



Wylie City Council

NOTICE OF MEETING

Regular Meeting Agenda November 14, 2016 – 6:00 pm Wylie Municipal Complex Council Chambers/Council Conference Room 300 Country Club Road, Building #100

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

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

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

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

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

CALL TO ORDER

Announce the presence of a Quorum

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

- **Wylie Way Students (E. Hogue, Mayor)**
- **Presentation to Wylie Heat Special Olympics by Wylie PD & FD.**
- **Presentation to the Wylie Police Department from the Dallas Magic Club**

- **Employee Milestone Anniversaries** (*L. Fagerstrom, Human Resources Manager*)
- **Presentation by Matthew Freeman, Director of the North Texas Chapter of the Texas Court Clerks Association and Court Administrator for the City of Frisco to Lisa Davis for achieving Level III Certified Municipal Court Clerk (CMCC), the highest level of achievement for clerk certification in Texas.**
- **Proclamation: Homeless Awareness Week** (*E. Hogue, Mayor*)

CITIZENS COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider, and act upon, approval of the Minutes of October 25, 2016 Regular Meeting of the Wylie City Council.** (*C. Ehrlich, City Secretary*)
- B. Consider, and act upon, Ordinance No. 2016-27 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*)
- C. Consider, and act upon, approval of a Preliminary Plat for Dominion of Pleasant Valley, Phase 2. The Plat will create 212 single family residential lots and multiple open space areas on 62.142 acres and dedicate the necessary rights-of way and parkland dedication. Subject property generally located at the southeast corner of Sachse Road and Pleasant Valley Road.** (*R. Ollie, Development Services Director*)
- D. Consider, and act upon, approval of a Final Plat for New Haven at Wylie Addition, creating one lot on 3.126 acres, generally located on the northeast corner of Brown Street and Westgate Way.** (*R. Ollie, Development Services Director*)
- E. Consider, and act upon, approval of a Final Plat for two single family lots on 6.398 acres within Wylie's ETJ generally located on Bozman Road between Stone Road and Troy Road.** (*R. Ollie, Development Services Director*)
- F. Consider, and act upon, approval of a Final Plat for Kreymer Estates Phase 4, developing 78 of lots, generally located south of east Brown Street and west of W.A. Allen Boulevard.** (*R. Ollie, Development Services Director*)
- G. Consider, and act upon, Resolution No. 2016-27(R) authorizing the City Manager to execute an Interlocal Agreement for Communications Center and Dispatch Services between the Branch Fire Department and the City of Wylie.** (*B. Parker, Fire Chief*)

- H. Consider, and act upon, the approval of the purchase of a Responder Rescue Apparatus from Maintainer Custom Bodies Inc. in the estimated amount of \$179,209.13 through a cooperative purchasing contract with The Houston-Galveston Area Council (H-GAC), and authorizing the City Manager to execute any necessary documents. *(G. Hayes, Purchasing)*
- I. Consider, and act upon, the approval of the purchase of a Focus 3D Imaging System from FARO Technologies Inc. through a cooperative purchasing contract with the State of Texas Multiple Award Schedule (TxMAS) program in the amount of \$71,669.00, and authorizing the City Manager to execute any necessary documents. *(G. Hayes, Purchasing)*
- J. Consider, and act upon, the approval of the purchase of a storage area network, license, software and support from CDW-G LLC, in the amount of \$77,478.36 through a State of Texas Department of Information Resources (DIR) contract, and authorizing the City Manager to execute any necessary documents. *(G. Hayes, Purchasing)*
- K. Consider, and act upon, approval of Resolution No. 2016-28(R) authorizing the City Manager to execute a release of easement for a sanitary sewer easement located on the property at 2205 East Stone Road. *(C. Holsted, Asst. City Manager)*
- L. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of September 30, 2016. *(S. Satterwhite, WEDC Director)*
- M. Consider, and act upon, Resolution No. 2016-29(R) authorizing Mayor Eric Hogue to act on behalf of the City of Wylie and sign all closing documents related to the donation of a 43.683 acre tract of land to Collin College, further described as Lot 2, Wylie Civic Center Addition; and providing for an effective date. *(M. Manson, City Manager)*

REGULAR AGENDA

Tabled from 10-25-2016

Remove from table and consider

- 1. Consider, and 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.

Tabled from 10-25-2016

Remove from table and consider

- 2. 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.

Executive Summary

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.

3. **Consider, and act upon, Ordinance No. 2016-28 amending Chapter 74 Offenses And Miscellaneous Provisions, Adding Article XI – Smoking Regulations, providing for a penalty for the violation of this ordinance; providing for repealing, savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption hereof. (R. Ollie, Development Services Director)**

Executive Summary

At its work session held February 9, 2016, the City Council directed Staff to draft an ordinance that would put into place requirements that govern the circulation of air flow in restaurants that choose to allow smoking. All new food service establishments must declare whether it will allow smoking within the facility. If smoking is allowed, it must dedicate separate smoking and non-smoking areas. Declared smoking areas shall install Designated Smoking Area Independent Ventilation systems (DSAIV) as a method to prevent the movement of smoke from designated areas to nonsmoking areas.

4. **Consider, and act upon, Resolution No. 2016-30(R) authorizing and approving WEDC Resolution 2016-01 (R) adopted by the Board of Directors of the Wylie Economic Development Corporation authorizing a loan in the aggregate amount of \$2,000,000 from The American National Bank of Texas and pledging the ½ cent sales tax for economic development as collateral to secure the repayment of said loan. (S. Satterwhite, WEDC Director)**

Executive Summary

The WEDC Board of Directors met on October 28, 2016 and approved the attached Resolution which authorizes the borrowing of \$2,000,000 from The American National Bank of Texas and the pledging of the WEDC ½ cent sales tax for economic development as collateral for the repayment of the same. The loan proceeds will be used to fund the purchase of 4.79-acres from Dallas Whirlpools, Ltd.

5. **Consider, and act upon, Ordinance No. 2016-29, an Ordinance of the City Council of the City of Wylie, Texas, amending Wylie’s Code of Ordinances, Ordinance no. 2005-07, as amended, Appendix C (Wylie Comprehensive Fee Schedule), Section I (Water and Sewer Fees), Subsection O (Penalty) and Section 2-3 (Fee for using credit/debit card to purchase city services) of Article 1 (in general) of Chapter 2 (administration) to remove provisions requiring the assessment of a fee for the processing of a payment by credit or debit card and the assessment of a fee for the acceptance of such payment online; authorizing the acceptance of payment by credit or debit card of fees, fines, court costs or other charges and authorizing the collection of a service charge if, for any reason, a payment by credit or debit card is not honored; providing for a penalty for the violation of this ordinance; providing for repealing, savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption of this Ordinance. (L. Bantz, Finance Director)**

Executive Summary

To provide a better service level for our utility billing and municipal court customers, Staff is proposing the City Council consider implementing an advanced account access and online payment system. The current utility billing online access only allows a customer to submit a payment and they must know the dollar amount to pay. The new online system would allow utility billing customers to see current amount owed in addition to prior account history of water usage, charges and payments and usage graphs. The court does not currently accept online payments. The additional services included for those customers would enable them to make certain payments online. Examples are attached showing the new information that would be available for our customers to access if this is implemented.

6. **Consider, and act upon, Resolution No. 2016-31(R) of the City Council of the City of Wylie, Texas, authorizing the purchase of EMONEY® Credit & Debit processing services from ETS Corporation for the Utility Billing and Courts departments, as a sole source purchase in the estimated annual amount of \$80,000 and authorizing the City Manager to execute any necessary documents. (G. Hayes. Purchasing)**

Executive Summary

As internet technology, security and ease of use becomes more prevalent for Wylie citizens, the Finance Department has been planning for the expansion of payment services for the Utility Billing and Courts Departments. The expansion methodology must provide a seamless interface with the City's financial system (Incode) and its banking partner (JP Morgan Chase), as well as provide easy to use screens for citizens. After researching companies approved by Incode, Staff selected ETS Corporation, the sole source provider of EMONEY® Credit & Debit processing services, as providing the best fit and solution.

