection services will be provided to any business located in the annexed area at the same price as presently provided for any business customer within the City, upon request.
2. As development and construction commence in this property and population density increases to the property level, solid waste collection shall be provided to this property in accordance with the current policies of the City as to frequency, changes and so forth.
3. Solid waste collection shall begin within sixty (60) days of the effective date of the annexation ordinance.

### **G. STREETS**

1. The City's existing policies with regard to street maintenance, applicable throughout the entire City, shall apply to this property beginning within sixty (60) days of the effective date of the annexation ordinance. Unless a street within this property has been constructed or is improved to the City's standards and specifications, that street will not be maintained by the City.
2. As development, improvement or construction of streets to City standards commences within this property, the policies of the City with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion, shall apply.
3. The same level of maintenance shall be provided to streets within this property which have been accepted by the City as is provided to City streets throughout the City.

## EXHIBIT "D"

4. Street lighting installed on streets improved to City standards shall be maintained in accordance with current City policies.

### **H. WATER SERVICES**

1. Connection to existing City water mains for water service for domestic, commercial and industrial use within this property will be provided in accordance with existing City policies. Upon connection to existing mains, water will be provided at rates established by City ordinances for such service throughout the City.
2. As development and construction commence in this property, water mains of the City will be extended in accordance with provisions of the Subdivision Regulations and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with the applicable City ordinances and regulations. Such extensions will be commenced within two (2) years from the effective date of the annexation ordinance and substantially completed with four and one-half (4 1/2) years after that date.
3. Water mains installed or improved to City standards which are within the annexed area and are within dedicated easements shall be maintained by the City of Wylie beginning within sixty (60) days of the effective date of the annexation ordinance.
4. Private water lines within this property shall be maintained by their owners in accordance with existing policies applicable throughout the City.

### **I. SANITARY SEWER SERVICES**

1. Connections to existing City sanitary sewer mains for sanitary sewage service in this area will be provided in accordance with existing City policies. Upon connection, sanitary sewage service will be provided at rates established by City ordinances for such service throughout the City.
2. Sanitary sewage mains and/or lift stations installed or improved to City standards, located in dedicated easements, and which are within the annexed area and are connected to City mains will be maintained by the City of Wylie beginning within sixty (60) days of the effective date of the annexation ordinance.
3. As development and construction commence in this area, sanitary sewer mains of the City will be extended in accordance with provisions of the Subdivision Regulations and other applicable City ordinances and regulations. Such extensions will be commenced within two (2) years from the effective date of the annexation ordinance and substantially completed within four and one-half (4 1/2) years after that date.

## EXHIBIT "D"

### **J. MISCELLANEOUS**

1. Any facility or building located within the annexed area and utilized by the City in providing services to the area will be maintained by the City commencing upon the date of use or within sixty (60) days of the effective date of the annexation ordinance, whichever occurs later.
2. General municipal administrative services of the City shall be available to the annexed area beginning within sixty (60) days of the effective date of the annexation ordinance.
3. Notwithstanding, anything set forth above, this Service Plan does not require all municipal services be provided as set forth above if different characteristics of topography, land use and population density are considered a sufficient basis for providing different levels of service.
4. The Service Plan is valid for ten (10) years from the effective date of this Ordinance.



# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** October 25, 2016  
**Department:** Planning  
**Prepared By:** Renae' Ollie  
**Date Prepared:** October 6, 2016

**Item Number:** 2  
*(City Secretary's Use Only)*  
**Account Code:** \_\_\_\_\_  
**Budgeted Amount:** \$ \_\_\_\_\_  
**Exhibits:** 4

### Subject

#### **Tabled from 10-11-2016**

*Remove from table and consider*

Consider, and act upon, Ordinance No. 2016-19, amending the zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating 51 residential lots on 16.739 acres, generally located west of Kreymer Lane and north of Stone Road, (1033 S. Kreymer Ln; 1053 S. Kreymer Ln) **ZC 2016-09**

### Recommendation

Motion to adopt Ordinance No. 2016-19, amending the zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating 51 residential lots on 16.739 acres, generally located west of Kreymer Lane and north of Stone Road, (1033 S. Kreymer Ln; 1053 S. Kreymer Ln) **ZC 2016-09**

### Discussion

**Owners: Beatriz Chavez (Lujan) and Cleo Kikuchi (Living Trust)    Applicant: Jim Koch (Serene Development)**

Zoning Case 2016-09 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.

Typically Ordinance adoptions are placed on the Consent Agenda. However, because the subject tract is part of an overall subdivision development, which includes property outside city limits, the annexation adoption should be approved first, then subsequent preliminary plat and zoning tracts.

The subject ordinance allows residential development with lots being a minimum of 10,000 sq. ft. and dwelling size of 2,400 sq. ft. minimum.

Exhibits A (Legal Description), B (Location Map), C (Concept Plan) are 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. 2016-19**

**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 2016-09, FROM AGRICULTURAL-30 (A-30) TO SINGLE-FAMILY 10/24 (SF-10/24) TO ALLOW FOR SINGLE-FAMILY DEVELOPMENT ON 16.739 ACRES; 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 (SF-10/24), said property being described in Exhibit "A" (Legal Description), Exhibit "B" (Location Map), and Exhibit "C" (Concept 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 25th day of October, 2016.**

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Eric Hogue, Mayor

ATTEST:

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Carole Ehrlich, City Secretary

*DATE OF PUBLICATION:* November 2, 2016, *in the* Wylie News

**EXHIBIT A**  
Property Description (north / zoning)

SITUATED in the State of Texas, County of Collin and the City of Wylie, being part of the Francisco De La Pina Survey, Abstract No. 688, being all of a called 11.006 acre tract of land conveyed to Beatriz Chavez by deed recorded in Document No. 20090210000137050 of the Deed Records of Collin County, Texas, and all of a tract of land conveyed to Kikuchi Living Trust by deed recorded in Document No. 95-0091053 of the Deed Records of Collin County, Texas and these premises being more particularly described as follows:

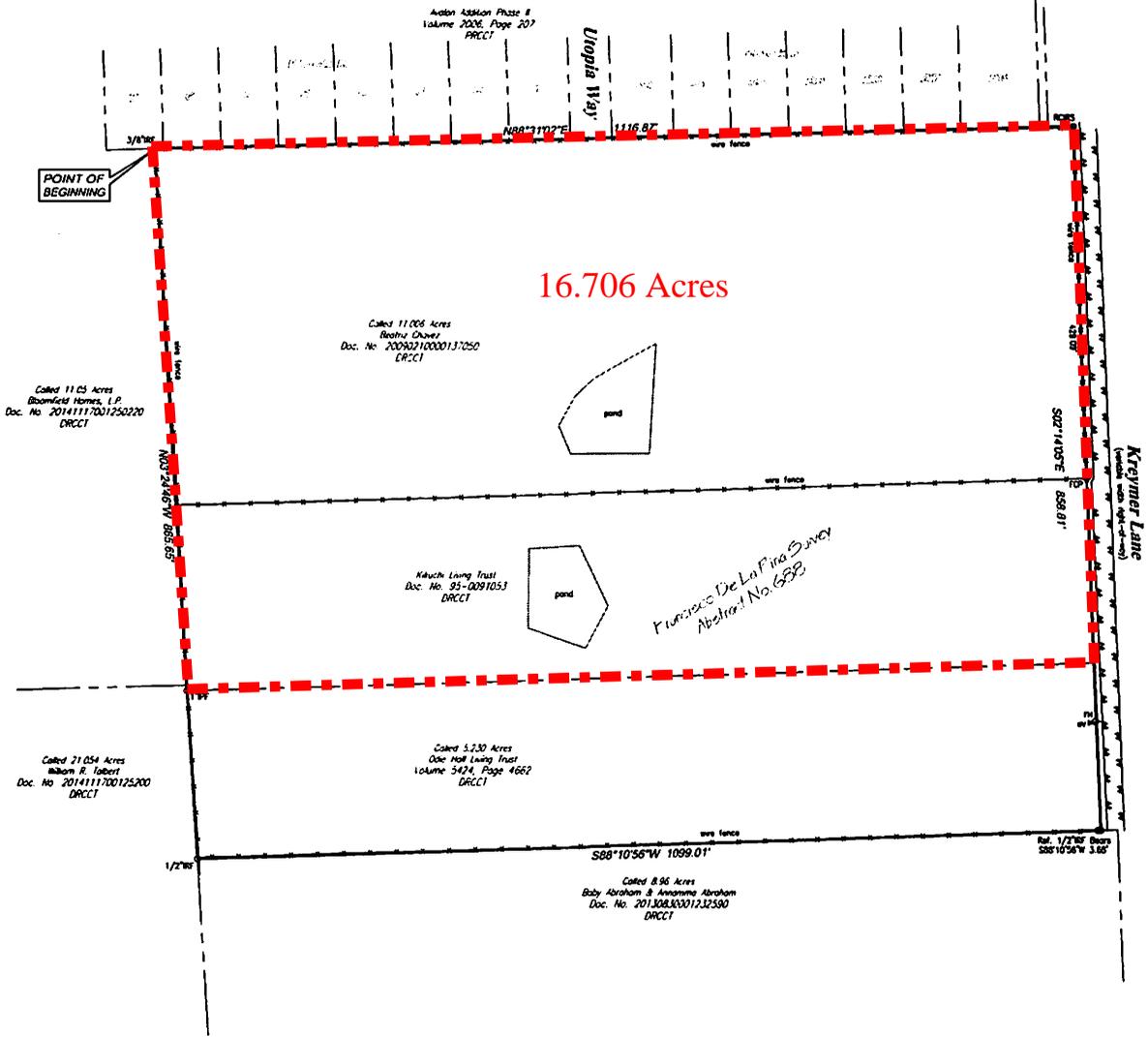
BEGINNING at a 3/8 inch iron rod found for corner in the south line of Avalon Addition Phase II, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas and marking the northeast corner of a called 11.05 acre tract of land conveyed to Bloomfield Homes, L.P. by deed recorded in Document No. 20141117001250220 of the Deed Records of Collin County, Texas and the northwest corner of said 11.006 acre tract;

THENCE with the south line of said Avalon Addition Phase II and the north line of said 11.006 acre tract, North 88°31'02" East, 1116.87 feet to a 1/2 inch iron rod capped "Roome" set for corner in the west line of Kreymer Lane (variable width right-of-way) and marking the northeast corner of said 11.006 acre tract;

THENCE with west line of Kreymer Lane, the east line of said 11.006 acre tract and the east line of said Kikuchi Living Trust tract, South 02°14'05" East, passing a metal fence corner post found for reference marking the southeast corner of said 11.006 at 429.09 feet and continuing for a total distance of 654.10 feet to a point for corner marking the northeast corner of a called 5.230 acre tract of land conveyed to Odie Hall Living Trust by deed recorded in Volume 5424, Page 4662 of the Deed Records of Collin County, Texas and the southeast corner of said Kikuchi Living trust tract;

THENCE with the north line of said 5.230 acre tract and the south line of said Kikuchi living Trust tract, South 88°13'47" West, 1103.24 feet to a 1 inch iron pipe found for corner in the east line of a called 21.054 acre tract of land conveyed to William R. Talbert by deed recorded in Document No. 2014111700125200 of the Deed Records of Collin County, Texas and marking the northwest corner of said 5.230 acre tract and the southwest corner of said Kikuchi Living Trust tract;

THENCE with the east line of said 21.054 acre tract, the east line of said 11.05 acre tract, the west line of said Kikuchi Living Trust tract and the west line of said 11.006 acre tract, North 03°24'46" West, 659.95 feet to the Point of Beginning and containing 16.739 acres of land, more or less.



16.706 Acres

Called 11.05 Acres  
Bloomfield Homes, L.P.  
Doc. No. 2014111700125220  
DRCC

Called 11.006 Acres  
Brotha Dwyer  
Doc. No. 20090210000137050  
DRCC

Kiuchi Living Trust  
Doc. No. 95-0091053  
DRCC

Francisco De La Pina Survey  
Abstract No. 688

Called 21.054 Acres  
William R. Tolbert  
Doc. No. 2014111700125200  
DRCC

Called 5.230 Acres  
Ode Hall Living Trust  
Volume 3424, Page 4662  
DRCC

Called 8.96 Acres  
Baby Abraham & Ananema Abraham  
Doc. No. 2013083001232500  
DRCC

Property Description

SITUATED in the State of Texas, County of Collin and the City of Wylie, being part of the Francisco De La Pina Survey, Abstract No. 688, being all of a called 11.006 acre tract of land conveyed to Beatriz Chavez by deed recorded in Document No. 20090210000137050 of the Deed Records of Collin County, Texas, all of a tract of land conveyed to Kiuchi Living Trust by deed recorded in Document No. 95-0091053 of the Deed Records of Collin County, Texas and all of a called 5.230 acre tract of land conveyed to Ode Hall Living Trust by deed recorded in Volume 3424, Page 4662 of the Deed Records of Collin County, Texas and these premises being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for corner in the south line of Avolon Addition Phase II, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas and marking the northeast corner of a called 11.05 acre tract of land conveyed to Bloomfield Homes, L.P. by deed recorded in Document No. 2014111700125220 of the Deed Records of Collin County, Texas and the northwest corner of said 11.006 acre tract;

THENCE with the south line of said Avolon Addition Phase II and the north line of said 11.006 acre tract, North 88°31'02" East, 1116.87 feet to a 1/2 inch iron rod capped "Roome" set for corner in the west line of Kreymer Lane (variable width right-of-way) and marking the northeast corner of said 11.006 acre tract;

THENCE with west line of Kreymer Lane, the east line of said 11.006 acre tract, the east line of said Kiuchi Living Trust tract and the east line of said 5.230 acre tract, South 88°10'56" West, 1099.01 feet to a 1/2 inch iron rod capped "Roome" set for corner in the west line of said 11.006 of 429.09 feet and continuing for a total distance of 858.81 feet to a point for corner in the north line of a called 8.96 acre tract of land conveyed to Baby Abraham and Ananema Abraham by deed recorded in Document No. 2013083001232500 of the Deed Records of Collin County, Texas and marking the southeast corner of said 5.230 acre tract, from which a 1/2 inch iron rod found for reference bears South 88°10'56" West, 3.68 feet;

THENCE with the north line of said 8.96 acre tract and the south line of said 5.230 acre tract, South 88°10'56" West, 1099.01 feet to a 1/2 inch iron rod found for corner in the east line of a called 21.054 acre tract of land conveyed to William R. Tolbert by deed recorded in Document No. 2014111700125200 of the Deed Records of Collin County, Texas and marking the northwest corner of said 8.96 acre tract and the southwest corner of said 5.230 acre tract;

THENCE with the east line of said 21.054 acre tract, the east line of said 11.05 acre tract, the west line of said 5.230 acre tract, the west line of said Kiuchi Living Trust tract and the west line of said 11.006 acre tract, North 03°21'48" West, 855.85 feet to the Point of Beginning and containing 21.925 acres of land, more or less.

Surveyor's Certificate

I hereby certify that on the 25th day of March, 2016, this survey was made on the ground as per the field notes shown on the survey and is true, correct, and accurate as to the boundaries and areas of the subject property and the size, location, and types of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge or have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

Except as shown on the survey, there are no encroachments upon the subject property by improvements on adjacent property, there are no encroachments on adjacent property, streets, or alleys by any improvements on the subject property, and there are no conflicts or discrepancies.

Both vehicular and pedestrian ingress to and egress from the subject property is provided by Kreymer Lane, same being paved a public roadway, which abut(s) the subject property, and is physically open and being used.

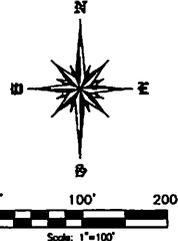
This survey complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A, Condition II Survey.

*Michael Guzzo*

Michael Guzzo  
Registered Professional Land  
Surveyor No. 5693



Notes: 1) CM is a controlling monument; 2) Surveyor's signature will appear in red ink on certified copies; 3) Source bearing per the plat of Avolon Addition Phase II recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas; 4) No portion of the subject property is shown to be within a Special Flood Hazard Area inundated by 100-year flood per Map No. 48085C0420 J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X); 5) This survey was performed without the benefit of a title commitment; 6) This survey is intended for the exclusive use of the hereon noted owner, purchaser, title company and/or mortgage company only and the survey is made in accordance with the title commitment referenced by the GF number shown hereon as provided by the above stated title company; 7) Found centerline 1 cuts in Avolon Addition Phase II are the controlling monuments; 8) Per client's request not all improvements have been shown.



Legend

DRCC	Roome Capped Iron Rod Set
DRCC	Deed Records Collin County Texas
PRCC	Plat Records Collin County Texas
IR	Iron Rod Found
IR	Iron Pipe Found
FCP	Found Corner Point
IR & IR	Water Hole
IR & IR	Pine Stake
IR	Wire Fence
IR	Asphalt

Boundary Survey  
1023, 1033 & 1053 Kreymer Lane  
21.925 Acres  
Francisco De La Pina Survey, Abstract No. 688  
City of Wylie, Collin County, Texas  
March 2016

Roome Land Surveying, Inc.

TEPLS Firm No. 1001800  
2000 Avenue G, Suite 810  
Plano, Texas 75074  
Phone (972) 421-4372 / Fax (972) 423-7523  
www.roome-surveying.com

P:\VC\201601\VC825876.DWG



LOCATION MAP  
ZONING CASE #2016-09





# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** October 25, 2016  
**Department:** Planning  
**Prepared By:** Renae' Ollie  
**Date Prepared:** September 2, 2016

**Item Number:** 3  
*(City Secretary's Use Only)*  
**Account Code:** \_\_\_\_\_  
**Budgeted Amount:** \_\_\_\_\_  
**Exhibits:** 1

### Subject

**Tabled from 10-11-2016**

*Remove from table and consider*

Consider, and act upon, approval of a Preliminary Plat for Serene Villas Subdivision, creating 67 residential lots on 21.925 acres, generally located west of Kreymer Lane and north of Stone Road, (1023 Private Rd.; 1033 S. Kreymer Ln; 1053 S. Kreymer Ln)

### Recommendation

Motion to approve a Preliminary Plat for Serene Villas Subdivision, creating 67 residential lots on 21.925 acres, generally located west of Kreymer Lane and north of Stone Road, (1023 Private Rd.; 1033 S. Kreymer Ln; 1053 S. Kreymer Ln)

### Discussion

**OWNER: SGG Villas**

**ENGINEER: Roome Land Surveying**

The purpose of the Preliminary Plat is to combine three properties totaling 21.925 acres and will create 70 lots (67 single family residential lots and 3 open space lots). Currently, the properties are three larger lots, (two recommended for approval on August 23<sup>rd</sup> by City Council to be rezoned to SF-10/24 and one in Wylie's ETJ.

Typically Preliminary Plats are placed on the Consent Agenda. However, because the plat also includes acreage outside of city limits, the plat is being considered on the regular agenda after the annexation has been adopted.

The plat shall also dedicate necessary rights-of-way and utility easements.

The Preliminary Plat complies with the approved Development Plan &. A Final Plat shall be submitted for approval at a future date in accordance with the Subdivision Regulations.

**Planning & Zoning Commission Discussion**

The Commission voted 4-0 to recommend approval of the request subject to additions and alterations as required by the City Engineering Department.

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF COLLIN §

WHEREAS **SGC Villas** is the owner of a tract of land situated in the State of Texas, County of Collin and the City of Wylie, being part of the Francisco De La Pina Survey, Abstract No. 688, being all of a called 11,006 acre tract of land conveyed to Beatriz Chavez by deed recorded in Document No. 20090210000137050 of the Deed Records of Collin County, Texas, all of a tract of land conveyed to Kikuchi Living Trust by deed recorded in Document No. 95-0091053 of the Deed Records of Collin County, Texas and all of a called 5,230 acre tract of land conveyed to Odie Hall Living Trust by deed recorded in Volume 5424, Page 4662 of the Deed Records of Collin County, Texas and these premises being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found for corner in the south line of Avalon Addition Phase II, on addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas and marking the northeast corner of a called 11.05 acre tract of land conveyed to Bloomfield Homes, L.P. by deed recorded in Document No. 2014117001250220 of the Deed Records of Collin County, Texas and the northwest corner of said 11.006 acre tract;

THENCE with the south line of said Avalon Addition Phase II and the north line of said 11.006 acre tract, North 88°31'02" East, 1116.87 feet to a 1/2 inch iron rod capped "Roome" set for corner in the west line of Kreymer Lane (variable width right-of-way) and marking the northeast corner of said 11.006 acre tract;

THENCE with west line of Kreymer Lane, the east line of said 11.006 acre tract, the east line of said Kikuchi Living Trust tract and the east line of said 5,230 acre tract, South 02°14'05" East, passing a metal fence corner post found for reference marking the southeast corner of said 11.006 at 429.09 feet and continuing for a total distance of 858.81 feet to a point for corner in the north line of a called 8.96 acre tract of land conveyed to Baby Abraham and Anamma Abraham by deed recorded in Document No. 20130830001232590 of the Deed Records of Collin County, Texas and marking the southeast corner of said 5,230 acre tract, from which a 1/2 inch iron rod found for reference bears South 88°10'56" West, 3.68 feet;

THENCE with the north line of said 8.96 acre tract and the south line of said 5,230 acre tract, South 88°10'56" West, 1099.01 feet to a 1/2 inch iron rod found for corner in the east line of a called 21.054 acre tract of land conveyed to William R. Talbert by deed recorded in Document No. 201411700125200 of the Deed Records of Collin County, Texas and marking the northwest corner of said 8.96 acre tract and the southwest corner of said 5,230 acre tract;

THENCE with the east line of said 21.054 acre tract, the east line of said 11.05 acre tract, the west line of said 5,230 acre tract, the west line of said Kikuchi Living Trust tract and the west line of said 11.006 acre tract, North 03°24'46" West, 865.65 feet to the Point of Beginning and containing 21.925 acres of land, more or less.

OWNER'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That, **SGC Villas** does hereby adopt this plat designated therein above described property as Final Plat of **Serene Villas**, an addition to the City of Wylie, Texas, an does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for 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 utilities entities shall have the right to remove and keep removed all or any building, 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 plotting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this the \_\_\_\_ day of \_\_\_\_\_, 2016.

Robert Heath

ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **SGC Villas**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for  
The State of Texas

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENT:

THAT I, Michael Cuzzo, do hereby certify that I prepared this amending plat from an actual survey on the land and that the corner monuments shown thereon were found and/or properly placed under my supervision in accordance with the applicable codes and ordinances of the City of Wylie.

**Preliminary - Not to be filed**

Michael Cuzzo  
R.P.L.S. No. 5693

ACKNOWLEDGEMENT

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared **Michael Cuzzo**, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GVEN UNDER MY HAND AND SEAL OF OFFICE, this the \_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for  
The State of Texas

"Recommended for Approval"

Chairman, Planning and Zoning Commission  
City of Wylie, Texas

"Approved for Construction"

Mayor, City of Wylie, Texas

"Accepted"

Mayor, City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing Final Plat of **Serene Villas** 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, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this \_\_\_\_ day of \_\_\_\_\_, A.D., 2016.

City Secretary  
City of Wylie, Texas

PZ-08-16-16; CC 09-13-16

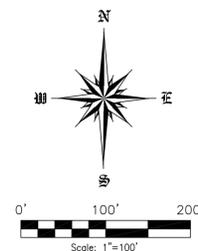
**Preliminary Plat**  
**Serene Villas**  
21.925 Acres  
67 Residential Lots & 3 HOA Lots  
Francisco De La Pina Survey, Abstract No. 688  
City of Wylie, Collin County, Texas  
June 20, 2016

P-/AC/201602/AC827701.DWG

Owner:  
SGC Villas  
1719 Analog Drive  
Richardson, Texas 75081  
469-828-1672

**Roome**  
Land Surveying  
2000 Avenue G, Suite 810  
Plano, Texas 75074  
Phone (972) 423-4372 / Fax (972) 423-7523  
www.roomesurveying.com / Firm No. 10013100

Notice: Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.



Called 11.05 Acres  
Bloomfield Homes, L.P.  
Doc. No. 2014117001250220  
DRCC

Called 11.006 Acres  
Beatriz Chavez  
Doc. No. 20090210000137050  
DRCC

Called 5.230 Acres  
Odie Hall Living Trust  
Volume 5424, Page 4662  
DRCC

Called 8.96 Acres  
Baby Abraham & Anamma Abraham  
Doc. No. 20130830001232590  
DRCC

Called 21.054 Acres  
William R. Talbert  
Doc. No. 201411700125200  
DRCC

Called 5.00 Acres  
John Tolleson  
Volume 5298, Page 1653  
DRCC

Remainder of Called 12.497 Acres  
John Yates  
Doc. No. 96-0070802  
DRCC

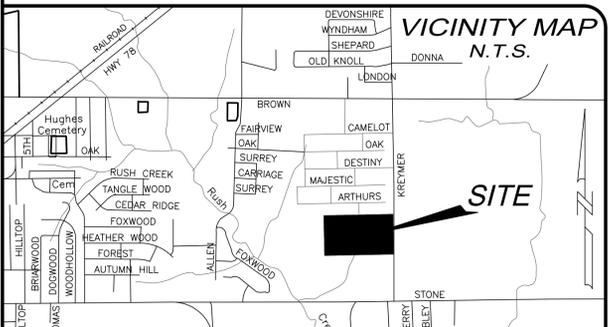
Remainder of Called 12.499 Acres  
John Yates  
Doc. No. 96-0070802  
DRCC

Called 5.100 Acres  
Aday Spadoloni  
Volume 5780, Page 715  
DRCC

Called 5.00 Acres  
Guy Cates  
Doc. No. 20070627000881390  
DRCC

Called 1.00 Acres  
Herbert Jones  
Volume 5834, Page 823  
DRCC

Called 1.00 Acres  
Douglas Cooley  
Doc. No. 94-0011251  
DRCC



CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	50.00'	180°30'31"	157.52'	S46°51'32"E	100.00'
C2	50.00'	182°00'02"	158.83'	S42°58'26"W	99.98'
C3	50.00'	184°06'20"	160.66'	N42°36'15"W	99.94'
C4	500.00'	7°54'03"	68.95'	N84°07'15"E	68.89'
C5	500.00'	8°00'43"	69.92'	N84°10'35"E	69.86'

LINE	BEARING	DISTANCE
L1	S47°38'07"E	13.92'
L2	S43°08'28"W	14.00'
L3	N47°01'34"W	14.00'
L4	S42°23'05"W	14.77'
L5	S43°21'31"W	21.15'
L6	S46°38'29"E	14.18'
L7	S46°56'31"E	14.21'
L8	N43°03'29"E	14.07'
L9	S46°56'31"E	14.21'
L10	S42°58'26"W	14.09'
L11	N47°36'55"W	14.34'
L12	N42°28'09"E	13.92'
L13	S47°31'51"E	14.36'
L14	N42°33'08"E	13.90'
L15	S46°51'31"E	14.23'
L16	N43°03'29"E	14.07'

NOTES: (1) CM is controlling monument; (2) No part of subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Flood Insurance Rate Map Number 48085C0420 J of F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas dated June 2, 2009 (Zone X); (3) Source bearing per the plat of Avalon Addition Phase II recorded in Volume 2006, Page 207 of the Plat Records of Collin County, Texas; (4) This plat has been performed without the benefit of a title commitment. Subject property is affected by any or all easements of record. Surveyor did not abstract or research records for easements; (5) The current zoning for this property is A/30 - Agricultural; (6) Contour lines are based on NCTCOG maps and are not the product of an on the ground survey.



# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** October 25, 2016  
**Department:** Planning  
**Prepared By:** Renaë Ollie  
**Date Prepared:** October 12, 2016

**Item Number:** 4  
*(City Secretary's Use Only)*  
**Account Code:** \_\_\_\_\_  
**Budgeted Amount:** \_\_\_\_\_  
**Exhibits:** 1

### Subject

Hold a Public Hearing and consider, and act upon, a change in zoning from Agricultural-30 (A-30) to Planned Development-Single Family District (PD-SF) for a master planned community consisting of varied density single family dwellings on approximately 2 acres, generally located west and south of Pleasant Valley Road.

**ZC2016-10**

### Recommendation

Motion to accept WITHDRAWAL of a change in zoning from Agricultural-30 (A-30) to Planned Development-Single Family District (PD-SF) for a master planned community consisting of varied density single family dwellings on approximately 2 acres, generally located west and south of Pleasant Valley Road. **ZC2016-10**

### Discussion

**Owners: Alan Stufft**

**Applicant: JBI Partners, Inc.**

The applicant has submitted a letter to withdraw the request to rezone the subject 2 acres. The 2 acres are the subject of an annexation case that was adopted by City Council on September 27<sup>th</sup>. The applicant has included the subject 2 acre tract with a request that combines it with existing acreage.

The request is on the current agenda as ZC2016-12.

Notification/Responses: Four (4) notifications were mailed; with one (1) response returned in favor of the request.

#### **PLANNING & ZONING COMMISSION DISCUSSION:**

The Commission voted 7-0 to recommend withdrawal of the request.

**From:** Ron Haynes  
**Sent:** Tuesday, September 20, 2016 4:13 PM  
**To:** Renae Ollie  
**Subject:** <no subject>

Renae

Please withdraw Zoning Case 2016-10 which will be presented at the October 4<sup>th</sup> P&Z meeting and the October 25<sup>th</sup> Council meeting, for the purpose of combining it with Zoning Case 2016-12.

Thank you

Ronald N. Haynes, Jr.  
8214 Westchester Street  
Suite 950  
Dallas, TX 75225  
214-673-0575



# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** October 25, 2016  
**Department:** Planning  
**Prepared By:** Renaë Ollie  
**Date Prepared:** October 11, 2016

**Item Number:** 5  
*(City Secretary's Use Only)*  
**Account Code:** \_\_\_\_\_  
**Budgeted Amount:** \_\_\_\_\_  
**Exhibits:** 7

### Subject

Hold a Public Hearing and consider, and act upon, a request for a Special Use Permit (SUP) for two Amateur Communication Towers on an existing residential lot on Lot 14, Block 2 of the Watermark Addition. Property located at 1804 Enchanted Cove. **ZC 2016-11**

### Recommendation

Motion to approve a request for a Special Use Permit (SUP) for two Amateur Communication structures, one 45' tower and one 30' antenna on an existing residential lot on Lot 14, Block 2 of the Watermark Addition. Property located at 1804 Enchanted Cove. **ZC 2016-11**

### Discussion

**Owner: Thomas Campie**

**Applicant: Thomas Campie**

The subject property is located at 1804 Enchanted Cove, originally platted in 2006 and is currently zoned SF-10/24. The size of the subject lot is 9,990 sq. ft. (.2293 ac) and is a single story dwelling. The surrounding properties are zoned SF-10/24 and have been developed for single family residential uses.

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 an amateur radio tower with an antenna and a separate radio antenna. The applicant has submitted a site plan that shows the tower measuring 45' in height and the separate antenna measuring 30' in height.

The applicant is requesting an SUP to erect a 30' foot amateur communications antenna and a 45' tall amateur communications tower to be used for HF, UHF, and VHF signals. Each tower will be set into the ground as required by local code and manufacturer requirements. The location of the antennas will comply with the setback requirements. The smaller 30' stand-alone antenna should remain out of view from the right of way. However, the 45' tower with a 14' x 28' antenna mast will be well above the height of the house and visible from the right of way and to neighbors backing up to the property.

The Zoning Ordinance defines amateur communications towers as an antenna that transmits amateur radio (HAM), citizens band, or both spectrums, and that receives any portion of a radio spectrum. Federal regulations, specifically the Federal Communications Commission (FCC) control the operations and licensing of individual amateur radio operators.

Although the FCC & State regulations prohibit local governments from complete restrictions/prohibitions regarding

amateur radio operators; federal rules allow local government to exercise acceptable health, safety and aesthetic considerations within local ordinances and regulations. Subject to City Council granting an SUP for this use; the Zoning Ordinance limits are as follows:

- One amateur communications tower per site.
- Maximum two (2) antenna mounted on one tower
- Maximum 900 cubic feet for single antenna and 1,400 or two antennae
- No portion may encroach into required front, side, rear yard with one additional foot required for every foot the tower exceeds the zoning districts maximum building height.
- Tower may not exceed seventy-five feet (75') in height or as restricted by setback

Over-air transmission and receptions are governed by FCC regulations; although the possible local interference impacts should be considered in evaluating this request if impositions or regulations are deemed reasonable.

Amateur Communication Towers approved in the past were on similar lots and consisted only of antennas like the 35' version the applicant is proposing.