7. **Consider, and act upon, the resignation of Mitch Herzog and the appointment of new board member to the Wylie Economic Development Corporation Board of Directors to fill a vacant seat for a term beginning November 1, 2016 and ending June 30, 2019. (C. Ehrlich, City Secretary)**

Executive Summary

During the 2016 Boards and Commissions interview process, applicants not appointed to a board were retained for further consideration, should a vacancy occur. During the 2016 interviews Bryan Brokaw requested, as his first choice, to be placed on the Wylie Economic Development Corporation Board of Directors. Mr. Brokaw has all the qualifications to serve on the board and has been contacted and is willing to serve.

READING OF ORDINANCES

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

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

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

CERTIFICATION

I certify that this Notice of Meeting was posted on November 11, 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.

Carole Ehrlich, City Secretary

Date Notice Removed



Wylie City Council

Minutes

City Council Meeting

Tuesday, October 25, 2016 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Bldg. 100
Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

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

Staff present were: City Manager, Mindy Manson; Assistant City Manager, Chris Holsted; 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.

INVOCATION & PLEDGE OF ALLEGIANCE

Allen Stroud, representing the First Baptist Church Wylie, gave the invocation and Parks and Recreation Superintendent Robert Diaz led the Pledge of Allegiance.

PRESENTATIONS

- **Proclamation of November 4, 2016 as Arbor Day in the City of Wylie.** (*S. Rogers, Parks Manager*)

Mayor Hogue presented a Proclamation denoting November 4, 2016 Arbor Day in the City of Wylie. Those present for the proclamation were Parks Manager Shohn Rogers and Girl Scout Service Unit number #148. The members will be giving away tree seedlings as a community service project.

- **Presentation for Municipal Court Week November 7-11.**

Mayor Hogue presented a proclamation designating November 7-11, 2016 as Municipal Court Week in the City of Wylie. Court Supervisor Lisa Davis was recognized for having completed her Municipal Court Certification #3, which only a few in Texas have received. Also present was Municipal Court Judge Maldonado, Wylie Municipal Court Prosecutor Don High, and Wylie court staff.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

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

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

CONSENT AGENDA

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

- A. Consider, and act upon, approval of the Minutes of 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)**

Mayor Hogue announced staff had requested Consent Item B be removed from the Consent Items and considered individually due to a request to table. Consensus of the Council was to remove Item B.

Council Action

A motion was made by Councilman Dahl, seconded by Councilwoman Culver to approve A, C, D, E, F, and G of the Consent Items, and consider Item B individually. A vote was taken and the motion passed 6-0 with Councilman William Whitney absent.

REGULAR AGENDA

- 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)**

Staff Comments

Development Services Director Ollie addressed Council stating that the applicant had requested the item be tabled to the November 14, 2016 City Council meeting to allow the applicant more time to finalize documents.

Council Action

A motion was made by Councilman Forrester, seconded by Councilwoman Culver to table 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 to the November 14, 2016 City Council meeting. A vote was taken and the motion passed 6-0 with Councilman William Whitney absent.

Tabled from 09-13-2016

Remove from table and consider

Council Action

A motion was made by Councilwoman Culver, seconded by Councilman Dahl to remove Item #1 from the table and consider. A vote was taken and the motion passed 6-0 with Councilman Whitney absent.

- 1. Consider, and 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)**

Staff Comments

Development Services Director Ollie reported the applicant had requested this item be re-tabled to the November 14, 2016 City Council meeting.

Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilwoman Arrington to table 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) to the November 14, 2016 City Council meeting. A vote was taken and the motion passed 6-0 with Councilman William Whitney absent.

Tabled from 10-11-2016

Remove from table and consider

Council Action

A motion was made by Councilman Forrester, seconded by Councilman Dahl to remove Item #2 from the table and consider. A vote was taken and the motion passed 6-0 with Councilman Whitney absent.

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)**

Staff Comments

Development Services Director Ollie addressed Council stating that 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.

Council Action

A motion was made by Councilman Forrester, seconded by Councilwoman Arrington 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. A vote was taken and the motion passed 6-0 with Councilman Whitney absent.

Tabled from 10-11-2016

Remove from table and consider

Council Action

A motion was made by Councilman Dahl seconded by Councilwoman Culver to remove Item #3 from the table and consider. A vote was taken and the motion passed 6-0 with Councilman Whitney absent.

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)**

Staff Comments

Development Services Director Ollie addressed Council stating that 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 23rd by City Council to be rezoned to SF-10/24 and one in Wylie's ETJ).

Council Action

A motion was made by Councilwoman Culver, seconded by Councilman Dahl 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). A vote was taken and the motion passed 6-0 with Councilman Whitney absent.

- 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)**

Staff Comments

Development Services Director Ollie addressed Council stating that 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.

Council Action

A motion was made by Councilman Dahl, seconded by Mayor pro tem Stephens to accept the withdrawal of Zoning Case 2016-10 by the applicant. A vote was taken and the motion passed 6-0 with Councilman Whitney absent.

- 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)**

Staff Comments

Planning Director Ollie addressed Council stating that 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 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.

Ollie explained the Planning and Zoning Commissioners voted 6-1 to recommend approval for two amateur communication structures, one 45' tower and one 30' antenna as requested. She noted it would take a super majority vote of Council to deny the request.

Applicant Comments

Applicant Thomas Campie addressed Council stating that HAM radio plays a large part of communication in this country. He explained he had been a Ham radio operator for many years and held the highest license class available. Campie explained his service was pivotal in supporting the National Weather Service and other agencies for storm watching and other events such as hail storms. Operators also serve national disasters such as tornados and hurricanes.

Campie explained that each antenna serves a specific purpose. The vertical antenna is best for local and regional communications. The tower and associated antenna is important for communications across the country and internationally. He explained the roof line to his home was 30 feet high and the vertical antenna would be visible by 15 feet from the front of the house. Interference from the radios is found to be very minimal and the applicant explained he would address any complaints.

Councilwoman Culver commented that she understood no one complained to the applicant directly; however, Council had received several complaints regarding the antennas and interference. She explained homeowners more than likely didn't know to contact the applicant directly. Councilwoman Culver noted her concern with high winds and the antennas ending up in someone else's yard.

Public Hearing

Mayor Hogue opened the public hearing on Zoning Case 2016-11 at 6:45 p.m. asking anyone present wishing to address Council to come forward.

Many residents of the Watermark Development were present and **spoke against** the applicant's request; siting the view from neighbor's yards, the antenna lowering property values of homeowners in the development, interference with TV and internet use, and other safety issues.

Mayor Hogue closed the public hearing at 7:06 p.m.

Mayor Hogue reminded Council that this item must receive a super majority vote in order to be denied.

Council Action

A motion was made by Councilman Dahl, seconded by Councilwoman Culver to **DENY** 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. A vote was taken and the motion for denial was approved 6-0 with Councilman Whitney absent.

- 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)**

Staff Comments

Development Services Director Ollie addressed Council stating that 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 No. 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.

Ollie explained Item 4 had been withdrawn so the property could be combined in this zoning case. 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.

Ollie reported that 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.

Ollie reported 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. She noted the Commissioners voted 5-0 to recommend approval.

Public Hearing

Mayor Hogue opened the public hearing on Zoning Case 2016-12 at 7:18 p.m. asking anyone present wishing to address Council to come forward.

No one was present to address Council.

Mayor Hogue closed the public hearing at 7:19 p.m.

Council Action

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

- 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)**

Staff Comments

Development Services Director Ollie addressed Council stating that the Applicant had begun remodeling of the subject residential structure due to rot/wear and the April 11th 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.

She explained the applicant had submitted a request to withdraw and use the 4" – 5" wood siding as required by the ordinance.

Council Action

A motion was made by Councilman Forrester, seconded by Mayor pro tem Stephens to accept the withdrawal by the applicant 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. A vote was taken and the motion passed 6-0 with Councilman Whitney absent.

ADJOURNMENT

A motion was made by Mayor pro tem Stephens, seconded by Councilman Dahl to adjourn the meeting at 7:28 p.m. A vote was taken and the motion passed 6-0 with Councilman Whitney absent.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary



Wylie City Council

AGENDA REPORT

Meeting Date: November 14, 2016
Department: Planning
Prepared By: Renaë Ollie
Date Prepared: October 26, 2016

Item Number: B
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: \$
Exhibits: 4

Subject

Consider, and act upon, Ordinance No. 2016-27 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 adopt Ordinance No. 2016-27, 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**

Discussion

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

Applicant: Wylie DPV LTD

Zoning Case 2016-12 requires an Ordinance to amend the zoning accordingly in the Official Zoning map of the City; and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

The subject ordinance allows an encroachment of 5' into the rear yard. Exhibits A (Legal Description), B (Development Standards), C (Boundary Survey) 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. 2016-27

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 2016-12, FROM PLANNED DEVELOPMENT 2013-37-SINGLE FAMILY DISTRICT (PD2013-37-SF) TO PLANNED DEVELOPMENT 2016-XX-SINGLE FAMILY DISTRICT (PD2016-XX-SF) TO ALLOW A 5' REAR YARD ENCROACHMENT ON APPROXIMATELY 350 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 Planned Development 2016-XX-SF (PD-2016-XX-SF), said property being described in Exhibit "A" (Legal Description), Exhibit "B" (Development Standards), and Exhibit "C" (Boundary Survey) 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 14th day of November, 2016.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary

DATE OF PUBLICATION: November 23, in the Wylie News

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.

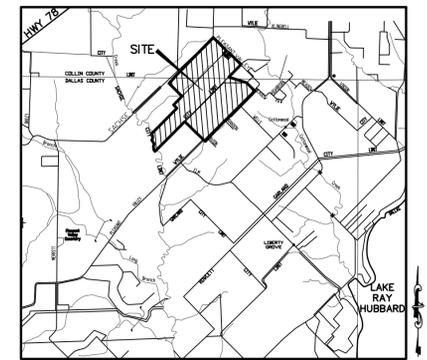
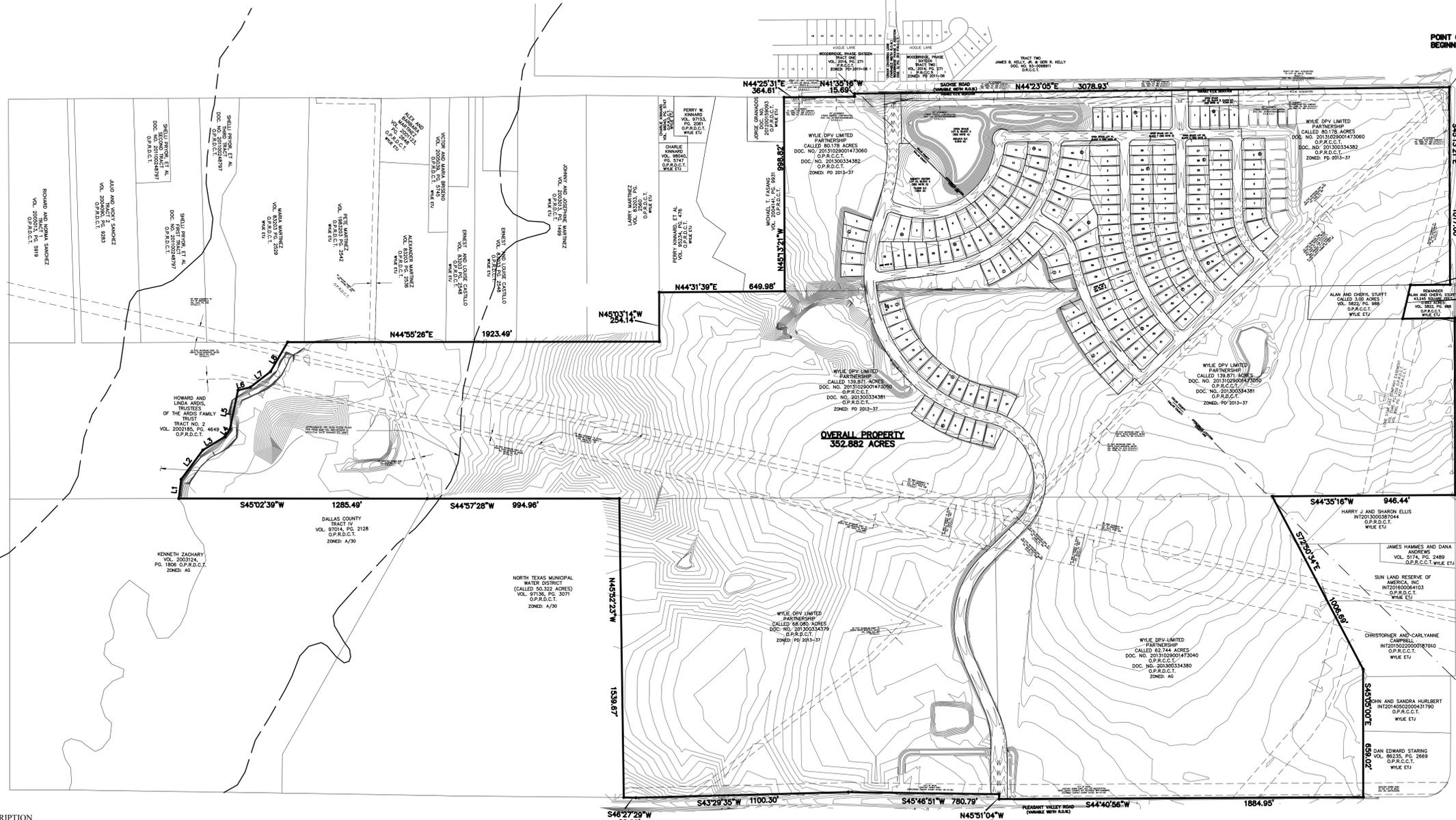
18. Carports are prohibited for homes with front entry or swing garages.
19. Fencing: Fencing located in the front of a house shall have a maximum height of 4' and shall have a minimum of 50% of the fence face area transparent. Fencing along the side or rear property lines of a lot, including when a 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

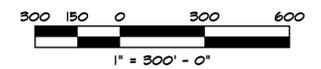
1. Public open space easements: 30' wide buffer with a minimum 8' wide trail to the rear of houses beside the open space and perpendicular from a street.
2. Perimeter screen along Sachse Road and Pleasant Valley Road shall be provided as generally shown on Exhibit E (Conceptual Perimeter Treatment). 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	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
 TBP# No. F-438 TBP#L# No. 10076000

Submitted: September 26, 2016



Wylie City Council

AGENDA REPORT

Meeting Date: November 14, 2016
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: November 2, 2016

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

Subject

Consider, and act upon, approval of a Preliminary Plat for Dominion of Pleasant Valley, Phase 2. The Plat will create 212 single family residential lots and multiple open space areas on 62.142 acres and dedicate the necessary rights-of way and parkland dedication. Subject property generally located at the southeast corner of Sachse Road and Pleasant Valley Road.