Notification/Responses: Twenty-five (25) notifications were mailed; with one response returned favoring the request and ten (10) responses opposing the request.

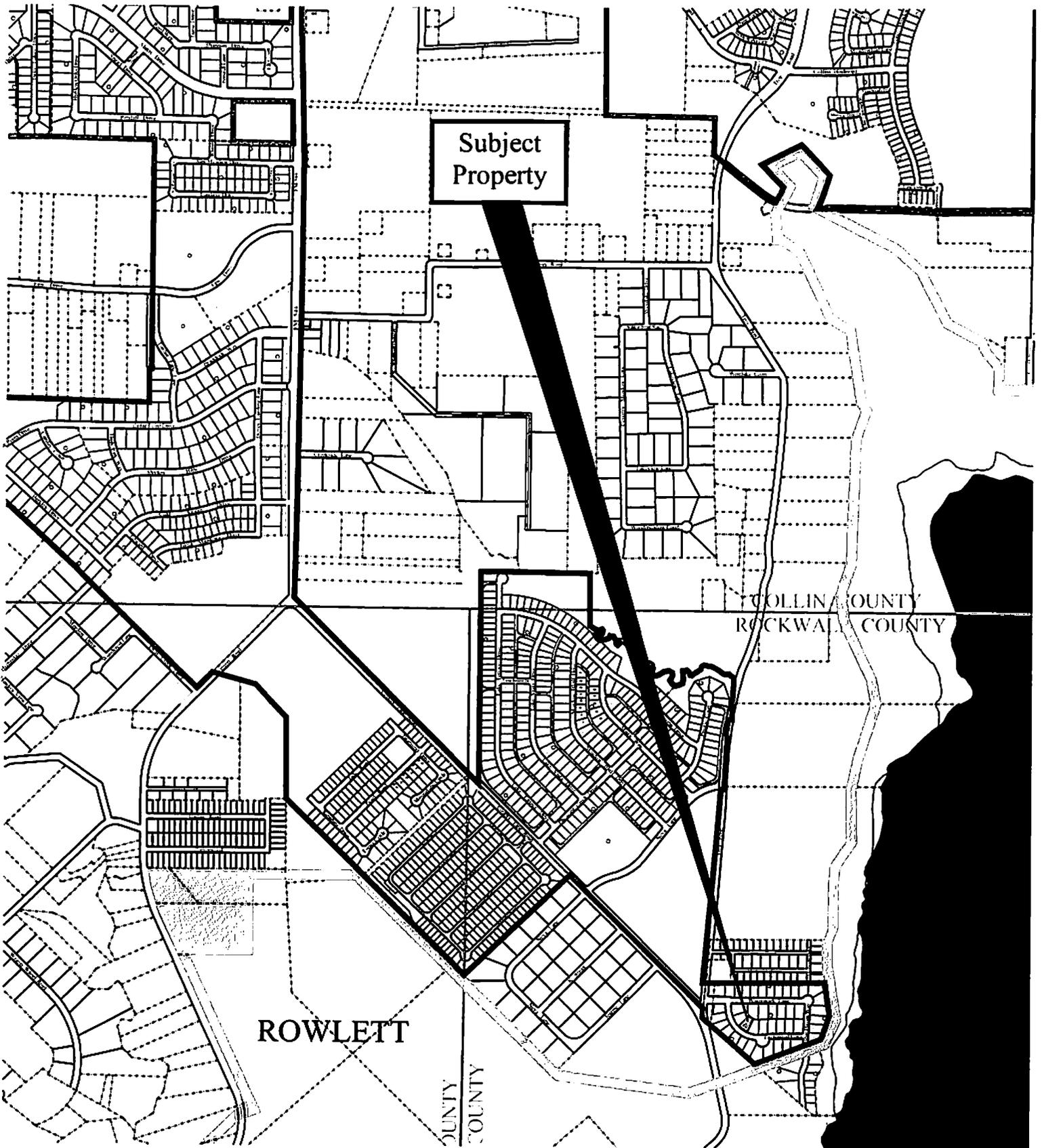
Due to the number of opposing responses, the request will require a supermajority vote in accordance with Zoning Ordinance Section 8.6.E.5 and the Texas Local Government Code Sec. 211.006(d).

**PLANNING & ZONING COMMISSION DISCUSSION:**

The Commissioners asked several questions of the applicant including if he was aware of any interference and how long he had been operating HAM radios. Discussion continued regarding the height and the need for both. The applicant stated he was not aware of any interference and that he would adhere to regulations of the FCC. He has been operating for 15 years.

The taller tower is for a higher frequency, while the smaller on will receive a lower frequency, and they are mutually exclusive of each other.

The Commissioners voted 6-1 to recommend approval for two amateur communication structures, one 45' tower and one 30' antenna as requested.



LOCATION MAP  
ZONING CASE #2016-11

I am applying for a Special Use Permit for an "Amateur Communications Tower" as defined by Wylie Zoning Ordinance Article 5.J.7.

I have been an active amateur radio operator for over 10 years and recently moved to Wylie. I enjoy many aspects of amateur radio, including public and emergency services. My ability to construct an antenna system on my lot will help provide the surrounding area with these services in the event of severe weather or other emergency event. Some recent examples of events that amateur radio played a key role in include the recent hail storm here in Wylie or the tornado in Rowlett where our weather spotters helped the National Weather Service track the storms from the ground. We also assist in distant disasters such as the earthquake in Nepal, or hurricanes on the East coast, passing emergency traffic to loved ones from the affected areas.

Emergency preparedness requires flexibility. As such, this application is for 2 different types of antennas. I am seeking a permit to allow installation of either independently or both concurrently.

The first antenna is a Gap Titan vertical antenna (literature attached). This antenna is a monopole vertical that is 25' long and it supports High Frequency signals from 3.5 MHz to 30 MHz. It must be placed on a short mast to raise it above the ground about 5'. The overall length of the antenna will be 30'. The Wylie Zoning Ordinance allows for up to 47' on my lot. It will be installed following best engineering practices and manufacturer's recommendations.. The antenna will be centered on the lot (about 33' from each side) and approximately 40' from the rear lot line. (see attached drawings) In the unlikely event of collapse, the antenna and mast will not be able to fall across any lot line from this location. This antenna would not be visible from the front of the house.

The second antenna is a traditional 3-sided support structure for a beam antenna. The freestanding tower would be constructed of Rohn 55G tower sections and would be placed in essentially the same position as the first antenna. The base of the tower will be set in approximately 5 cubic yards of concrete per the engineering requirements set by the manufacturer. It will be loaded per ANSI/TIA-222G exposure categories for safety which allows for 11 square feet of wind load. The proposed height for the tower is 45' including the antenna and mast. The zoning ordinance allows for up to 47'. The tower would be somewhat more visually impactful than the first however most of it will still be shielded from view from by my house. (see attached drawings) The antenna for this tower will be a tri-band beam such as the Mosley TA-33-M which supports 14 MHz through 30 MHz (see attached manual). This antenna would extend above the roofline by approximately 15 feet.

The vertical is better at the lower frequency range (3.5 MHz to 10 MHz) which is best for local and regional communications whereas the beam antenna is better for national and international coverage. Both antennas will be installed in accordance with current building and electrical codes if approved. Antenna height plays a critical role in the capability of an amateur radio station which is shown in detail in the ARRL Antenna Height and Communications Effectiveness study attached.

A majority of my operation occurs during weekends and on weekday evenings. While it is extremely unlikely that my operation will cause interference, I will work with my neighbors to address any interference issues that may arise. I have already spoken to several of my neighbors and they have expressed support for the antennas.

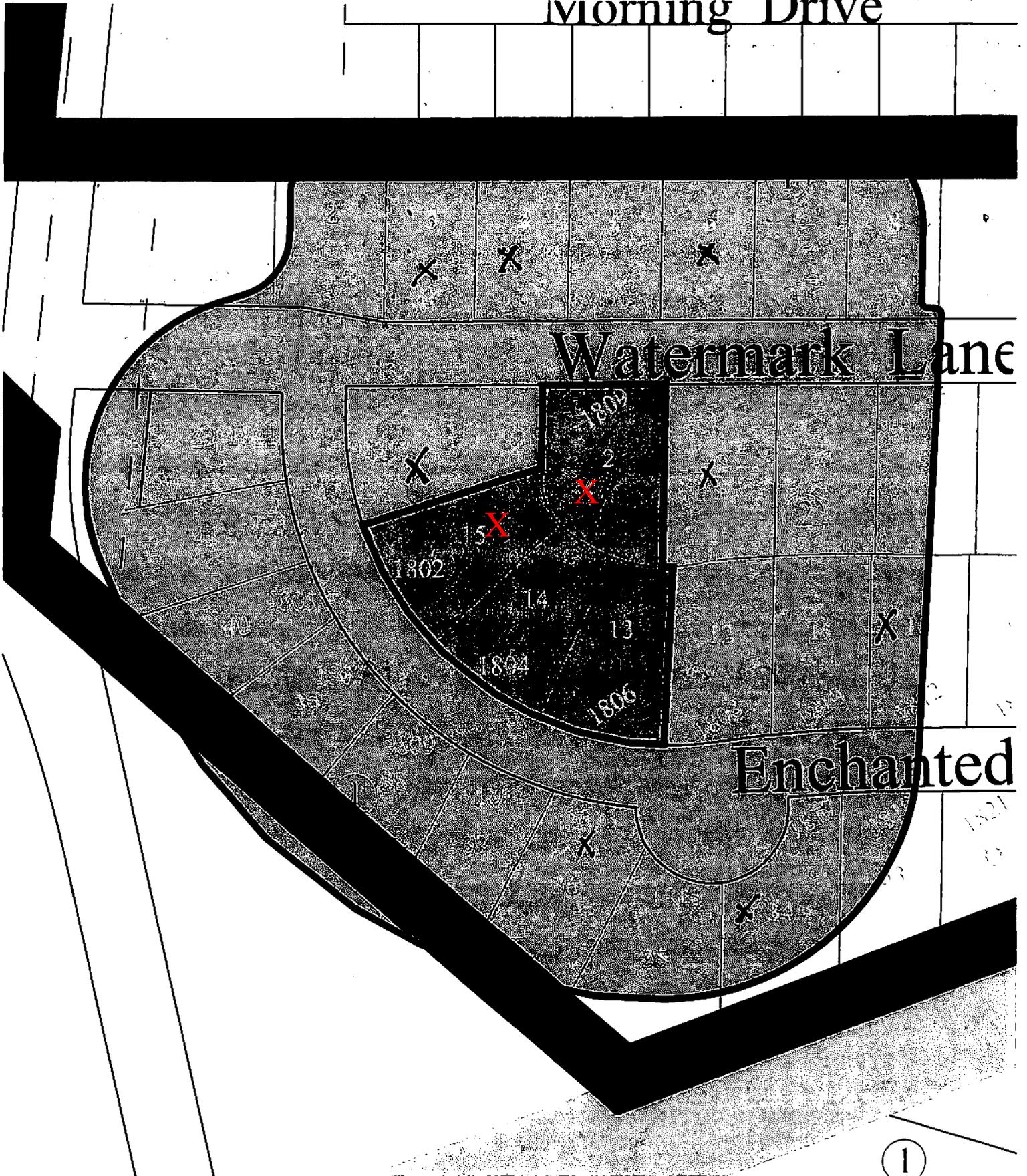


**MOSLEY  
TA-33-M  
@ 40 FEET**





Morning Drive



20% Rule Calculations

(1)

# NOTIFICATION REPORT

APPLICANT: Thomas Campie  
1804 Enchanted Cove Wylie, Texas 75098

APPLICATION FILE #2016-11

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant Thomas Campie	1804 Enchanted Cove Wylie, Texas 75098
X 2	Blk 1	Watermark Addition Lot 3	70664	Robert Partridge	1804 Watermark Lane Wylie, Texas 75098
X 3	Blk 1	Watermark Addition Lot 4	70665	Sharlyn Guthrie	1806 Watermark Lane Wylie, Texas 75098
4	Blk 1	Watermark Addition Lot 5	70666	John Bush	1808 Watermark Lane Wylie, Texas 75098
X 5	Blk 1	Watermark Addition Lot 6	70667	Thomas Brennan	1810 Watermark Lane Wylie, Texas 75098
6	Blk 1	Watermark Addition Lot 33	70682	Terrance Martin	1817 Enchanted Cove Wylie, Texas 75098
X 7	Blk 1	Watermark Addition Lot 34	70683	Rodney Cory	1815 Enchanted Cove Wylie, Texas 75098
X 8	Blk 1	Watermark Addition Lot 35	70684	Jared Jurik	1813 Enchanted Cove Wylie, Texas 75098
9	Blk 1	Watermark Addition Lot 36	70685	John LaForce	1811 Enchanted Cove Wylie, Texas 75098
10	Blk 1	Watermark Addition Lot 37	70686	Renee Martin	1809 Enchanted Cove Wylie, Texas 75098
11	Blk 1	Watermark Addition Lot 38	70687	Craig Mullins	1807 Enchanted Cove Wylie, Texas 75098
12	Blk 1	Watermark Addition Lot 39	70688	Eric Shoemaker	1805 Enchanted Cove Wylie, Texas 75098
13	Blk 1	Watermark Addition Lot 40	70689	ThangVo	1803 Enchanted Cove Wylie, Texas 75098
14	Blk 1	Watermark Addition Lot 41	70690	Jeffrey Burkhalter	1801 Enchanted Cove Wylie, Texas 75098
X 15	Blk 2	Watermark Addition Lot 1	70691	Vern Bergquist	1800 Enchanted Cove Wylie, Texas 75098
X 16	Blk 2	Watermark Addition Lot 2	70692	Sharron Kockler	1809 Watermark Lane Wylie, Texas 75098
X 17	Blk 2	Watermark Addition Lot 3	70693	Ryan Badeaux	1811 Watermark Lane Wylie, Texas 75098
18	Blk 2	Watermark Addition Lot 4	70694	Nathan Verges	1813 Watermark Lane Wylie, Texas 75098

	19	Blk 2	Watermark Addition Lot 5	70695	Angela Morris	1815 Watermark Lane Wylie, Texas 75098
X	20	Blk 2	Watermark Addition Lot 10	70700	Thomas Herman	1812 Enchanted Cove Wylie, Texas 75098
	21	Blk 2	Watermark Addition Lot 11	70701	Hatim Daginawala	1810 Enchanted Cove Wylie, Texas 75098
	22	Blk 2	Watermark Addition Lot 12	70702	William George	1808 Enchanted Cove Wylie, Texas 75098
O	23	Blk 2	Watermark Addition Lot 13	70703	Curtis Goodwin	1806 Enchanted Cove Wylie, Texas 75098
	24	Blk 2	Watermark Addition Lot 14	70704	Thomas Campie	1804 Enchanted Cove Wylie, Texas 75098
X	25	Blk 2	Watermark Addition Lot 15	70705	Keith Pears	1802 Enchanted Cove Wylie, Texas 75098
	26					
	27					
	28					
	29					
	30					
	31					
	32					
	33					
	34					

**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 #2016-11.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

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

Tuesday, October 4, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, October 25, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Curtis & Peggy Goodwin  
*(please print)*

Address: 1806 Enchanted Cove  
Wylie, Texas 75098

Signature: Peggy Goodwin

Date: 9-12-16

**COMMENTS:**

We are for the requested zoning. We live next  
door to the proposed antenna and have no  
objections to it being erected.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 #2016-11.

  X   I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

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

Tuesday, October 4, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, October 25, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: THOMAS C. BRENNAN  
*(please print)*  
Address: 1810 WATERMARK LN.  
WYLIE, TX 75098  
Signature: Thomas C. Brennan  
Date: 9-13-16

**COMMENTS:**

We do not need another eye sore like this  
in the neighborhood. It detracts from  
the neighborhood and reduces property  
values.

**PUBLIC COMMENT FORM**  
(Please type or use black ink)

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

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I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

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Commission meeting:

Tuesday, October 4, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, October 25, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Keith and Rachel Pears  
(please print)

Address: 1802 Enchanted Cove  
Wylie, TX 75098

Signature: 

Date: 9-10-16

**COMMENTS:**

If the intent of the ham radio is to send and receive, we don't  
want our wifi to be messed up. If it is to receive only then  
there are multiple sites to listen online without having an antenna.  
I also feel this would be out of place with the skyline and surrounding  
area of this neighborhood and would potentially bring down property  
values in close houses such as mine. Lastly, I do not want  
this anchored on my fence.