Recommendation

Motion to approve a Preliminary Plat for Dominion of Pleasant Valley, Phase 2. The Plat will create 212 single family residential lots and multiple open space areas on 62.142 acres and dedicate the necessary rights-of way and parkland dedication. Subject property generally located at the southeast corner of Sachse Road and Pleasant Valley Road.

Discussion

OWNER: WYLIE DPV LP

APPLICANT: JBI PARTNERS, INC.

The property totals 62.142 acres and will create two hundred twelve (212) single-family residential lots and multiple open space lots.

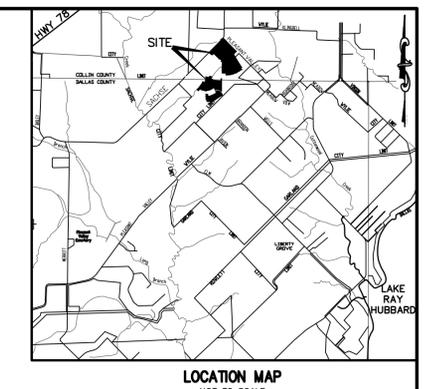
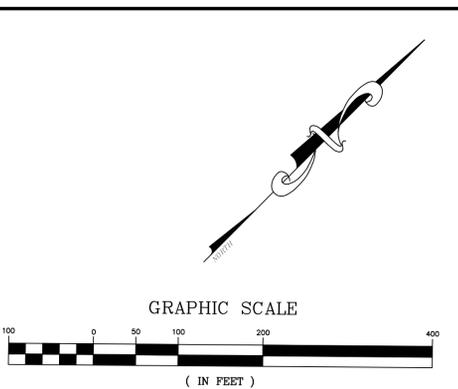
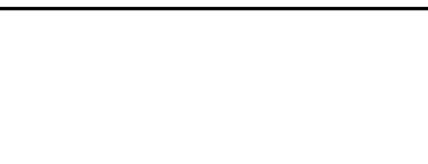
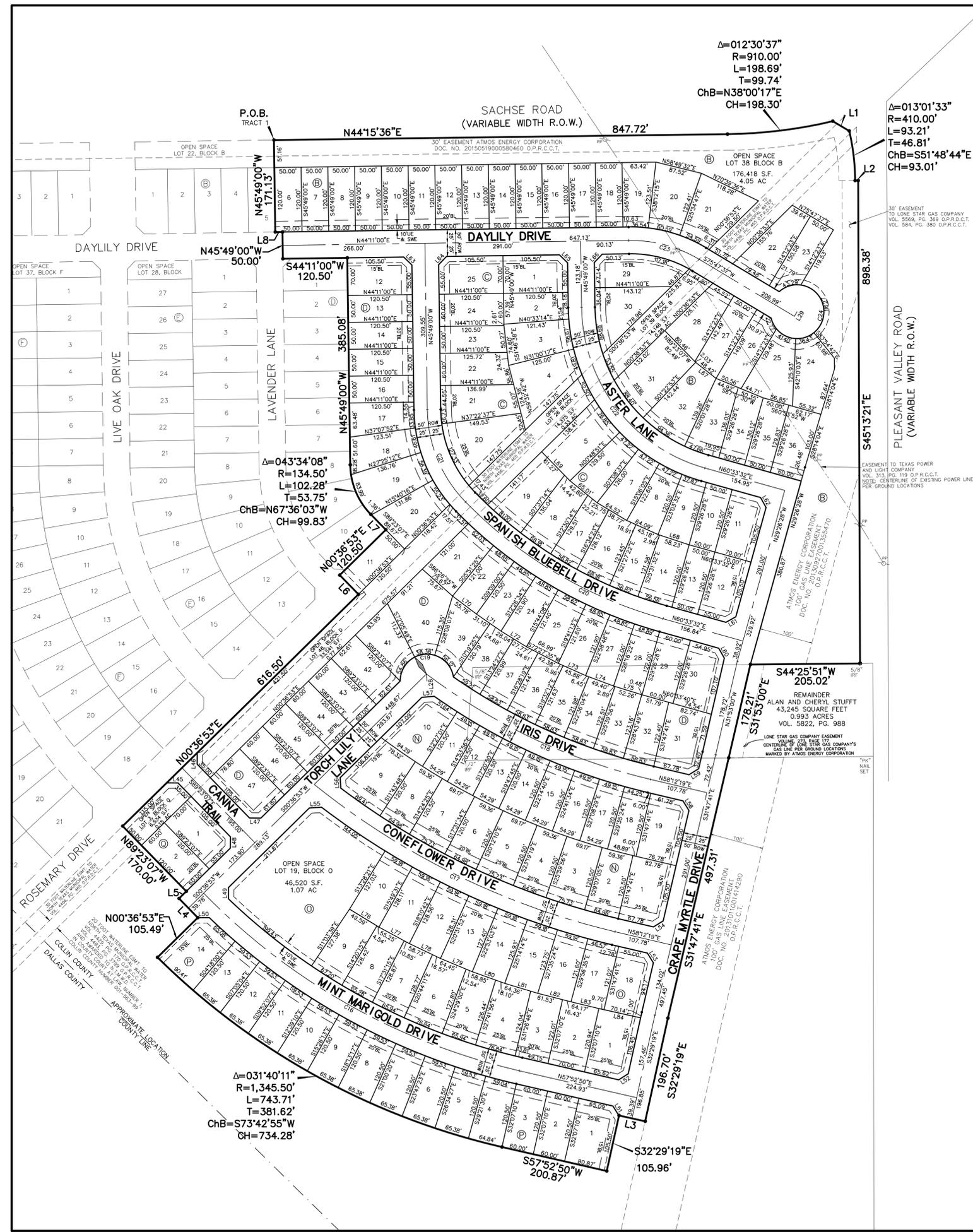
The plat shall also dedicate the necessary rights-of-way and utility easements. In accordance with the adopted Planned Development ordinance, the Landscape Plan is submitted for consideration to comprehensively address edge treatments throughout the community.

The subdivision was the subject of an amended zoning case adopted in September 2013 on approximately 287-plus acres to allow for varying densities of single family residential houses and public open spaces.

The Preliminary Plat complies with all applicable technical requirements of the City of Wylie as well as the adopted Planned Development provisions including landscaping features, screening elements and amenities.

P&Z Commission Discussion

The Commission recommends approval 6-0 subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