**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 #2016-11.

  X   I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

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

Tuesday, October 4, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, October 25, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Sharron & Jamie Kockler  
*(please print)*

Address: 1809 Watermark Lane  
Wylie, TX 75098

Signature: Sharon Kockler

Date: September 26, 2016

**COMMENTS:**

see attached letter  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

September 26, 2016

Dear Planning and Zoning Commission and City Council Members,

We are against the zoning change for the proposed amateur communication tower because when it was initially up it was causing interference with our standard household equipment such as our surround sound systems, subwoofers and TV satellite dish. It had interfered at times where we were receiving no signal on our TV though the satellite and hearing conversations and receiving feedback through our speakers on our surround sound systems and subwoofers. We had done some internet searches to see if there was something we could do to prevent it from interfering with our equipment and what we had found out was that the FCC doesn't allow anyone from interfering with the radio tower's signal but doesn't really give any solutions for those being interrupted by its signal. So we had connected the city to see what they had suggested and they said we needed to connect the FCC.

I would hope that the city would take it into consideration that allowing this type of equipment this close to homes will be causing interference and if it is passed for a zoning change that they need to put in filters or do something so that it doesn't interfere with the homes around them. This seems reasonable since a zoning change had to be made to allow it.

Thank you for your consideration.



Sharron & Jamie Kockler  
1809 Watermark Lane  
Wylie, TX 75098

**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 #2016-11.

I am AGAINST the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

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

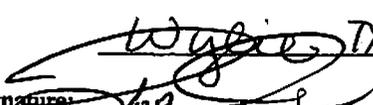
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City Council meeting:

Tuesday, October 25, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Rodney D. Coxy  
*(please print)*

Address: 1815 Enchanted Cove

Wylie, TX 75098  
Signature: 

Date: 9-13-16

**COMMENTS:**

The requested zoning change to SUP to accommodate an Amateur Radio tower is NOT acceptable for this HOA community. Homeowners pay 700.00 a year to maintain this community - which is a large sum considering we have a few owners like this who wish to create an unsightly eye sore near our home. It also decreases value with the unnecessary tower. It serves no purpose to have an old school radio antenna structure but it does create an eye sore for our community. HOA owners cant have large structures. It would be responsible of them to join in our community values + support our direction - consistently with all home owners. I dont believe home buyers will be attracted to our community if that is allowed. It is devaluing our homes, community and neighborhood.

**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 #2016-11.

  X   I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

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

Tuesday, October 4, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, October 25, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Vern Bergquist / Lorri HUFF  
*(please print)*  
Address: 1800 Enchanted Cove  
Wylie Texas 75098  
Signature: Vern F. Bergquist  
Date: 9/18/2016

**COMMENTS:**

Our lot is 1 lot away from the  
proposed "Proposed Amateur Communication  
Tower". The tower will be completely  
in our view when sitting on our back  
patio. We don't feel it belongs  
in the WaterMark residential area.

**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 #2016-11.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

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

Tuesday, October 4, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, October 25, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: ROBERT PATRIDGE  
*(please print)*  
Address: 1804 WATERMARK LN  
WYLIE TX  
Signature: *Robert Patridge*  
Date: 9/25/16

**COMMENTS:**

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**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 #2016-11.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

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

Tuesday, October 4, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, October 25, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Jared Jurik  
(please print)

Address: 1813 Enchanted Cove

Signature: 

Date: 9/17/16

**COMMENTS:**

This would no doubt decrease property value not  
only of my house but of the majority of the neighborhood.  
Direct view from my house and several others.  
Also concerned with safety of 40' tower in the  
event of severe weather as this neighborhood has been  
on many occasions. 40' would put this is somebody else's  
house should it get knocked down. I don't see  
this yard being big enough to safely support  
this equipment in a residential area.

**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 #2016-11.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

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

Tuesday, October 4, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, October 25, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: John Guthrie  
*(please print)*  
Address: 1806 Watermark Lane  
Wylie  
Signature: John Guthrie  
Date: 9-19-16

**COMMENTS:**

\_\_\_\_\_  
\_\_\_\_\_  
See Attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

John and Sharlyn Guthrie  
1806 Watermark Lane  
Wylie, TX 75098

Our development was started by an original developer with what was eventually 54 lots. After selling 10 lots, that developer sold out to a new developer, D.R. Horton. DR Horton then established a Home Owners Association for the remaining 44 lots. These 44 lots have binding covenants according to the HOA. Attached is a copy from our restrictions:

**CHAPTER E  
USE RESTRICTIONS**

**FOR WATERMARK ON LAKE RAY HUBBARD**

E.28. TELEVISION & RADIO. Each resident will avoid doing or permitting anything to be done that may unreasonably interfere with the television, radio, telephonic, electronic, microwave, cable, or satellite reception on the Property. Antennas, satellite or microwave dishes, and receiving or transmitting towers that are visible from a street or from another lot are prohibited within the Property, except (1) reception-only antennas or satellite dishes designed to receive television broadcast signals, (2) antennas or satellite dishes that are one meter or less in diameter and designed to receive direct broadcast satellite service (DBS), or (3) antennas or satellite dishes that are one meter or less in diameter or diagonal measurement and designed to receive video programming services via multipoint distribution services (MDS) (collectively, the "Antenna") are permitted if located (a) inside the structure (such as in an attic or garage), (b) in a fenced yard, or (c) attached to or mounted on the rear wall of a structure below the eaves. If an owner determines that an Antenna cannot be located in compliance with the above guidelines without precluding reception of an acceptable quality signal, the owner may install the Antenna in the least conspicuous location on the lot where an acceptable quality signal can be obtained. The Association may adopt reasonable rules for the location, appearance, camouflaging, installation, maintenance, and use of the Antennas to the extent permitted by public law. **A radio transmitting or receiving tower, such as used with ham radios, is not permitted on a lot if it is readily visible from a street. (bold added)**

The property requesting rezoning is one of the 10 lots that is **NOT** in the HOA, and is therefore not bound by the covenants. I just wanted to point out that most of the houses in this development would not be allowed to put up this antenna per our covenants.

**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 #2016-11.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

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

Tuesday, October 4, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, October 25, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Thomas Herman  
*(please print)*

Address: 1812 Enchanted Cove

Signature: Thomas Herman

Date: 9-21-16

**COMMENTS:**

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**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 #2016-11.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-11.

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

Tuesday, October 4, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, October 25, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Ryan Badeaux  
*(please print)*  
Address: 1811 Watermark Ln  
Wylie, Tx 75098  
Signature:   
Date: 9/24/16

**COMMENTS:**

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# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** October 25, 2016  
**Department:** Planning  
**Prepared By:** Renaë Ollie  
**Date Prepared:** October 19, 2016

**Item Number:** 6  
*(City Secretary's Use Only)*  
**Account Code:** \_\_\_\_\_  
**Budgeted Amount:** \_\_\_\_\_  
**Exhibits:** 5

### Subject

Hold a Public Hearing and consider a recommendation to the City Council amending Planned Development 2013-37-Single Family District (PD2013-37-SF) to allow for a 5' rear encroachment on approximately 350 acres, generally located east of Sachse Road/Ballard Ave. and south of Pleasant Valley Road. **ZC2016-12**

### Recommendation

Motion to approve an amendment to Planned Development 2013-37-Single Family District (PD2013-37-SF) to allow for a 5' rear encroachment on approximately 350 acres, generally located east of Sachse Road/Ballard Ave. and south of Pleasant Valley Road. **ZC2016-12**

### Discussion

**Owners:** Alan Stufft, MHI, Grand Acquisition, Inc., Wylie DPV LTD

**Applicant:** Wylie DPV LTD

The owners are requesting to amend an existing Planned Development Ordinance to allow for a rear yard encroachment by no more than five feet. Dominion of Pleasant Valley was created in 2013 with the adoption of Ordinance 2013-37 and will eventually consist of 975 single family dwelling units of varied densities. The request also includes a 2 acre tract which was annexed into the City on September 27, 2016 by Ordinance No. 2016-24.

The applicant's stated purpose is to allow an encroachment of 5' into the rear yard. In most cases, the encroachment would be just a few feet, with five feet being the maximum. For those homes with a J-Swing front entry this would also allow more depth of the dwelling itself and allow for additional enhancements to the rear of the house. In no instance does this request alter the front setback as established by the PD Conditions.

Notification/Responses: Two Hundred and Thirty-Six (236) notifications were mailed; with one (1) comment form returned in favor of the request, representing 42 properties and none against at the time of posting. North Texas Municipal Water District owns and operates the Muddy Creek Waste Water Treatment Plant to the south of the subject subdivision and has commented that the plant will remain and will expand in the near future.

#### **PLANNING & ZONING COMMISSION DISCUSSION:**

The Commissioners asked the applicant to explain the reason for the request. The applicant stated it was market driven and they are finding that people want more usable/entertainment space in the rear yard. This would not affect every home, but would give more flexibility. In most cases, it may only encroach two feet. The Commissioners voted 5-0 to recommend approval.

## **EXHIBIT A**

### LEGAL DESCRIPTION

BEING a tract of land located in the City of Wylie, Collin and Dallas County, Texas, a part of the Guadalupe De Los Santos Survey, Abstract Number 1100 in Collin County and Abstract Number 1384 in Dallas County, Texas, and being all of that called 68.080 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document Number 201300334379, Dallas County Deed Records, and being all of that called 62.744 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document Number 20131029001473040, Collin County Deed Records and in Document Number 201300334380, Dallas County Deed Records, and being all of that called 139.871 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document Number 20131029001473050, Collin County Deed Records and in Document Number 201300334381, Dallas County Deed Records, and being all of that called 80.178 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document Number 20131029001473060, Collin County Deed Records and in Document Number 201300334382, Dallas County Deed Records, and being a part of a called 3.00 acre tract of land described in a warranty deed to Alan L. Stufft and wife, Cheryl A. Stufft as recorded in Volume 5822, Page 988, Collin County Deed Records, and being all of Dominion of Pleasant Valley, Phase 1, an addition to the City of Wylie as recorded in Volume 2016, Page 97, Collin County Plat Records and in Document Number 2016000365552, Dallas County Plat Records, and being further described as follows:

BEGINNING at a one-half inch iron found at the north corner of said 80.178 acre tract of land, said corner being the intersection of the southeast right-of-way line of Sachse Road (a variable width right-of-way) with the southwest right-of-way line of Pleasant Valley Road (a variable width right-of-way);

THENCE South 45 degrees 13 minutes 21 seconds East, 1017.00 feet along the southwest right-of-way line of Pleasant Valley Road to a five-eighths inch iron rod found at the east corner of said 80.178 acre tract of land, said point being in the northwest line of said 3.00 acre tract of land;

THENCE South 44 degrees 25 minutes 51 seconds West, 205.02 feet along the southeast line of said 80.178 acre tract of land and along the northwest line of said 3.00 acre tract of land to a one-half inch iron rod found for corner;

THENCE South 31 degrees 53 minutes 00 seconds East, 178.21 feet to a one-half inch iron rod found in the southeast line of said 3.00 acre tract of land;

THENCE North 44 degrees 25 minutes 51 seconds East, 270.28 feet to a "PK" Nail found at the east corner of said 3.00 acre tract of land and at the north corner of said 139.871 acre tract of land, said corner being in the approximate centerline of Pleasant Valley Road;

THENCE South 45 degrees 04 minutes 06 seconds East, 910.66 feet along the approximate centerline of Pleasant Valley Road to a "PK" Nail found at the east corner of said 139.871 acre tract of land;

THENCE South 44 degrees 35 minutes 16 seconds West, 946.44 feet along the southeast line of said 139.871 acre tract of land to a three-eighths inch iron rod found at the north corner of said 62.744 acre tract of land;

THENCE along the northeast line of said 62.744 acre tract of land as follows:

South 72 degrees 50 minutes 34 seconds East, 1006.69 feet to a one-half inch iron rod found for corner;

South 45 degrees 05 minutes 00 seconds East, 659.02 feet to the east corner of said 62.744 acre tract of land, said corner being in the northwest right-of-way line of Pleasant Valley Road (a variable width right-of-way);

THENCE along the northwest right-of-way line of Pleasant Valley Road as follows:

South 44 degrees 40 minutes 56 seconds West, 1884.95 feet to a one-half inch iron rod found at the south corner of said 62.744 acre tract of land;

North 45 degrees 51 minutes 04 seconds West, 25.22 feet along the southwest line of said 62.744 acre tract of land to a one-half inch iron rod found at the east corner of said 68.080 acre tract of land;

South 45 degrees 46 minutes 51 seconds West, 780.79 feet to a one-half inch iron rod found in the southeast line of said 68.080 acre tract of land;

South 43 degrees 29 minutes 35 seconds West, 1100.30 feet to a one-half inch iron rod found in the southeast line of said 68.080 acre tract of land;

South 46 degrees 27 minutes 29 seconds West, 62.08 feet to a one-half inch iron rod found at the south corner of said 68.080 acre tract of land;

THENCE North 45 degrees 52 minutes 23 seconds West, 1539.67 feet to a one-half inch iron rod found at the west corner of said 68.080 acre tract of land, said corner being in the southeast line of said 139.871 acre tract of land;

THENCE along the southeast line of said 139.871 acre tract of land as follows:

South 44 degrees 57 minutes 28 seconds West, 994.96 feet to a one-half inch iron rod found for corner;

South 45 degrees 02 minutes 39 seconds West, 1285.49 feet to a one-half inch iron rod found at the south corner of said 139.871 acre tract of land;

THENCE along the southwest line of said 139.871 acre tract of land as follows:

North 37 degrees 59 minutes 42 seconds West, 99.48 feet to a one-half inch iron rod found for corner;

North 08 degrees 17 minutes 42 seconds West, 187.81 feet to a one-half inch iron rod found for corner;

North 13 degrees 51 minutes 18 seconds East, 132.60 feet to a one-half inch iron rod found for corner;

North 11 degrees 18 minutes 42 seconds West, 47.80 feet to a one-half inch iron rod found for corner;

North 33 degrees 08 minutes 42 seconds West, 204.37 feet to a one-half inch iron rod found for corner;

North 31 degrees 22 minutes 18 seconds East, 65.70 feet to a one-half inch iron rod found for corner;

North 07 degrees 23 minutes 18 seconds East, 131.90 feet to a one-half inch iron rod found for corner;

North 14 degrees 36 minutes 42 seconds West, 176.00 feet to a one-half inch iron rod found at the west corner of said 139.871 acre tract of land;

THENCE along the northwest line of said 139.871 acre tract of land as follows:

North 44 degrees 55 minutes 26 seconds East, 1923.49 feet to a wood post found for corner;

North 45 degrees 03 minutes 14 seconds West, 254.14 feet to a wood post found for corner;

North 44 degrees 31 minutes 39 seconds East, 649.98 feet to a concrete monument found at the south corner of said 80.178 acre tract of land;

THENCE North 45 degrees 13 minutes 21 seconds West, 998.82 feet to a concrete monument found at the west corner of said 80.178 acre tract of land, said corner being in the southeast right-of-way line of Sachse Road;

THENCE along the northwest line of said 80.178 acre tract of land and along the southeast right-of-way line of Sachse Road as follows:

North 44 degrees 25 minutes 31 seconds East, 364.61 feet to a concrete monument found for corner;

North 41 degrees 35 minutes 16 seconds West, 15.69 feet to a concrete monument found for corner;

North 44 degrees 23 minutes 05 seconds East, 3078.93 feet to the POINT OF BEGINNING and containing 352.882 acres of land.

**BASIS OF BEARING:**

The basis of bearing is derived from GPS observations using the City of Wylie geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83).

“This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.”

**EXHIBIT “B”  
DOMINION OF PLEASANT VALLEY  
PLANNED DEVELOPMENT STANDARDS**

**COMMUNITY FRAMEWORK**

Dominion of Pleasant Valley will be a multi-generational community where an emphasis on the pedestrian experience is balanced with the conveniences of a suburban lifestyle.

A variety of housing types will be provided to meet the needs of a complete life cycle. This will allow residents to move within the community as changes occur in their lives.

In the Dominion of Pleasant Valley community, public and private spaces are given equal importance. Open spaces and common areas are interspersed throughout the community. Also, where possible, the natural features of the property are emphasized to provide for a balance within the community.

**GENERAL STANDARDS**

1. The design and development of the Dominion of Pleasant Valley community shall take place in general accordance with the attached Concept Plan (Exhibit C).
2. The maximum density in the Dominion of Pleasant Valley community shall be 2.7 homes/gross acre. (975 homes in the planned 361.4 acre community.)
3. Lot Mix:
  - A. A minimum of 10% of the developed lots shall be “Type A” lots. (Estimated to be 98 lots in the planned 361.4 acre community.)
  - B. A maximum of 450 lots shall be “Type C” lots.
  - C. The remainder of the lots shall be “Type B” lots.
  - D. As part of each final plat submittal, a table shall be provided which indicates the number of each Type of lot for that final plat as well as a cumulative total for each Type of lot within the Dominion of Pleasant Valley community.
4. A minimum of 22% of the land within the Dominion of Pleasant Valley community shall be used as open space.

The open space shall be owned by the City and maintained by the Homeowners Association with the exception of the swimming pool area at the amenity center. A warranty deed with a legal description of each parcel of open space shall be provided to the City at the time of the ownership transferring from the Developer to the City. The swimming pool area shall be owned and maintained by the Homeowners Association. With the exception of the swimming pool area, all other open spaces within the community shall be accessible to the public.

One element of the open space shall be a community amenity center. The amenity center shall generally be located as shown on the Open Space Plan. The amenity center shall be constructed with the first phase of the community and shall be completed prior to the issuance of a Certificate of Occupancy for any residential dwelling. Components of the amenity center shall include, at a minimum, a junior Olympic size swimming pool, splash pool, bathrooms, bbq grills, picnic tables, shade structures, playground equipment, and an off-street parking lot.

Amenities to be provided in other open spaces identified on the Open Space Plan shall include, at a minimum, 2 gazebos with bbq grills and picnic tables, and 2 sets of playground equipment.

The open space, including the community's amenity center, provided within the Dominion of Pleasant Valley community, as generally shown on the Concept Plan, shall be recognized as meeting all of the City of Wylie's acreage and/or parkland dedication fee requirements for public and/or private open space for the Dominion of Pleasant Valley community.

The Developer shall coordinate with the City on the selection of type, style, location, size, etc. of all open space improvements including but not limited to: plants, trees, turf, mulch, irrigation, benches, tables, pavilions/gazebos, grills playgrounds, etc. The Developer shall adhere to established Park Division equipment standards and all Open Space and Trails Master Plan recommendations.

All open spaces shall be sodded, rolled, and irrigated per the City's accepted practices.

All trees within the open spaces shall have tree wells and bubbler irrigation.

Water meters shall be furnished by the City, while backflow devices shall be furnished by the Developer.

Monthly water and electrical charges for open space maintenance shall be paid for by the Homeowners Association.

A "cost of improvements" shall be provided by the Developer to the City when the open space ownership transfers from the Developer to the City.

5. Dwellings may encroach into the required rear yard by no more than 5'. Dwellings shall not encroach into the required front yard.

## **RESIDENTIAL STANDARDS**

### **Type A Lots**

Type A lots shall be developed in accordance with the City of Wylie's Zoning Ordinance as it exists or may be amended, except as indicated below.

### **Dimensional Standards**

1. Minimum lot area: 8,400 square feet.
2. Minimum lot width: 70'. On cul-de-sacs and/or elbows, the minimum lot width shall be 60'. The minimum street frontage for all lots at the front property line shall be 30'.
3. Minimum lot depth: 120'. On cul-de-sacs and/or elbows, the minimum lot depth shall be 100'.
4. Minimum front yard: 25'. An unenclosed porch may encroach into the front setback by a maximum of 10'.
5. Minimum side yard: 5'. The minimum side yard on a corner lot adjacent to a street shall be 15'. If a garage is accessed from a side street, the minimum setback for the face of the garage shall be 25'.
6. Minimum rear yard: 20' for the primary structure. Accessory structures shall have a minimum rear yard of 3'.
7. Minimum dwelling area: No more than 50% between 2,500 and 3,000 sq. ft. and 50% must be greater than 3,000 sq. ft.
8. Maximum lot coverage: 45%.
9. Maximum height: 2 1/2 stories or 40' for the main building.
10. A minimum of 2 off-street parking spaces shall be provided on each single family lot.

## **Type B Lots**

Type B lots shall be developed in accordance with the City of Wylie's Zoning Ordinance as it exists or may be amended, except as indicated below.

### Dimensional Standards

1. Minimum lot area: 7,200 square feet.
2. Minimum lot width: 60'. On cul-de-sacs and/or elbows, the minimum lot width shall be 50'. The minimum street frontage for all lots at the front property line shall be 30'.
3. Minimum lot depth: 120'. On cul-de-sacs and/or elbows, the minimum lot depth shall be 100'.
4. Minimum front yard: 20'. An unenclosed porch may encroach into the front setback by a maximum of 10'.
5. Minimum side yard: 5'. The minimum side yard on a corner lot adjacent to a street shall be 15'. If a garage is accessed from a side street, the minimum setback for the face of the garage shall be 20'.
6. Minimum rear yard: 25' for the primary structure. Accessory structures shall have a minimum rear yard of 3'.
7. Minimum dwelling area: No more than 50% between 2,250 and 2,750 sq. ft. and 50% must be greater than 2,750 sq. ft.
8. Maximum lot coverage: 45%.
9. Maximum height: 2 1/2 stories or 40' for the main building.
10. A minimum of 2 off-street parking spaces shall be provided on each single family lot.

## **Type C Lots**

Type C lots shall be developed in accordance with the City of Wylie's Zoning Ordinance as it exists or may be amended, except as indicated below.

### Dimensional Standards

1. Minimum lot area: 6,000 square feet.
2. Minimum lot width: 50'. On cul-de-sacs and/or elbows, the minimum lot width shall be 40'. The minimum street frontage for all lots at the front property line shall be 30'.
3. Minimum lot depth: 120'. On cul-de-sacs and/or elbows, the minimum lot depth shall be 100'.
4. Minimum front yard: 20'. An unenclosed porch may encroach into the front setback by a maximum of 10'.
5. Minimum side yard: 5'. The minimum side yard on a corner lot adjacent to a street shall be 15'. If a garage is accessed from a side street, the minimum setback for the face of the garage shall be 20'.
6. Minimum rear yard: 25' for the primary structure. Accessory structures shall have a minimum rear yard of 3'.
7. Minimum dwelling area: No more than 50% of the dwellings shall be between 2,000 sq. ft., and 2,400 sq. ft. The remaining 50% of the dwellings shall be greater than 2,400 sq. ft.
8. Maximum lot coverage: 50%.
9. Maximum height: 2 1/2 stories or 40' for the main building.
10. A minimum of 2 off-street parking spaces shall be provided on each single family lot.

## **Residential Architectural Standards**

1. Plate heights in houses shall be no less than 9' for the first floor and 8' for the second or higher floor.

2. The front façade of each house shall contain architectural detailing to include at least two of the following:
  - A. A front porch, as defined in No. 7 below.
  - B. Decorative gable feature. Such a feature may be delineated with complimentary building materials or differing laid pattern, or combination thereof.
  - C. Decorative door, window, and/or opening lintels. Such a feature shall be delineated with complementary building materials.
  - D. Complimentary building material wainscoting.
  - E. Attic windows or dormers.
  - F. Window shutters. The shutters shall be sized to match the window sash.

Examples of the above are shown on Attachment 1.

3. A “sense of arrival” shall be created at a house’s primary entrance. This can be done with, but not limited to, any two or number of the following:
  - A. A front porch.
  - B. Oversized openings for a recessed front door.
  - C. Complimentary building materials to accent the entryway.
  - D. Decorative front door.
  - E. Enhanced primary walkway paving using earth-tone colored concrete (stain mixed in, not applied after), stamped/pattern concrete, or brick/pave stone.

Examples of the above are shown on Attachment 2.

4. Architectural repetition: 7 lots skipped before repeating same floor plan and elevation.
5. A minimum of 25% of the home’s street façade shall be offset from the remainder of the façade by at least 2’.
6. All of the homes shall have at least one front elevation option which includes a front porch incorporated into the home’s front elevation.
7. Front porches: A front porch shall have a minimum depth of 6’ and a minimum width of 10’ (60 square feet minimum). Front porches shall have railings and columns. The railings and columns shall be architecturally compatible with the house’s front façade.
8. A hip roof which faces the street and which comprises greater than 35% of the total width of a house’s façade shall be broken up with dormers or other architecturally compatible appurtenances.
9. Lighted house number wall plaques shall be provided on the front of all homes.
10. Exterior façade material: The homes shall be constructed with 100% masonry. Masonry shall include brick, stone, masonry stucco, and hardy plank. In no instance however shall hardy plank comprise more than 20% of any individual façade of the home.
11. Chimneys shall be enclosed with masonry matching the exterior walls. Chimneys shall not be clad in hardy plank unless it can be shown that such material is needed from a structural perspective (chimney extending through a roof) or from an architectural perspective.
12. All trim, siding, ceilings, and garage doors on the front facades shall be painted two contrasting colors to achieve an architecturally enhanced appearance. An example is, trim to be painted one color and side surfaces and garage doors to be painted a second color.
13. Roof pitches shall be minimum 8:12 for main gables and hips. Dormer roofs and roofs over porches may have a lesser pitch.
14. Roofing materials shall be either, architectural grade overlap shingles, tile, or standing seam metal. Wood shingles shall be prohibited. Vents and other roof appurtenances shall be painted to match the roof’s color.
15. All of the homes shall have at least one front elevation option which includes two single-car garage doors versus one two-car garage door.

16. Garage doors: Garage doors may face a public street. Garage doors facing the street shall comprise no more than 45% of the total width of a house's façade.
17. Garage doors shall be carriage style in appearance. This shall be accomplished with the following:
  - A. Garage door panels shall be wood clad or have the appearance of wood.
  - B. Decorative hardware shall be attached to the garage doors. Such hardware shall include handles and hinges in a complimentary color.

Examples of the above are shown on Attachment 3.

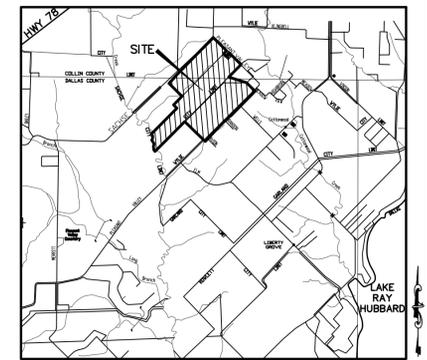
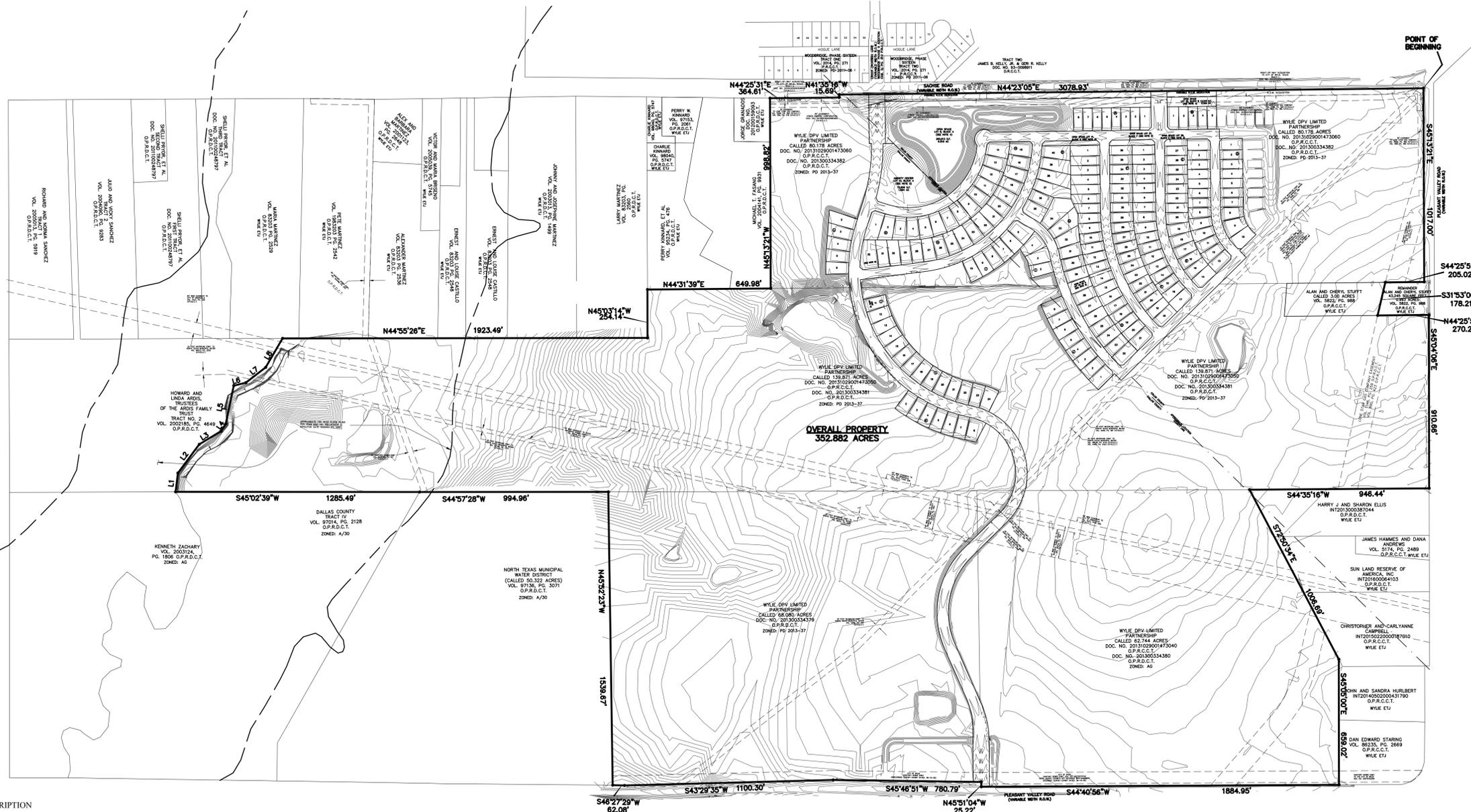
18. Carports are prohibited for homes with front entry or swing garages.
19. Fencing: Fencing located in the front of a house shall have a maximum height of 4' and shall have a minimum of 50% of the fence face area transparent. Fencing along the side or rear property lines of a lot, including when a side or rear property line is adjacent to a street, shall have a maximum height of 8' and be constructed of wood with metal poles and the fence's rails facing to the inside of the lot. (Pressure treated wood as a fence material shall be prohibited.)
20. Board on board fence construction, with the fence's rails facing to the inside of the lot, shall be done on all corner lots where the fence is adjacent to a street. Additionally, the visible fencing shall be stained to a uniform, neutral brown color, throughout the Dominion of Pleasant Valley community.
21. Tubular steel or wrought-iron type fencing shall be required on all single family lots adjacent to open spaces, greenbelts, and parks referenced on the Open Space Plan (Exhibit D).
22. Landscaping: Sodded front yards with a minimum 2 3" caliper trees and 5 shrubs shall be provided for each home. Enhanced landscaping along the home's primary walkway shall also be provided. When automated, subsurface irrigation systems are provided, rain sensors shall be installed and operational.
23. Outdoor lighting: Entrances to homes and garages shall be illuminated.
24. Conservation/Sustainability: All homes shall comply with the Energy component of the Wylie Building Code.

### **COMMUNITY DESIGN STANDARDS**

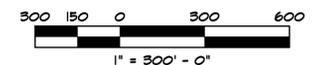
1. Public open space easements: 30' wide buffer with a minimum 8' wide trail to the rear of houses beside the open space and perpendicular from a street.
2. Perimeter screen along Sachse Road and Pleasant Valley Road shall be provided as generally shown on Exhibit E (Conceptual Perimeter Treatment). More specifically, a minimum 6' tall board-on-board cedar fence shall be provided to screen the adjacent homes from the roadways. The fencing shall have metal poles and masonry columns spaced every 50'. The fence's rails shall face the inside of the lot. Additionally, the fencing shall be stained to a uniform, neutral brown color and be maintained by the Homeowner's Association. In conjunction with the fencing, shrub plantings shall be provided.
3. Perimeter buffer, trails, and landscape: A minimum 40' buffer shall be provided along Sachse Road and Pleasant Valley Road. A mixture of large/shade and small ornamental trees shall be provided within the 40' buffer. The trees shall be planted in natural groupings versus being evenly spaced. A minimum 8' wide concrete trail shall meander through the buffer as generally depicted on Exhibit E (Conceptual Perimeter Treatment).
4. Furnishings along trails: Benches with backs shall be provided and spaced appropriately when adjacent to open space. Decorative paving and cross-walks at street connectors shall also be provided.
5. Curvilinear streets: A minimum of 25% of the streets within the community shall have a curve between 3 and 23 degrees.