LINE TABLE	LINE TABLE				
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N75°26'30"E	35.67'	L43	S48°26'17"E	20.78'
L2	N44°42'03"E	5.73'	L44	S70°10'15"W	19.25'
L3	S57°30'41"W	50.00'	L45	S45°36'53"W	21.21'
L4	N89°23'07"W	50.00'	L46	N44°23'07"W	21.21'
L5	N00°36'53"E	18.90'	L47	S45°36'53"W	21.21'
L6	N89°23'07"W	50.00'	L48	S44°23'07"E	21.21'
L7	N89°23'07"W	40.03'	L49	N45°10'40"W	20.92'
L8	N44°11'00"W	13.50'	L50	N44°47'54"E	21.51'
L9	N45°28'58"W	14.41'	L51	N77°18'15"W	21.28'
L10	S68°38'11"E	120.50'	L52	S12°41'45"W	21.14'
L11	S77°40'36"E	75.31'	L53	N76°47'41"W	21.21'
L12	N29°20'13"E	120.50'	L54	S13°12'19"W	21.21'
L13	S22°51'07"W	120.50'	L55	N41°35'02"E	22.65'
L14	S89°23'07"E	40.03'	L56	N48°33'43"W	19.61'
L15	S89°23'07"E	50.00'	L57	S40°33'19"W	23.00'
L16	S13°08'26"E	24.25'	L58	N76°47'41"W	21.21'
L17	N27°54'39"W	120.50'	L59	S13°12'19"W	21.21'
L18	S57°41'43"W	35.87'	L60	N74°29'07"W	21.23'
L19	N57°41'43"E	87.00'	L61	S15°33'32"W	21.21'
L20	N16°26'45"W	112.88'	L62	S74°26'28"E	21.21'
L21	N13°05'15"W	44.78'	L63	N89°11'00"E	21.21'
L22	N01°34'42"W	105.07'	L64	N00°49'00"W	21.21'
L23	S88°25'18"W	50.00'	L65	N89°11'00"E	21.21'
L24	N88°25'18"E	12.76'	L66	N00°49'00"W	21.21'
L25	N52°09'03"W	41.22'	L67	S83°00'19"W	48.42'
L26	S70°46'21"E	13.77'	L68	S63°11'05"W	61.21'
L27	N50°12'02"E	13.13'	L69	N89°23'07"W	75.71'
L28	N48°49'51"W	13.16'	L70	S81°59'00"W	55.78'
L29	S14°12'23"E	10.00'	L71	S79°36'52"W	55.78'
L30	N42°52'12"E	21.42'	L72	S76°25'26"W	55.81'
L31	N47°09'30"W	21.00'	L73	S68°58'27"W	55.84'
L32	N42°19'34"E	14.41'	L74	S65°28'34"W	55.85'
L33	S14°34'48"E	21.32'	L75	S62°05'13"W	55.63'
L34	N81°40'01"E	18.66'	L76	S76°18'16"W	64.42'
L35	S82°50'57"W	21.21'	L77	S73°23'56"W	64.44'
L36	N07°09'03"W	21.21'	L78	S70°25'15"W	64.45'
L37	S22°47'59"W	21.83'	L79	S67°29'11"W	64.43'
L38	S65°07'10"W	23.30'	L80	S64°37'52"W	64.39'
L39	N22°13'58"W	21.81'	L81	S61°38'26"W	64.34'
L40	N39°19'14"W	23.00'	L82	S59°19'25"W	64.25'
L41	N20°44'57"W	21.72'	L83	S58°34'54"W	53.58'
L42	N35°41'06"E	23.21'	L84	N57°30'41"E	79.84'

GENERAL NOTES:

- "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.
- BLOCK B, LOT 39; BLOCK C, LOT 26; BLOCK D, LOT 48; BLOCK I, LOT 42; BLOCK Q, LOT 19; BLOCK Q, LOT 3; BLOCK AA, LOT 7 ARE COMMON AREAS THAT SHALL BE DEDICATED TO AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- BLOCK B, LOT 38 ARE OPEN SPACE LOTS THAT SHALL BE DEDICATED TO THE CITY OF WYLIE AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION PER ORDINANCE 2013-37 (SEE EXHIBIT B, GENERAL STANDARDS NO. 4).
- GPS COORDINATES ARE RECTIFIED TO NAD 83 STATE PLANE COORDINATE SYSTEM NORTH CENTRAL TEXAS ZONE 4202 (FEET).

FLOOD STATEMENT:

According to Community Panel No. 48113C02351, dated August 23, 2001 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is shown in a special flood hazard area. This property is within an area identified as Zone AE. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

LEGEND

- POC POINT OF COMMENCING
- PIB POINT OF BEGINNING
- IRF IRON ROD FOUND
- IRW IRON ROD SET
- ROW RIGHT-OF-WAY
- BL BUILDING LINE
- HOA HOMEOWNER'S ASSOCIATION
- SWE SIDE WALK EASEMENT
- UE UTILITY EASEMENT
- VE VISIBILITY EASEMENT
- SI STREET NAME CHANGE INDICATOR
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS DALLAS COUNTY TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
- O.P.R.D.C.T. COMMON AREA TO BE DEDICATED TO THE CITY OF WYLIE AND MAINTAINED BY HOA (PER ORD 2013-37)

REQUIRED RESIDENTIAL UNITS			
PROPOSED UNITS	PHASE 2	PHASE 1	REQUIRED UNITS UPON FULL DEVELOPMENT
SINGLE FAMILY-TYPE "A" LOTS	27	-	SINGLE FAMILY-TYPE "A" LOTS MIN 10% UNITS
SINGLE FAMILY-TYPE "B" LOTS	119	94	SINGLE FAMILY-TYPE "B" LOTS REMAINDER UNITS
SINGLE FAMILY-TYPE "C" LOTS	69	107	SINGLE FAMILY-TYPE "C" LOTS 450 MAX UNITS
TOTAL PROPOSED UNITS PER SUBJECT PLAT APPLICATION	215	201	TOTAL UNITS PER APPROVED PD2013-37SF

OPEN SPACE ACREAGE					
PROPOSED ACREAGE PER PHASE 2 PLAT	PROPOSED ACREAGE PER PHASE 1 PLAT	REQUIRED UNITS UPON FULL DEVELOPMENT			
PHASE 1 TOTAL ACREAGE	62.1	PHASE 1 TOTAL ACREAGE	59.9	DOMINION OF PLEASANT VALLEY TOTAL ACREAGE	361.4
PHASE 1 OPEN SPACE ACREAGE	9.5	PHASE 1 OPEN SPACE ACREAGE	8.6	DOMINION OF PLEASANT VALLEY OPEN SPACE ACREAGE	81.1
PHASE 2 INTERNAL OPEN SPACE ACREAGE (PER ORDINANCE 2013-37, EXHIBIT D & EXHIBIT B, GENERAL STANDARD 4; INCLUSIVE OF AMENITY CENTER AREA)	4.7	PHASE 2 INTERNAL OPEN SPACE ACREAGE (PER ORDINANCE 2013-37, EXHIBIT D & EXHIBIT B, GENERAL STANDARD 4; INCLUSIVE OF AMENITY CENTER AREA)	8.3	DOMINION OF PLEASANT VALLEY INTERNAL OPEN SPACE ACREAGE (PER ORDINANCE 2013-37, EXHIBIT D & EXHIBIT B, GENERAL STANDARD 4; INCLUSIVE OF AMENITY CENTER AREA)	27.2
PHASE 2 PERIMETER OPEN SPACE BUFFER ACREAGE (PER ORDINANCE 2013-37, EXHIBIT D)	0.7	PHASE 2 PERIMETER OPEN SPACE BUFFER ACREAGE (PER ORDINANCE 2013-37, EXHIBIT D)	0.3	DOMINION OF PLEASANT VALLEY PERIMETER OPEN SPACE BUFFER ACREAGE (PER ORDINANCE 2013-37, EXHIBIT D)	6.7
PHASE 2 MAJOR EASEMENT OPEN SPACE ACREAGE (PER ORDINANCE 2013-37, EXHIBIT D)	4.1	PHASE 2 MAJOR EASEMENT OPEN SPACE ACREAGE (PER ORDINANCE 2013-37, EXHIBIT D)	0.0	DOMINION OF PLEASANT VALLEY MAJOR EASEMENT OPEN SPACE ACREAGE (PER ORDINANCE 2013-37, EXHIBIT D)	47.2
PHASE 2 PERCENTAGE OF OPEN SPACE ACREAGE	15%	PHASE 1 PERCENTAGE OF OPEN SPACE ACREAGE	14%	DOMINION OF PLEASANT VALLEY PERCENTAGE OF OPEN SPACE ACREAGE	22%

PRELIMINARY PLAT DOMINION OF PLEASANT VALLEY, PHASE 2

BEING 62.142 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
215 RESIDENTIAL LOTS PER ORDINANCE NO. 2013-37

ALAN AND CHERYL STUFFT OWNER
6501 Pleasant Valley Road
Wylie, Texas 75098 (214) 450-1252