6. Entry features and medians: Architectural features on stone screening walls or stone monuments shall be located within a landscaped median to the first cross street. Decorative paving shall be provided in the cross-walk.
7. Signage at community entries: Community identification shall be incorporated into the screening wall or monument located at the community entrances. The sign shall be illuminated by means other than street lights.
8. Sidewalk locations: 5' sidewalks shall be provided on both sides of a street.
9. Mailboxes: Mailboxes shall be paired at the common property line of two lots. They shall be a uniform style, selected by the developer, and shall be stylistically consistent throughout the Dominion of Pleasant Valley community. A number plaque shall be provided on the mailbox.
10. Sidewalk lighting: Upgraded decorative street pole lighting shall be provided throughout the community. The poles shall have solar controls and be spaced every 250' -350' and at intersection at mid-block.
11. Alleys: Alleys shall not be required.
12. Community buffer yards, entryway treatments, and landscaping shall be designed, developed, and maintained in accordance with the standards established in the Wylie Zoning Ordinance unless otherwise identified in these requirements.
13. A Landscape Plan shall be provided in conjunction with the preliminary plat. Such a plan shall comprehensively address edge treatments such as perimeter screening and landscaping and primary and secondary community entrances.
14. Community Streets: Streets within the Dominion of Pleasant Valley community shall dedicate right-of-way and be built to the paving widths and thicknesses as identified on Exhibit F (Paving and Right-of-Way Dimensions).

Roadway Impact Fees shall be paid for the Dominion of Pleasant Valley community's impact on Ballard Avenue and Pleasant Valley Road. No other financial obligations with respect to these roads shall be required.



LOCATION MAP  
NOT TO SCALE



**LEGAL DESCRIPTION**

BEING a tract of land located in the City of Wylie, Collin and Dallas County, Texas, a part of the Guadalupe De Los Santos Survey, Abstract Number 1100 in Collin County and Abstract Number 1384 in Dallas County, Texas, and being all of that called 68.080 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document Number 201300334379, Dallas County Deed Records, and being all of that called 62.744 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document Number 20131029001473040, Collin County Deed Records, and being all of that called 139.871 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document Number 201300334380, Dallas County Deed Records, and being all of that called 139.871 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document Number 20131029001473050, Collin County Deed Records and in Document Number 201300334381, Dallas County Deed Records, and being all of that called 80.178 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document Number 20131029001473060, Collin County Deed Records and in Document Number 201300334382, Dallas County Deed Records, and being a part of a called 3.00 acre tract of land described in a warranty deed to Alan L. Stuft and wife, Cheryl A. Stuft as recorded in Volume 5822, Page 988, Collin County Deed Records, and being all of Dominion of Pleasant Valley, Phase 1, an addition to the City of Wylie as recorded in Volume 2016, Page 97, Collin County Plat Records and in Document Number 2016000365552, Dallas County Plat Records, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the north corner of said 80.178 acre tract of land, said corner being the intersection of the southeast right-of-way line of Sachse Road (a variable width right-of-way) with the southwest right-of-way line of Pleasant Valley Road (a variable width right-of-way);

THENCE South 45 degrees 13 minutes 21 seconds East, 1017.00 feet along the southwest right-of-way line of Pleasant Valley Road to a five-eighths inch iron rod found at the east corner of said 80.178 acre tract of land, said point being in the northwest line of said 3.00 acre tract of land;

THENCE South 44 degrees 25 minutes 51 seconds West, 205.02 feet along the southeast line of said 80.178 acre tract of land and along the northwest line of said 3.00 acre tract of land to a one-half inch iron rod found for corner;

THENCE South 31 degrees 53 minutes 00 seconds East, 178.21 feet to a one-half inch iron rod found in the southeast line of said 3.00 acre tract of land;

THENCE North 44 degrees 25 minutes 51 seconds East, 270.28 feet to a "PK" Nail found at the east corner of said 3.00 acre tract of land and at the north corner of said 139.871 acre tract of land, said corner being in the approximate centerline of Pleasant Valley Road;

THENCE South 45 degrees 04 minutes 06 seconds East, 910.66 feet along the approximate centerline of Pleasant Valley Road to a "PK" Nail found at the east corner of said 139.871 acre tract of land;

THENCE South 44 degrees 35 minutes 16 seconds West, 946.44 feet along the southeast line of said 139.871 acre tract of land to a three-eighths inch iron rod found at the north corner of said 62.744 acre tract of land;

THENCE along the northeast line of said 62.744 acre tract of land as follows:  
 South 72 degrees 50 minutes 34 seconds East, 1006.69 feet to a one-half inch iron rod found for corner;  
 South 45 degrees 05 minutes 00 seconds East, 659.02 feet to the east corner of said 62.744 acre tract of land, said corner being in the northwest right-of-way line of Pleasant Valley Road (a variable width right-of-way);

THENCE along the northwest right-of-way line of Pleasant Valley Road as follows:  
 South 44 degrees 40 minutes 56 seconds West, 1884.95 feet to a one-half inch iron rod found at the south corner of said 62.744 acre tract of land;  
 North 45 degrees 51 minutes 04 seconds West, 25.22 feet along the southwest line of said 62.744 acre tract of land to a one-half inch iron rod found at the east corner of said 68.080 acre tract of land;  
 South 45 degrees 46 minutes 51 seconds West, 780.79 feet to a one-half inch iron rod found in the southeast line of said 68.080 acre tract of land;  
 South 43 degrees 29 minutes 35 seconds West, 1100.30 feet to a one-half inch iron rod found in the southeast line of said 68.080 acre tract of land;  
 South 46 degrees 27 minutes 29 seconds West, 62.08 feet to a one-half inch iron rod found at the south corner of said 68.080 acre tract of land;

THENCE North 45 degrees 52 minutes 23 seconds West, 1539.67 feet to a one-half inch iron rod found at the west corner of said 68.080 acre tract of land, said corner being in the southeast line of said 139.871 acre tract of land;

THENCE along the southeast line of said 139.871 acre tract of land as follows:  
 South 44 degrees 57 minutes 28 seconds West, 994.96 feet to a one-half inch iron rod found for corner;  
 South 45 degrees 02 minutes 39 seconds West, 1285.49 feet to a one-half inch iron rod found at the south corner of said 139.871 acre tract of land;

THENCE along the southwest line of said 139.871 acre tract of land as follows:  
 North 37 degrees 59 minutes 42 seconds West, 99.48 feet to a one-half inch iron rod found for corner;  
 North 08 degrees 17 minutes 42 seconds West, 187.81 feet to a one-half inch iron rod found for corner;  
 North 13 degrees 51 minutes 18 seconds East, 132.60 feet to a one-half inch iron rod found for corner;  
 North 11 degrees 18 minutes 42 seconds West, 47.80 feet to a one-half inch iron rod found for corner;  
 North 33 degrees 08 minutes 42 seconds West, 204.37 feet to a one-half inch iron rod found for corner;  
 North 31 degrees 22 minutes 18 seconds East, 65.70 feet to a one-half inch iron rod found for corner;  
 North 07 degrees 23 minutes 18 seconds East, 131.90 feet to a one-half inch iron rod found for corner;  
 North 14 degrees 36 minutes 42 seconds West, 176.00 feet to a one-half inch iron rod found at the west corner of said 139.871 acre tract of land;

THENCE along the northwest line of said 139.871 acre tract of land as follows:  
 North 44 degrees 55 minutes 26 seconds East, 1923.49 feet to a wood post found for corner;  
 North 45 degrees 03 minutes 14 seconds West, 254.14 feet to a wood post found for corner;  
 North 44 degrees 31 minutes 39 seconds East, 649.98 feet to a concrete monument found at the south corner of said 80.178 acre tract of land;

THENCE North 45 degrees 13 minutes 21 seconds West, 998.82 feet to a concrete monument found at the west corner of said 80.178 acre tract of land, said corner being in the southeast right-of-way line of Sachse Road;

THENCE along the northwest line of said 80.178 acre tract of land and along the southeast right-of-way line of Sachse Road as follows:  
 North 44 degrees 25 minutes 31 seconds East, 364.61 feet to a concrete monument found for corner;  
 North 41 degrees 35 minutes 16 seconds West, 15.69 feet to a concrete monument found for corner;  
 North 44 degrees 23 minutes 05 seconds East, 3078.93 feet to the POINT OF BEGINNING and containing 352.882 acres of land.

**BASIS OF BEARING:**  
 The basis of bearing is derived from GPS observations using the City of Wylie geodetic monuments. (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83).

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N37°59'42"W	99.48'
L2	N08°17'42"W	187.81'
L3	N13°51'18"E	132.60'
L4	N11°18'42"W	47.80'
L5	N33°08'42"W	204.37'
L6	N31°22'18"E	65.70'
L7	N07°23'18"E	131.90'
L8	N14°36'42"W	176.00'

**EXHIBIT C: ZONING BOUNDARY SURVEY**  
**DOMINION OF PLEASANT VALLEY**  
 BEING 352.882 ACRES OUT OF THE  
 GUADALUPE DE LOS SANTOS SURVEY,  
 ABSTRACT NO. 1100 (COLLIN COUNTY)  
 ABSTRACT NO. 1384 (DALLAS COUNTY)  
 CITY OF WYLIE  
 COLLIN COUNTY AND DALLAS COUNTY, TEXAS

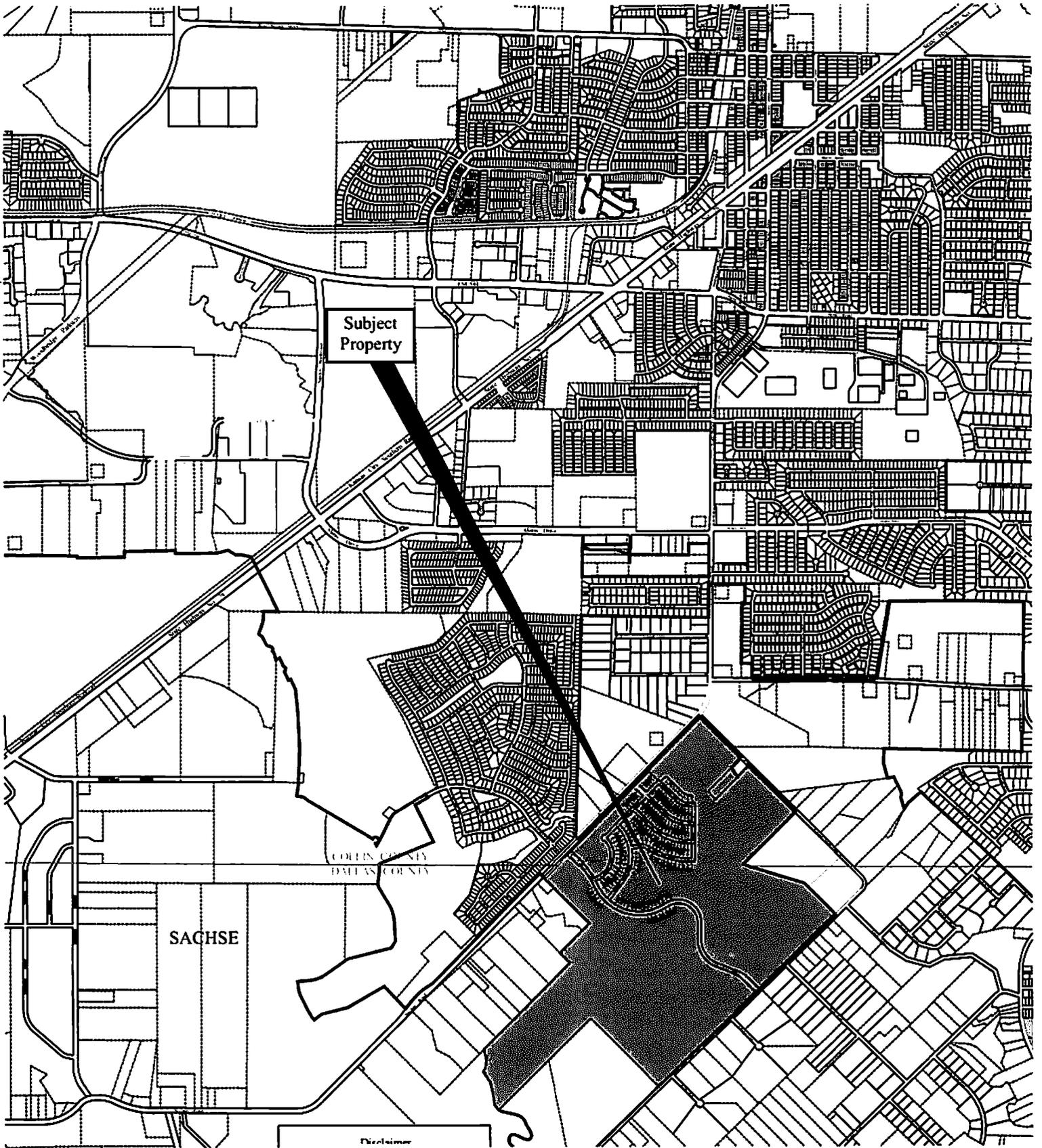
**MHI PARTNERSHIP, LTD** **OWNER**  
 7676 Woodway, Suite 104 (713) 952-6767  
 Houston, Texas 77063

**GRAND ACQUISITION, INC** **OWNER**  
 15455 Dallas Parkway, Suite 1000 (214) 750-6528  
 Addison, Texas 75001

**WYLIE DPV LIMITED, PARTNERSHIP** **OWNER/DEVELOPER**  
 8214 Westchester, Suite 950 (214) 673-0575  
 Dallas, Texas 75225  
 Contact: Ron Haynes

**JB PARTNERS, INC.** **ENGINEER**  
 16301 Quorum Drive, Suite 200 B (972)248-7676  
 Addison, Texas 75001  
 TBPE No. F-438 TBPLS No. 10076000

Submitted: September 26, 2016



LOCATION MAP  
ZONING CASE #2016-12

**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 #2016-12.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-12.