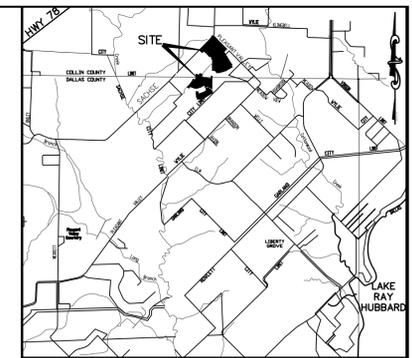
WYLIE DPV LIMITED PARTNERSHIP OWNER/DEVELOPER
c/o Team Phillips, Inc.
1914 Skillman Street, Suite 110-310
Dallas, Texas 75206 (972) 385-0909

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

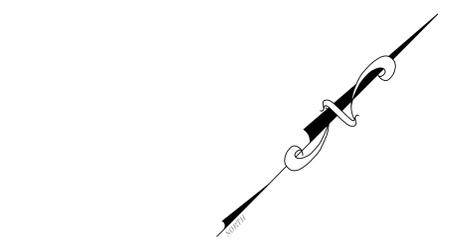


FLOOD STATEMENT:

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LOCATION MAP
NOT TO SCALE



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N75°26'30"E	35.67'	L43	S48°26'17"E	20.78'
L2	N44°42'03"E	5.73'	L44	S70°10'15"W	19.25'
L3	S57°30'41"W	50.00'	L45	S45°36'53"W	21.21'
L4	N89°23'07"W	50.00'	L46	N44°23'07"W	21.21'
L5	N00°36'53"E	18.90'	L47	S45°36'53"W	21.21'
L6	N89°23'07"W	50.00'	L48	S44°23'07"E	21.21'
L7	N89°23'07"W	40.03'	L49	N45°10'40"W	20.92'
L8	S44°11'00"W	13.50'	L50	N44°47'54"E	21.51'
L9	N45°28'58"W	14.41'	L51	N77°18'15"W	21.28'
L10	S68°38'11"E	120.50'	L52	S12°41'45"W	21.14'
L11	S77°40'36"E	75.31'	L53	N76°47'41"W	21.21'
L12	N29°20'13"E	120.50'	L54	S13°12'19"W	21.21'
L13	S22°51'07"W	120.50'	L55	N41°35'02"E	22.65'
L14	S89°23'07"E	40.03'	L56	N48°33'43"W	19.61'
L15	S89°23'07"E	50.00'	L57	S40°33'19"W	23.00'
L16	S13°08'26"E	24.25'	L58	N76°47'41"W	21.21'
L17	N27°54'39"W	120.50'	L59	S13°12'19"W	21.21'
L18	S57°41'43"W	35.87'	L60	N74°29'07"W	21.23'
L19	N57°41'43"E	87.00'	L61	S15°33'32"W	21.21'
L20	N16°26'45"W	112.88'	L62	S74°26'28"E	21.21'
L21	N13°05'15"W	44.78'	L63	N89°11'00"E	21.21'
L22	N01°34'42"W	105.07'	L64	N00°49'00"W	21.21'
L23	S88°25'18"W	50.00'	L65	N89°11'00"E	21.21'
L24	N88°25'18"E	12.76'	L66	N00°49'00"W	21.21'
L25	N52°09'03"W	41.22'	L67	S83°00'19"W	48.42'
L26	S70°46'21"E	13.77'	L68	S63°11'05"W	61.21'
L27	N50°12'02"E	13.13'	L69	N89°23'07"W	75.71'
L28	N48°49'51"W	13.16'	L70	S81°59'00"W	55.78'
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L32	N42°19'34"E	14.41'	L74	S65°28'34"W	55.85'
L33	S14°34'48"E	21.32'	L75	S62°05'13"W	55.63'
L34	N81°40'01"E	18.66'	L76	S76°18'16"W	64.42'
L35	S82°50'57"W	21.21'	L77	S73°23'56"W	64.44'
L36	N07°09'03"W	21.21'	L78	S70°25'25"W	64.45'
L37	S22°47'59"W	21.83'	L79	S67°29'11"W	64.43'
L38	S65°07'10"W	23.30'	L80	S64°37'52"W	64.39'
L39	N22°13'58"W	21.18'	L81	S61°38'26"W	64.34'
L40	N39°19'14"W	23.00'	L82	S59°19'25"W	64.25'
L41	N20°44'57"W	21.72'	L83	S58°34'54"W	53.58'
L42	N35°41'06"E	23.21'	L84	N57°30'41"E	79.84'

GENERAL NOTES:

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- BLOCK B, LOT 39; BLOCK C, LOT 26; BLOCK D, LOT 48; BLOCK I, LOT 42; BLOCK O, LOT 19; BLOCK Q, LOT 3; BLOCK AA, LOT 7 ARE COMMON AREAS THAT SHALL BE DEDICATED TO AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION.
- BLOCK B, LOT 38 ARE OPEN SPACE LOTS THAT SHALL BE DEDICATED TO THE CITY OF WYLIE AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION PER ORDINANCE 2013-37 (SEE EXHIBIT B, GENERAL STANDARDS NO. 4).
- GPS COORDINATES ARE RECTIFIED TO NAD 83 STATE PLANE COORDINATE SYSTEM NORTH CENTRAL TEXAS ZONE 4202 (FEET).

PRELIMINARY PLAT
DOMINION OF PLEASANT VALLEY, PHASE 2

BEING 62.142 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
215 RESIDENTIAL LOTS PER ORDINANCE NO. 2013-37

ALAN AND CHERYL STUFFT OWNER
6501 Pleasant Valley Road Wylie, Texas 75098 (214) 450-1252

WYLIE DPV LIMITED PARTNERSHIP OWNER/DEVELOPER
c/o Team Phillips, Inc. 1914 Skillman Street, Suite 110-310 Dallas, Texas 75206 (972) 385-0909

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

DATE: JULY 12, 2016

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	439.16'	69°53'39"	360.00'	251.58'	N82°57'49"W	412.43'
C2	501.54'	95°47'17"	300.00'	331.95'	S58°33'07"E	445.14'
C3	93.10'	4°06'28"	1298.50'	46.57'	S58°36'33"E	93.08'
C4	133.33'	6°29'05"	1178.00'	66.74'	S63°54'20"E	133.26'
C5	36.85'	4°23'38"	480.50'	18.43'	S59°53'32"W	36.84'
C6	127.65'	9°19'23"	784.50'	63.97'	N86°19'00"E	127.51'
C7	536.28'	30°43'35"	1000.00'	274.76'	N73°03'30"E	529.88'
C8	120.28'	27°33'55"	250.00'	61.33'	N43°54'45"E	119.12'
C9	98.37'	22°32'41"	250.00'	49.83'	N11°53'13"E	97.74'
C10	22.50'	5°09'26"	250.00'	11.26'	S01°57'50"E	22.50'
C11	149.31'	17°10'53"	50.00'	64.23'	N39°21'41"W	99.70'
C12	361.75'	14°21'14"	1444.00'	181.83'	S73°12'19"E	360.81'
C13	325.14'	47°46'00"	390.00'	172.69'	S01°01'53"E	315.80'
C14	154.97'	17°35'16"	50.00'	2374.94'	N221°51'51"E	99.98'
C15	526.28'	65°45'58"	458.50'	296.43'	S85°02'02"E	497.86'
C16	895.58'	32°44'03"	1200.00'	352.43'	N74°14'51"E	676.30'
C17	630.90'	25°31'42"	1416.00'	320.77'	N70°58'10"E	625.70'
C18	466.06'	23°44'10"	1125.00'	236.42'	N70°04'24"E	462.73'
C19	149.34'	17°10'49"	50.00'	644.69'	S40°36'25"W	99.70'
C20	431.35'	29°57'24"	825.00'	220.72'	N75°32'14"E	426.45'
C21	190.54'	43°40'04"	250.00'	100.16'	S67°39'02"E	185.96'
C22	404.77'	73°37'28"	315.00'	235.76'	S82°37'44"E	377.49'
C23	137.93'	31°36'37"	250.00'	70.77'	S59°58'18"W	136.18'
C24	260.15'	298°06'55"	50.00'	29.97'	N27°41'28"W	51.42'

Drawing: H:\Projects\HDC013-DPV2.dwg Surveying\HDC013-pp1-PH2.dwg Save By: cfarrow Save Time: 11/2/2016 9:46 PM Plotted by: cfarrow Plot Date: 11/2/2016 9:46 PM

OWNER'S CERTIFICATION ~

STATE OF TEXAS ~

COUNTIES OF COLLIN AND DALLAS ~

TRACT 1

WHEREAS, Wylie DPV Limited Partnership is the owner of a tract of land located in the City of Wylie, Collin County, Texas, a part of the Guadalupe De Los Santos Survey, Abstract Number 1100, and being a part of a called 80.178 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document No. 20131029001473060, Official Public Records of Collin County, Texas, and being a part of a called 139.871 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document No. 20131029001473050, Official Public Records of Collin County, Texas, and being all of a called 2.009 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document No. 2016_____ Official Public Records of Collin County, Texas, a and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found (hereinafter called "one-half inch iron rod found") at the north corner of Lot 22, Block B, Dominion of Pleasant Valley, Phase 1, an addition to the City of Wylie as recorded in Volume 2016, Page 17, Collin County Plat Records, said corner being in the southeast right-of-way line of Sachse Road (a variable width right-of-way) described in a general warranty deed to the City of Wylie as recorded in Document No. 20150325000380000, Official Public Records of Collin County, Texas;

THENCE along the southeast right-of-way line of Sachse Road as follows:

North 44 degrees 15 minutes 36 seconds East, 847.72 feet to a one-half inch iron rod found for corner;
Northeasterly, 198.69 feet along a curve to the left which has a central angle of 12 degrees 30 minutes 37 seconds, a tangent of 99.74 feet, and whose chord bears North 38 degrees 00 minutes 17 seconds East, 198.30 feet to a one-half inch iron rod found for corner;
North 75 degrees 26 minutes 30 seconds East, 35.67 feet to a one-half inch iron rod found for corner in the southwest right-of-way line of Pleasant Valley Road (a variable width right-of-way);

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

Southeasterly, 93.21 feet along a non-tangent curve to the right which has a central angle of 13 degrees 01 minutes 33 seconds, a tangent of 46.81 feet, and whose chord bears South 51 degrees 48 minutes 44 seconds East, 93.01 feet to a one-half inch iron rod found for corner;
North 44 degrees 42 minutes 03 seconds East, 5.73 feet to a one-half inch iron rod found for corner;
South 45 degrees 13 minutes 21 seconds East, 898.38 feet to a one-half inch iron rod found for corner;

THENCE South 44 degrees 25 minutes 51 seconds West, 205.02 feet to a one half-inch iron rod found in the northwest line of a called 3.000 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, Official Public Records of Collin County, Texas;

THENCE South 31 degrees 53 minutes 00 seconds East, 178.21 to a one half-inch iron rod found for corner;

THENCE South 31 degrees 47 minutes 41 seconds East, 497.31 feet to a one half-inch iron rod set for corner;

THENCE South 32 degrees 29 minutes 19 seconds East, 196.70 feet to a one half-inch iron rod set for corner;

THENCE South 57 degrees 30 minutes 41 seconds West, 50.00 feet to a one half-inch iron rod set for corner;

THENCE South 32 degrees 29 minutes 19 seconds East, 105.96 feet to a one half-inch iron rod set for corner;

THENCE South 57 degrees 52 minutes 50 seconds West, 200.87 feet to a one half-inch iron rod set for corner;

THENCE Southwesterly, 743.71 feet along a curve to the right having a central angle of 31 degrees 40 minutes 10 seconds, a radius of 1345.50 feet, a tangent of 381.62 feet, and whose chord bears South 73 degrees 42 minutes 55 seconds West, 734.28 feet to a one-half inch iron rod set for corner;

THENCE North 00 degrees 36 minutes 53 seconds East, 105.49 feet to a one half-inch iron rod set for corner;

THENCE North 89 degrees 23 minutes 07 seconds West, 50.00 feet to a one half-inch iron rod set for corner;

THENCE North 00 degrees 36 minutes 53 seconds East, 18.90 feet to a one half-inch iron rod set for corner;
THENCE North 89 degrees 23 minutes 07 seconds West, 170.00 feet to a one half-inch iron rod set for corner in the east right-of-way line of Rosemary Drive (a 50 foot wide right-of-way);

THENCE North 00 degrees 36 minutes 53 seconds East, 616.50 feet along the east right-of-way line of Rosemary Drive to one-half inch iron rod found in the northeast line of said Dominion of Pleasant Valley, Phase 1;

THENCE along the northeast line of said Dominion of Pleasant Valley, Phase 1 as follows:

North 89 degrees 23 minutes 07 seconds West, 50.00 feet to an "X" in concrete found for corner;
North 00 degrees 36 minutes 53 seconds East, 120.50 feet to a one-half inch iron rod found for corner;
North 89 degrees 23 minutes 07 seconds West, 40.03 feet to a one-half inch iron rod found for corner;
Northwesterly, 102.28 feet along a curve to the right having a central angle of 43 degrees 34 minutes 07 seconds, a radius of 134.50 feet, a tangent of 53.75 feet, and whose chord bears North 67 degrees 36 minutes 03 seconds West, 99.83 feet to a one-half inch iron rod found for corner;
North 45 degrees 49 minutes 00 seconds West, 385.08 feet to a one-half inch iron rod found for corner;
South 44 degrees 11 minutes 00 seconds West, 120.50 feet to an "X" in concrete found for corner;
North 45 degrees 49 minutes 00 seconds West, 50.00 feet to a one-half inch iron rod found for corner;
South 44 degrees 11 minutes 00 seconds West, 13.50 feet to a one-half inch iron rod found for corner;
North 45 degrees 49 minutes 00 seconds West, 171.13 feet to the POINT OF BEGINNING and containing 1,752,739 square feet or 40.237 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).

TRACT 2

WHEREAS, Wylie DPV Limited Partnership is the owner of 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 a part of a called 80.178 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document No. 20131029001473060, Official Public Records of Collin County, Texas and in Document No. 201300334382, Official Public Records of Dallas County, Texas, and being a part of a called 139.871 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document No. 20131029001473050, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found (hereinafter called "one-half inch iron rod found") at the intersection of the northeast right-of-way line of Dominion Drive (a 60 foot wide right-of-way) with the southeast right-of-way line of Autumn Sage Drive (a 50 foot wide right-of-way) as dedicated by the plat of Dominion of Pleasant Valley, Phase 1, an addition to the City of Wylie as recorded in Volume 2016, Page 17, Collin County Plat Records;

THENCE along the southeast right-of-way line of Autumn Sage Drive as follows:

North 37 degrees 50 minutes 57 seconds East, 344.01 feet to a one-half inch iron rod found for corner;
Northeasterly, 202.85 feet along a curve to the left which has a central angle of 16 degrees 29 minutes 08 seconds, a radius of 705.00 feet, a tangent of 102.13 feet, and whose chord bears North 29 degrees 36 minutes 23 seconds East, 202.15 feet to a one-half inch iron rod found at the west corner of Lot 10, Block I of said Dominion of Pleasant Valley, Phase 1;

THENCE South 68 degrees 38 minutes 11 seconds East, 120.50 feet to a one half-inch iron rod found at the south corner of said Lot 10, Block I;

THENCE Northeasterly, 313.40 feet along a curve to the left which has a central angle of 21 degrees 45 minutes 07 seconds, a radius of 825.50 feet, a tangent of 158.61 feet, and whose chord bears North 10 degrees 29 minutes 16 seconds East, 311.51 feet to a one half-inch iron rod found at the southwest corner of Lot 4 of said Block I;