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

Tuesday, October 18, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, October 25, 2016, 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: McGUYER Homebuilders, INC.  
*(please print)*

Address: 7676 Woodway Drive #104  
Houston, Texas 77603

Signature: Mike Edge

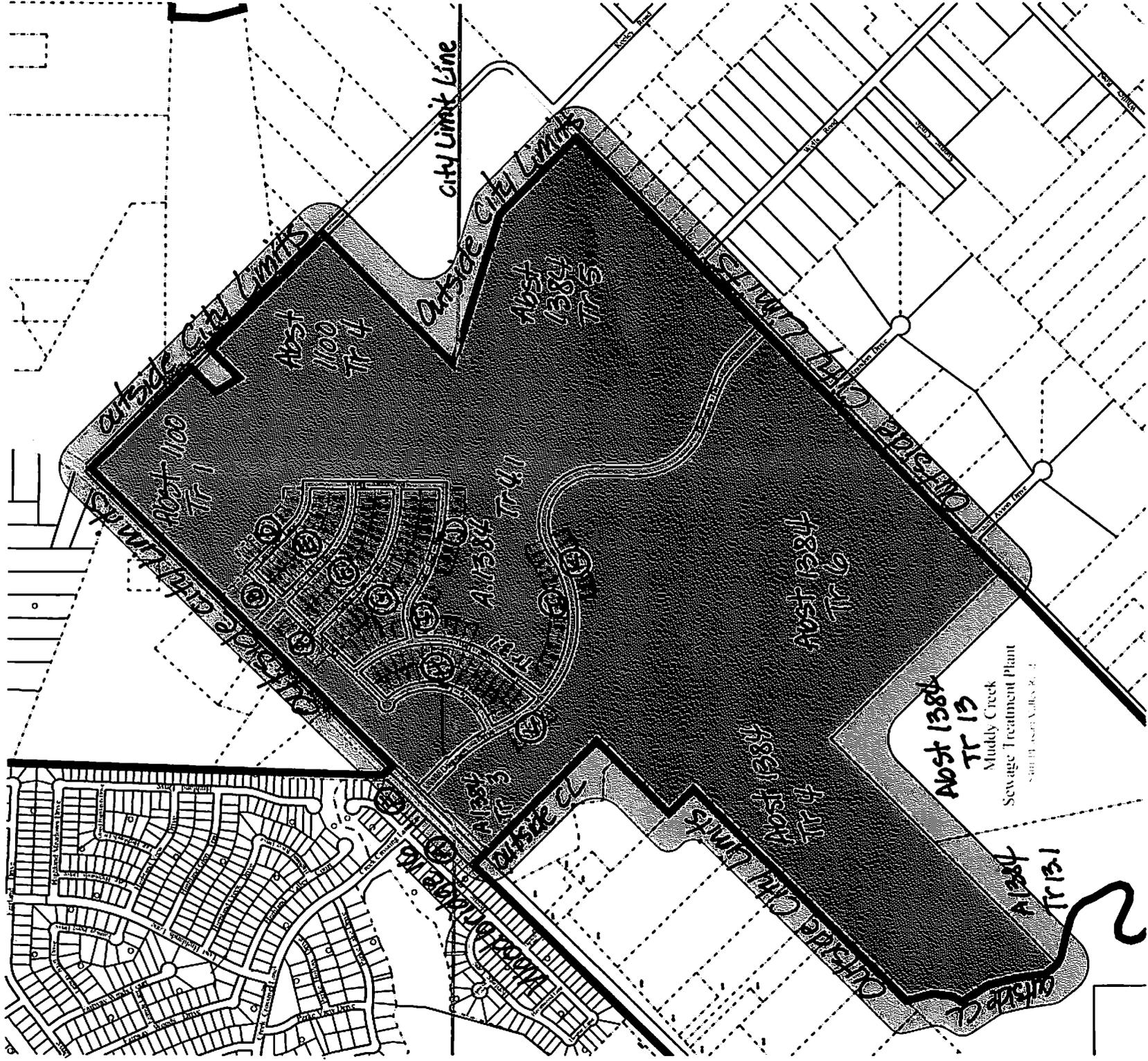
Date: 10-7-16

**COMMENTS:**

WE ARE the owner of the (42)  
single family lots attached and are  
in support of the requested zoning.

<b>Address</b>	<b>Legal</b>
324 Daylily Dr	8:A:1
113 Lavender Ln	7:D:1
115 Lavender Ln	8:D:1
117 Lavender Ln	9:D:1
112 Lavender Ln	7:E:1
114 Lavender Ln	8:E:1
124 Lavender Ln	13:E:1
127 Live Oak Dr	14:E:1
125 Live Oak Dr	15:E:1
123 Live Oak Dr	16:E:1
121 Live Oak Dr	17:E:1
119 Live Oak Dr	18:E:1
117 Live Oak Dr	19:E:1
115 Live Oak Dr	20:E:1
107 Live Oak Dr	24:E:1
102 Live Oak Dr	2:F:1
104 Live Oak Dr	3:F:1
114 Live Oak Dr	8:F:1
132 Live Oak Dr	17:F:1
111 Turk's Cap Tr	31:F:1
109 Turk's Cap Tr	32:F:1
107 Turk's Cap Tr	33:F:1
105 Turk's Cap Tr	34:F:1
103 Turk's Cap Tr	35:F:1
101 Turk's Cap Tr	36:F:1
100 Turk's Cap Tr	1:G:1

<b>Address</b>	<b>Legal</b>
227 Red Bud Pass	22:G:1
225 Red Bud Pass	23:G:1
223 Red Bud Pass	24:G:1
221 Red Bud Pass	25:G:1
211 Red Bud Pass	29:G:1
209 Red Bud Pass	30:G:1
111 Autumn Sage Dr	35:G:1
109 Autumn Sage Dr	36:G:1
101 Autumn Sage Dr	40:G:1
100 Autumn Sage Dr	15:H:1
102 Autumn Sage Dr	16:H:1
104 Autumn Sage Dr	17:H:1
106 Autumn Sage Dr	18:H:1
108 Autumn Sage Dr	19:H:1
121 Lantana Lane	4:H:1
123 Lantana Lane	3:H:1



OWNER NOTIFICATION MAP  
 ZONING CASE #2016-12

# NOTIFICATION REPORT

APPLICANT: Ron Haynes with Wylie DPV Limited  
8214 Westchester, Suite 950 Dallas, Texas 75225

APPLICATION FILE #2016-12

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Ron Haynes Wylie DPV Limited	8214 Westchester, Suite 950 Dallas, Texas 75225
2	Blk A	Woodridge 16 Lot 1	R-10566-00A-0010-1	Woodbridge HOA	PO Box 201502 Arlington, Texas 76006
3	Blk A	Woodridge 16 Lot 2	R-10566-00A-0020-1	Don Conoyer	303 Hogue Lane Wylie, Texas 75098
4	Blk A	Woodridge 16 Lot 3	R-10566-00A-0030-1	Nicholas McPhaul	305 Hogue Lane Wylie, Texas 75098
5	Blk A	Woodridge 16 Lot 4	R-10566-00A-0040-1	Marvin Dao	307 Hogue Lane Wylie, Texas 75098
6	Blk A	Woodridge 16 Lot 5	R-10566-00A-0050-1	Gregory Colunga	309 Hogue Lane Wylie, Texas 75098
7	Blk A	Woodridge 16 Lot 6	R-10566-00A-0060-1	Sarah Demetriou	311 Hogue Lane Wylie, Texas 75098
8	Blk A	Woodridge 16 Lot 7	942590000A0070000	Jason Yeatts	313 Hogue Lane Wylie, Texas 75098
9	Blk A	Woodridge 16 Lot 8	942590000A0080000	Woodbridge XVII Ltd	800 E. Campbell Road #130 Richardson, Texas 75081
10	Blk A	Woodridge 16 Lot 9	942590000A0090000	Megatel Homes, Inc.	1800 Valley View Lane #400 Farmers Branch, Texas 75234
11	Blk A	Woodridge 16 Lot 10	942590000A0100000	Megatel Homes, Inc.	1800 Valley View Lane #400 Farmers Branch, Texas 75234
12	Blk A	Woodridge 16 Lot 11	942590000A0110000	Katherine Parrott	321 Hogue Lane Wylie, Texas 75098
13	Blk A	Woodridge 16 Lot 12	942590000A0120000	Brian Nguyen	323 Hogue Lane Wylie, Texas 75098
14	Blk F	Woodridge 16 Lot 1	R-10566-00F-0010-1	Woodbridge HOA	PO Box 201502 Arlington, Texas 76006
15	Blk F	Woodridge 16 Lot 2	R-10566-00F-0020-1	Thangarajan Rathinasamy	215 Hogue Lane Wylie, Texas 75098
16	Blk F	Woodridge 16 Lot 3	R-10566-00F-0020-1	Jacob Anthony	213 Hogue Lane Wylie, Texas 75098
17	Blk F	Woodridge 16 Lot 4	R-10566-00F-0040-1	Ruth Alvarado	211 Hogue Lane Wylie, Texas 75098
18	Blk F	Woodridge 16 Lot 5	R-10566-00F-0050-1	Carmen Brown	209 Hogue Lane Wylie, Texas 75098

19	Blk F	Woodridge 16 Lot 6	R-10566-00F-0060-1	Shawn Rucker	207 Hogue Lane Wylie, Texas 75098
20	Blk F	Woodridge 16 Lot 7	R-10566-00F-0070-1	Henry Mathias	205 Hogue Lane Wylie, Texas 75098
21	Blk A	Dominion Pleasant Valley Lot 1	R-10924-00A-0010-1	Wylie DPV Limited Partnership	520 N. Main Street Ste C #108 Herber City, UT 84032
22	Blk A	Dominion Pleasant Valley Lot 2	R-10924-00A-0210-1	Wylie DPV Limited Partnership	520 N. Main Street Ste C #108 Herber City, UT 84032
23	Blk A	Dominion Pleasant Valley Lot 3	R-10924-00A-0030-1	Wylie DPV Limited Partnership	520 N. Main Street Ste C #108 Herber City, UT 84032
24	Blk A	Dominion Pleasant Valley Lot 4	R-10924-00A-0040-1	Wylie DPV Limited Partnership	520 N. Main Street Ste C #108 Herber City, UT 84032
25	Blk A	Dominion Pleasant Valley Lot 5	R-10924-00A-0050-1	Wylie DPV Limited Partnership	520 N. Main Street Ste C #108 Herber City, UT 84032
26	Blk A	Dominion Pleasant Valley Lot 6	R-10924-00A-0060-1	Wylie DPV Limited Partnership	520 N. Main Street Ste C #108 Herber City, UT 84032
27	Blk A	Dominion Pleasant Valley Lot 7	R-10924-00A-0070-1	Wylie DPV Limited Partnership	520 N. Main Street Ste C #108 Herber City, UT 84032
28	Blk A	Dominion Pleasant Valley Lot 8	R-10924-00A-0080-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
29	Blk A	Dominion Pleasant Valley Lot 9	R-10924-00A-0090-1	City of Wylie	300 Country Club Road #100 Wylie, Texas 75098
30	Blk A	Dominion Pleasant Valley Lot 10	940500000A0100000	Ron Haynes DPV Limited Partnership	PO Box 346 Dallas, Texas 75206
31	Blk B	Dominion Pleasant Valley Lot 1	R-10924-00B-0010-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
32	Blk B	Dominion Pleasant Valley Lot 2	R-10924-00B-0020-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
33	Blk B	Dominion Pleasant Valley Lot 3	R-10924-00B-0030-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
34	Blk B	Dominion Pleasant Valley Lot 4	R-10924-00B-0040-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
35	Blk B	Dominion Pleasant Valley Lot 5	R-10924-00B-0050-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
36	Blk D	Dominion Pleasant Valley Lot 1	R-10924-00D-0010-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
37	Blk D	Dominion Pleasant Valley Lot 2	R-10924-00D-0020-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
38	Blk D	Dominion Pleasant Valley Lot 3	R-10924-00D-0030-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
39	Blk D	Dominion Pleasant Valley Lot 4	R-10924-00D-0040-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032

40	Dominion Pleasant Valley				15455 Dallas Parkway #1000 Addison, Texas 75001
	Blk D	Lot 5	R-10924-00D-0050-1	Grand Homes 2014 LP	
41	Dominion Pleasant Valley				15455 Dallas Parkway #1000 Addison, Texas 75001
	Blk D	Lot 6	R-10924-00D-0060-1	Grand Homes 2014 LP	
42	Dominion Pleasant Valley				520 N. Main Street, Ste C #108 Herver City, UT 84032
	Blk D	Lot 7	R-10924-00D-0070-1	Wylie DPV Limited Partnership	
43	Dominion Pleasant Valley				520 N. Main Street, Ste C #108 Herver City, UT 84032
	Blk D	Lot 8	R-10924-00D-0080-1	Wylie DPV Limited Partnership	
44	Dominion Pleasant Valley				520 N. Main Street, Ste C #108 Herver City, UT 84032
	Blk D	Lot 9	R-10924-00D-0090-1	Wylie DPV Limited Partnership	
45	Dominion Pleasant Valley				520 N. Main Street, Ste C #108 Herver City, UT 84032
	Blk D	Lot 10	R-10924-00D-1010-1	Wylie DPV Limited Partnership	
46	Dominion Pleasant Valley				520 N. Main Street, Ste C #108 Herver City, UT 84032
	Blk E	Lot 1	R-10924-00E-0010-1	Wylie DPV Limited Partnership	
47	Dominion Pleasant Valley				520 N. Main Street, Ste C #108 Herver City, UT 84032
	Blk E	Lot 2	R-10924-00E-0020-1	Wylie DPV Limited Partnership	
48	Dominion Pleasant Valley				520 N. Main Street, Ste C #108 Herver City, UT 84032
	Blk E	Lot 3	R-10924-00E-0030-1	Wylie DPV Limited Partnership	
49	Dominion Pleasant Valley				520 N. Main Street, Ste C #108 Herver City, UT 84032
	Blk E	Lot 4	R-10924-00E-0040-1	Wylie DPV Limited Partnership	
50	Dominion Pleasant Valley				15455 Dallas Parkway #1000 Addison, Texas 75001
	Blk E	Lot 5	R-10924-00E-0050-1	Grand Homes 2014 LP	
51	Dominion Pleasant Valley				520 N. Main Street, Ste C #108 Herver City, UT 84032
	Blk E	Lot 6	R-10924-00E-0060-1	Wylie DPV Limited Partnership	
52	Dominion Pleasant Valley				520 N. Main Street, Ste C #108 Herver City, UT 84032
	Blk E	Lot 7	R-10924-00E-0070-1	Wylie DPV Limited Partnership	
53	Dominion Pleasant Valley				520 N. Main Street, Ste C #108 Herver City, UT 84032
	Blk E	Lot 8	R-10924-00E-0080-1	Wylie DPV Limited Partnership	
54	Dominion Pleasant Valley				520 N. Main Street, Ste C #108 Herver City, UT 84032
	Blk E	Lot 9	R-10924-00E-0090-1	Wylie DPV Limited Partnership	
55	Dominion Pleasant Valley				520 N. Main Street, Ste C #108 Herver City, UT 84032
	Blk E	Lot 10	R-10924-00E-0100-1	Wylie DPV Limited Partnership	
56	Dominion Pleasant Valley				520 N. Main Street, Ste C #108 Herver City, UT 84032
	Blk E	Lot 11	R-10924-00E-0110-1	Wylie DPV Limited Partnership	
57	Dominion Pleasant Valley				520 N. Main Street, Ste C #108 Herver City, UT 84032
	Blk E	Lot 12	R-10924-00E-0120-1	Wylie DPV Limited Partnership	
58	Dominion Pleasant Valley				7676 Woodway Drive #104 Houston, Texas 77603
	Blk E	Lot 13	R-10924-00E-0130-1	MHI Partnership, Ltd.	
59	Dominion Pleasant Valley				520 N. Main Street, Ste C #108 Herver City, UT 84032
	Blk E	Lot 14	R-10924-00E-0140-1	Wylie DPV Limited Partnership	
60	Dominion Pleasant Valley				7676 Woodway Drive #104 Houston, Texas 77603
	Blk E	Lot 15	R-10924-00E-0150-1	MHI Partnership, Ltd.	

61	Dominion Pleasant Valley Blk E	Lot 16	R-10924-00E-0160-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
62	Dominion Pleasant Valley Blk E	Lot 17	R-10924-00E-0170-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
63	Dominion Pleasant Valley Blk E	Lot 18	R-10924-00E-0180-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
64	Dominion Pleasant Valley Blk E	Lot 19	R-10924-00E-0190-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
65	Dominion Pleasant Valley Blk E	Lot 20	R-10924-00E-0200-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
66	Dominion Pleasant Valley Blk E	Lot 21	R-10924-00E-0210-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
67	Dominion Pleasant Valley Blk E	Lot 22	R-10924-00E-0220-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
68	Dominion Pleasant Valley Blk E	Lot 23	R-10924-00E-0230-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
69	Dominion Pleasant Valley Blk E	Lot 24	R-10924-00E-0240-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
70	Dominion Pleasant Valley Blk E	Lot 25	R-10924-00E-0250-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
71	Dominion Pleasant Valley Blk E	Lot 26	R-10924-00E-0260-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
72	Dominion Pleasant Valley Blk E	Lot 27	R-10924-00E-0270-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
73	Dominion Pleasant Valley Blk E	Lot 28	R-10924-00E-0280-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
74	Dominion Pleasant Valley Blk F	Lot 1	R-10924-00F-0010-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
75	Dominion Pleasant Valley Blk F	Lot 2	R-10924-00F-0020-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
76	Dominion Pleasant Valley Blk F	Lot 3	R-10924-00F-0030-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
77	Dominion Pleasant Valley Blk F	Lot 4	R-10924-00F-0040-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
78	Dominion Pleasant Valley Blk F	Lot 5	R-10924-00F-0050-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
79	Dominion Pleasant Valley Blk F	Lot 6	R-10924-00F-0060-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
80	Dominion Pleasant Valley Blk F	Lot 7	R-10924-00F-0070-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
81	Dominion Pleasant Valley Blk F	Lot 8	R-10924-00F-0080-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603

82	Dominion Pleasant Valley Blk F	Lot 9	R-10924-00F-0090-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
83	Dominion Pleasant Valley Blk F	Lot 10	R-10924-00F-0100-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
84	Dominion Pleasant Valley Blk F	Lot 11	R-10924-00F-0110-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
85	Dominion Pleasant Valley Blk F	Lot 12	R-10924-00F-0120-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
86	Dominion Pleasant Valley Blk F	Lot 13	R-10924-00F-0130-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
87	Dominion Pleasant Valley Blk F	Lot 14	R-10924-00F-0140-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
88	Dominion Pleasant Valley Blk F	Lot 15	R-10924-00F-0150-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
89	Dominion Pleasant Valley Blk F	Lot 16	R-10924-00F-0160-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
90	Dominion Pleasant Valley Blk F	Lot 17	R-10924-00F-0170-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
91	Dominion Pleasant Valley Blk F	Lot 18	R-10924-00F-0180-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
92	Dominion Pleasant Valley Blk F	Lot 19	R-10924-00F-0190-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
93	Dominion Pleasant Valley Blk F	Lot 20	R-10924-00F-0200-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
94	Dominion Pleasant Valley Blk F	Lot 21	R-10924-00F-0210-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
95	Dominion Pleasant Valley Blk F	Lot 22	R-10924-00F-0220-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
96	Dominion Pleasant Valley Blk F	Lot 23	R-10924-00F-0230-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
97	Dominion Pleasant Valley Blk F	Lot 24	R-10924-00F-02400-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
98	Dominion Pleasant Valley Blk F	Lot 25	R-10924-00F-0250-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
99	Dominion Pleasant Valley Blk F	Lot 26	R-10924-00F-0260-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
100	Dominion Pleasant Valley Blk F	Lot 27	R-10924-00F-0270-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
101	Dominion Pleasant Valley Blk F	Lot 28	R-10924-00F-0280-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
102	Dominion Pleasant Valley Blk F	Lot 29	R-10924-00F-0290-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001

103	Dominion Pleasant Valley Blk F	Lot 30	R-10924-00F-0300-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
104	Dominion Pleasant Valley Blk F	Lot 31	R-10924-00F-0310-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
105	Dominion Pleasant Valley Blk F	Lot 32	R-10924-00F-0320-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
106	Dominion Pleasant Valley Blk F	Lot 33	R-10924-00F-0330-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
107	Dominion Pleasant Valley Blk F	Lot 34	R-10924-00F-0340-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
108	Dominion Pleasant Valley Blk F	Lot 35	R-10924-00F-0350-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
109	Dominion Pleasant Valley Blk F	Lot 36	R-10924-00F-0360-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
110	Dominion Pleasant Valley Blk F	Lot 37	R-10924-00F-0370-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
111	Dominion Pleasant Valley Blk G	Lot 1	R-10924-00G-0010-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
112	Dominion Pleasant Valley Blk G	Lot 2	R-10924-00G-0020-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
113	Dominion Pleasant Valley Blk G	Lot 3	R-10924-00G-0030-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
114	Dominion Pleasant Valley Blk G	Lot 4	R-10924-00G-0040-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
115	Dominion Pleasant Valley Blk G	Lot 5	R-10924-00G-0050-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
116	Dominion Pleasant Valley Blk G	Lot 6	R-10924-00G-0060-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
117	Dominion Pleasant Valley Blk G	Lot 7	R-10924-00G-0070-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
118	Dominion Pleasant Valley Blk G	Lot 8	R-10924-00G-0080-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
119	Dominion Pleasant Valley Blk G	Lot 9	R-10924-00G-0090-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
120	Dominion Pleasant Valley Blk G	Lot 10	R-10924-00G-0100-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
121	Dominion Pleasant Valley Blk G	Lot 11	R-10924-00G-0110-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
122	Dominion Pleasant Valley Blk G	Lot 12	R-10924-00G-0120-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
123	Dominion Pleasant Valley Blk G	Lot 13	R-10924-00G-0130-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032

124	Dominion Pleasant Valley Blk G	Lot 14	R-10924-00G-0140-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
125	Dominion Pleasant Valley Blk G	Lot 15	R-10924-00G-0150-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
126	Dominion Pleasant Valley Blk G	Lot 16	R-10924-00G-0160-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
127	Dominion Pleasant Valley Blk G	Lot 17	R-10924-00G-0170-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
128	Dominion Pleasant Valley Blk G	Lot 18	R-10924-00G-0180-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
129	Dominion Pleasant Valley Blk G	Lot 19	R-10924-00G-0190-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
130	Dominion Pleasant Valley Blk G	Lot 20	R-10924-00G-0200-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
131	Dominion Pleasant Valley Blk G	Lot 21	R-10924-00G-0210-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
132	Dominion Pleasant Valley Blk G	Lot 22	R-10924-00G-0220-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
133	Dominion Pleasant Valley Blk G	Lot 23	R-10924-00G-0230-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
134	Dominion Pleasant Valley Blk G	Lot 24	R-10924-00G-0240-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
135	Dominion Pleasant Valley Blk G	Lot 25	R-10924-00G-0250-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
136	Dominion Pleasant Valley Blk G	Lot 26	R-10924-00G-0260-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
137	Dominion Pleasant Valley Blk G	Lot 27	R-10924-00G-0270-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
138	Dominion Pleasant Valley Blk G	Lot 28	R-10924-00G-0280-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
139	Dominion Pleasant Valley Blk G	Lot 29	R-10924-00G-0290-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
140	Dominion Pleasant Valley Blk G	Lot 30	R-10924-00G-0300-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
141	Dominion Pleasant Valley Blk G	Lot 31	R-10924-00G-0310-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
142	Dominion Pleasant Valley Blk G	Lot 32	R-10924-00G-0320-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
143	Dominion Pleasant Valley Blk G	Lot 33	R-10924-00G-0330-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
144	Dominion Pleasant Valley Blk G	Lot 34	R-10924-00G-0340-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032

145	Dominion Pleasant Valley Blk G	Lot 35	R-10924-00G-0350-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
146	Dominion Pleasant Valley Blk G	Lot 36	R-10924-00G-0360-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
147	Dominion Pleasant Valley Blk G	Lot 37	R-10924-00G-0370-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
148	Dominion Pleasant Valley Blk G	Lot 38	R-10924-00G-0380-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
149	Dominion Pleasant Valley Blk G	Lot 39	R-10924-00G-0390-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
150	Dominion Pleasant Valley Blk G	Lot 40	R-10924-00G-0400-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
151	Dominion Pleasant Valley Blk G	Lot 41	R-10924-00G-0410-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
152	Dominion Pleasant Valley Blk G	Lot 42	R-10924-00G-0420-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
153	Dominion Pleasant Valley Blk H	Lot 1	940500000H0010000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
154	Dominion Pleasant Valley Blk H	Lot 2	940500000H0020000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
155	Dominion Pleasant Valley Blk H	Lot 3	940500000H0030000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
156	Dominion Pleasant Valley Blk H	Lot 4	940500000H0040000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
157	Dominion Pleasant Valley Blk H	Lot 5	940500000H0050000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
158	Dominion Pleasant Valley Blk H	Lot 6	940500000H0060000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
159	Dominion Pleasant Valley Blk H	Lot 7	940500000H0070000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
160	Dominion Pleasant Valley Blk H	Lot 8	940500000H0080000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
161	Dominion Pleasant Valley Blk H	Lot 9	R-10924-00H-0090-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
162	Dominion Pleasant Valley Blk H	Lot 10	R-10924-00H-0100-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
163	Dominion Pleasant Valley Blk H	Lot 11	R-10924-00H-0110-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
164	Dominion Pleasant Valley Blk H	Lot 12	R-10924-00H-0120-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
165	Dominion Pleasant Valley Blk H	Lot 13	R-10924-00H-0130-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032

166	Dominion Pleasant Valley	Blk H	Lot 14	R-10924-00H-0140-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
167	Dominion Pleasant Valley	Blk H	Lot 15	R-10924-00H-0150-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
168	Dominion Pleasant Valley	Blk H	Lot 16	R-10924-00H-0160-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
169	Dominion Pleasant Valley	Blk H	Lot 17	R-10924-00H-0170-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
170	Dominion Pleasant Valley	Blk H	Lot 18	R-10924-00H-0180-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
171	Dominion Pleasant Valley	Blk H	Lot 19	R-10924-00H-0190-1	MHI Partnership, Ltd.	7676 Woodway Drive #104 Houston, Texas 77603
172	Dominion Pleasant Valley	Blk H	Lot 20	R-10924-00H-0200-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
173	Dominion Pleasant Valley	Blk H	Lot 21	R-10924-00H-0210-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
174	Dominion Pleasant Valley	Blk H	Lot 22	R-10924-00H-0220-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
175	Dominion Pleasant Valley	Blk H	Lot 23	940500000H0230000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
176	Dominion Pleasant Valley	Blk H	Lot 24	940500000H0240000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
177	Dominion Pleasant Valley	Blk H	Lot 25	940500000H0250000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
178	Dominion Pleasant Valley	Blk H	Lot 26	940500000H0260000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
179	Dominion Pleasant Valley	Blk H	Lot 27	940500000H0270000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
180	Dominion Pleasant Valley	Blk H	Lot 28	940500000H0280000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
181	Dominion Pleasant Valley	Blk H	Lot 29	940500000H0290000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
182	Dominion Pleasant Valley	Blk H	Lot 30	940500000H0300000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
183	Dominion Pleasant Valley	Blk H	Lot 31	940500000H0310000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
184	Dominion Pleasant Valley	Blk H	Lot 32	940500000H0320000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
185	Dominion Pleasant Valley	Blk I	Lot 2	R-10924-00I-0020-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
186	Dominion Pleasant Valley	Blk I	Lot 3	R-10924-00I-0030-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001

187	Dominion Pleasant Valley Blk I	Lot 4	R-10924-00I-0040-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
188	Dominion Pleasant Valley Blk I	Lot 5	R-10924-00I-0050-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
189	Dominion Pleasant Valley Blk I	Lot 6	R-10924-00I-0060-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
190	Dominion Pleasant Valley Blk I	Lot 7	R-10924-00I-0070-1	Grand Homes 2014 LP	15455 Dallas Parkway #1000 Addison, Texas 75001
191	Dominion Pleasant Valley Blk I	Lot 8	940500000I0080000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
192	Dominion Pleasant Valley Blk I	Lot 9	940500000I0090000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
193	Dominion Pleasant Valley Blk I	Lot 10	940500000I0100000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
194	Dominion Pleasant Valley Blk I	Lot 11	940500000I0110000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
195	Dominion Pleasant Valley Blk I	Lot 12	940500000I0120000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
196	Dominion Pleasant Valley Blk I	Lot 13	940500000I0130000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
197	Dominion Pleasant Valley Blk I	Lot 14	940500000I0140000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
198	Dominion Pleasant Valley Blk I	Lot 15	940500000I0150000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
199	Dominion Pleasant Valley Blk I	Lot 16	940500000I0160000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
200	Dominion Pleasant Valley Blk I	Lot 17	940500000I0170000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
201	Dominion Pleasant Valley Blk I	Lot 18	940500000I0180000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
202	Dominion Pleasant Valley Blk I	Lot 19	940500000I0190000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
203	Dominion Pleasant Valley Blk I	Lot 20	940500000I0200000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
204	Dominion Pleasant Valley Blk I	Lot 21	940500000I0210000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
205	Dominion Pleasant Valley Blk I	Lot 22	940500000I0220000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
206	Dominion Pleasant Valley Blk I	Lot 23	940500000I0230000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
207	Dominion Pleasant Valley Blk I	Lot 24	940500000I0240000	Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206

208	Dominion Pleasant Valley Blk J Lot 1 940500000J0010000			Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
209	Dominion Pleasant Valley Blk J Lot 2 940500000J0020000			Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
210	Dominion Pleasant Valley Blk J Lot 3 940500000J0030000			Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
211	Dominion Pleasant Valley Blk J Lot 4 940500000J0040000			Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
212	Dominion Pleasant Valley Blk J Lot 5 940500000J0050000			Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
213	Dominion Pleasant Valley Blk J Lot 6 940500000J0060000			Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
214	Dominion Pleasant Valley Blk J Lot 7 R-10924-00J-0070-1			Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
215	Dominion Pleasant Valley Blk J Lot 8 R-10924-00J-0080-1			Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032
216	Dominion Pleasant Valley Blk K Lot 2 940500000K0020000			Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
217	Dominion Pleasant Valley Blk K Lot 3 940500000K003.0000			Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
218	Dominion Pleasant Valley Blk K Lot 4 940500000K0040000			Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
219	Dominion Pleasant Valley Blk K Lot 5 940500000K0050000			Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
220	Dominion Pleasant Valley Blk K Lot 6 940500000K0060000			Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
221	Dominion Pleasant Valley Blk K Lot 7 940500000K0070000			Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
222	Dominion Pleasant Valley Blk K Lot 8 940500000K0020000			Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
223	Dominion Pleasant Valley Blk L Lot 2 940500000L0020000			Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
224	Dominion Pleasant Valley Blk L Lot 3 940500000L0030000			Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
225	Dominion Pleasant Valley Blk L Lot 4 940500000L0040000			Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
226	Dominion Pleasant Valley Blk L Lot 5 940500000L0050000			Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
227	Dominion Pleasant Valley Blk L Lot 6 940500000L0060000			Ron Haynes DPB Limited Partnership	PO Box 346 Dallas, Texas 75206
228	Abst 1100	Tract 1	R-7100-000-0010-1	Wylie DPV Limited Partnership	520 N. Main Street, Ste C #108 Herver City, UT 84032

229	Abst 1100	Tract 4	R-7100-000-0040-1	Wylie DPV Limited Partnership Ron Haynes	520 N. Main Street, Ste C #108 Herver City, UT 84032
230	Abst 1384	Tract 3	65138456510030000	Wylie DPV Limited Partnership Ron Haynes	PO Box 346 Dallas, Texas 75206
231	Abst 1384	Tract 3.1	65138456510030100	Wylie DPV Limited Partnership Ron Haynes	PO Box 346 Dallas, Texas 75206
232	Abst 1384	Tract 4.1	6513846510040100	Wylie DPV Limited Partnership Ron Haynes	PO Box 346 Dallas, Texas 75206
233	Abst 1384	Tract 5	65138456510050000	Wylie DPV Limited Partnership Ron Haynes	PO Box 346 Dallas, Texas 75206
234	Abst 1384	Tract 6	65138456510060000	Wylie DPV Limited Partnership Ron Haynes	3710 Villanova Street Dallas, Texas 75225
235	Abst 1384	Tract 13	65138456510130000	NTMWD	PO Box 2408 Wylie, Texas 75098
236	Abst 1384	Tract 13.1	65138456510130100	Dallas County	500 Main Street - Records Bldg. Dallas, Texas 75202
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# Wylie City Council

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## AGENDA REPORT

Meeting Date: October 25, 2016  
Department: Planning  
Prepared By: Renaë' Ollie  
Date Prepared: October 18, 2016

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

### Subject

Consider and act upon a request to provide 7-1/4" Smartsiding as an alternate exterior material, in lieu of the required 4" – 5" wood siding or composite masonry to an existing contributing residential structure located at 201 E. Jefferson Street.

### Recommendation

Motion to accept WITHDRAWAL of a request to provide 7-1/4" Smartsiding as an alternate exterior material, in lieu of the required 4" – 5" wood siding or composite masonry to an existing contributing residential structure located at 201 E. Jefferson Street.

### Discussion

**OWNER: Jerilyn K. Staring**

**APPLICANT: Rod Staring**

The Applicant had begun remodeling of the subject residential structure due to rot/wear and the April 11 hail storm. On October 10<sup>th</sup>, staff made contact with the applicant to inform them that the siding that was being installed did not meet the ordinance. At that time, the applicant ceased work and submitted an application to seek an approval from the HRC.

On October 18, the applicant submitted a letter to withdraw their request, as they will adhere to the ordinance.

#### **HRC DISCUSSION:**

The Commission did not have an issue with the Smartsiding product and stated that it was a very good and durable product. They did however feel that the large size of the siding was not in keeping with the historic character of the house. Primary comments were that this is more than just a house in the historic district, but a historic house, as it is a Sears & Roebuck house more than likely brought in on the train and assembled in sections on site. The applicant and owner stated that several changes have been made to both the interior and exterior, and had not been well taken care of over the years. It is their desire to remove the eyesore and visually make it better. The owner has not lived at the address for several years.

In addition, the Commission suggested to the applicant to contact their insurance company to inquire about replacement cost of like materials. The applicant stated that their insurance company had already submitted funds for damage replacement.

The Commission voted 7-0 to recommend denial to the City Council.