THENCE South 77 degrees 40 minutes 36 seconds East, 75.31 feet to a one half-inch iron rod found in the southerly line of Lot 3 of said Block I;

THENCE Southeasterly, 93.10 feet along a non-tangent curve to the left having a central angle of 04 degrees 06 minutes 28 seconds, a radius of 1298.50 feet, a tangent of 46.57 feet, and whose chord bears South 58 degrees 36 minutes 33 seconds East, 93.08 feet to a one-half inch iron rod found at the south corner of Lot 2 of said Block I;

THENCE North 29 degrees 20 minutes 13 seconds East, 120.50 feet to a one half-inch iron rod found at the east corner of said Lot 2, said corner being in the southwest right-of-way line of Red Bud Pass (a 50 foot wide right-of-way);

THENCE Southeasterly, 133.33 feet along a non-tangent curve to the left in the southwest right-of-way line of Red Bud Pass, said curve having a central angle of 06 degrees 29 minutes 05 seconds, a radius of 1,178.00 feet, a tangent of 66.74 feet, and whose chord bears South 63 degrees 54 minutes 20 seconds East, 133.26 feet to a one-half inch iron rod found at the north corner of Lot 8, Block J of said Dominion of Pleasant Valley, Phase 1;

THENCE South 22 degrees 51 minutes 07 seconds West, 120.50 feet to a one half-inch iron rod found at the west corner of said Lot 8;

THENCE Southeasterly, 503.96 feet along a non-tangent curve to the left having a central angle of 22 degrees 14 minutes 14 seconds, a radius of 1,298.50 feet, a tangent of 255.20 feet, and whose chord bears South 78 degrees 16 minutes 00 seconds East, 500.81 feet to a one-half inch iron rod found in the south line of Lot 1 of said Block J;

THENCE South 89 degrees 23 minutes 07 seconds East, 40.03 feet to a one half-inch iron rod found at the south corner of said Lot 1;

THENCE North 00 degrees 36 minutes 53 seconds East, 120.50 feet to an "X" in concrete found for corner;

THENCE South 89 degrees 23 minutes 07 seconds East, 50.00 feet to a one half-inch iron rod found for corner in the east right-of-way line of Rosemary Drive (a 50 foot wide right-of-way);

THENCE South 00 degrees 36 minutes 53 seconds West, 561.51 feet to a one-half inch iron rod found for corner;

THENCE Southwesterly, 99.60 feet along a curve to the right which has a central angle of 20 degrees 45 minutes 05 seconds, a radius of 275.00 feet, a tangent of 50.35 feet, and whose chord bears South 10 degrees 59 minutes 25 seconds West, 99.06 feet to a one-half inch iron rod found for corner;

THENCE South 13 degrees 08 minutes 26 seconds East, 24.25 feet to a one-half inch iron rod found for corner in the northeast right-of-way line of Dominion Drive;

THENCE Northwesterly, 382.42 feet along a non-tangent curve to the left in the northeast right-of-way line of Dominion Drive, said curve having a central angle of 60 degrees 51 minutes 51 seconds, a radius of 360.00 feet, a tangent of 211.48 feet, and whose chord bears North 78 degrees 26 minutes 55 seconds West, 364.69 feet to a one-half inch iron rod found at the southeast corner of Lot 24 of said Block I;

THENCE North 18 degrees 52 minutes 50 seconds West, 120.50 feet to a one-half inch iron found at the northeast corner of said Lot 24;

THENCE Southwesterly, 112.58 feet along a non-tangent curve to the left having a central angle of 13 degrees 25 minutes 26 seconds, a radius of 480.50 feet, a tangent of 56.55 feet, and whose chord bears South 64 degrees 24 minutes 26 seconds West, 112.32 feet to a one-half inch iron rod found for corner in the northeasterly line of Lot 23 of said Block I;

THENCE South 57 degrees 41 minutes 43 seconds West, 35.87 feet to a one-half inch iron rod found for corner in the northeasterly line of Lot 22 of said Block I;

THENCE Northwesterly, 686.11 feet along a curve to the right having a central angle of 65 degrees 05 minutes 05 seconds, a radius of 604.00 feet, a tangent of 385.42 feet, and whose chord bears North 89 degrees 45 minutes 45 seconds West, 649.81 feet to a one-half inch iron rod found at the north corner of Lot 11 of said Block I;

THENCE South 32 degrees 46 minutes 47 seconds West, 120.50 feet to a one-half inch iron rod found at the west corner of said Lot 11, said point being in the northeast right-of-way line of Dominion Drive;

THENCE Northwesterly, 105.35 along a non-tangent curve to the right in the northeast right-of-way line of Dominion Drive, said curve having a central angle of 08 degrees 19 minutes 53 seconds, a radius of 724.50 feet, a tangent of 52.77 feet, and whose chord bears North 53 degrees 03 minutes 17 seconds West, 105.26 feet to the POINT OF BEGINNING and containing 656,605 square feet or 15.074 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).

TRACT 3

WHEREAS, Wylie DPV Limited Partnership is the owner of a tract of land located in the City of Wylie, Dallas County, Texas, a part of the Guadalupe De Los Santos Survey, Abstract Number 1384, and being a part of a called 139.871 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document No. 201300334381, Official Public Records of Dallas County, Texas, and being a part of a called 62.744 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document No. 201300334380, Official Public Records of Dallas County, Texas, and being a part of a called 68.080 acre tract of land described in a special warranty deed to Wylie DPV Limited Partnership as recorded in Document No. 201300334379, Official Public Records of Dallas County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found (hereinafter called one-half inch iron rod found) at the northwest corner of Lot 2, Block K, Dominion of Pleasant Valley, Phase 1, an addition to the City of Wylie as recorded in Volume 2016, Page 17, Collin County Plat Records, said point being in the southwest right-of-way line of Dominion Drive (a 60 foot wide right-of-way);

THENCE South 08 degrees 20 minutes 42 seconds East, 120.00 feet to a one half-inch iron rod found at the southwest corner of said Lot 2;

THENCE Northeasterly, 378.24 feet along a non-tangent curve to the left having a central angle of 23 degrees 57 minutes 35 seconds, a radius of 904.50 feet, a tangent of 191.93 feet, and whose chord bears North 69 degrees 40 minutes 30 seconds East, 375.49 feet to a one-half inch iron rod found for corner in the south line of Lot 7 of said Block K;

THENCE North 57 degrees 41 minutes 43 seconds East, 87.00 feet to a one-half inch iron rod found at the southeast corner of Lot 8 of said Block K;

THENCE North 16 degrees 26 minutes 45 seconds West, 112.88 feet to a one half-inch iron rod found at the northeast corner of said Lot 8, said corner being in the southwest right-of-way line of Dominion Drive;

THENCE Southeasterly, 501.55 feet along a non-tangent curve to the right in the southwest right-of-way line of Dominion Drive, said curve having a central angle of 95 degrees 47 minutes 17 seconds, a radius of 300.00 feet, a tangent of 331.95 feet, and whose chord bears South 58 degrees 33 minutes 07 seconds East, 445.14 feet to a one-half inch iron rod set for corner;

THENCE South 57 degrees 41 minutes 43 seconds West, 728.64 feet to a one-half inch iron rod set for corner;

THENCE North 13 degrees 05 minutes 15 seconds West, 44.78 feet to a one-half inch iron rod set for corner;

THENCE South 88 degrees 25 minutes 18 seconds West, 220.90 feet to a one-half inch iron rod set for corner;

THENCE North 01 degrees 34 minutes 42 seconds West, 105.07 feet to a one-half inch iron rod set for corner;

THENCE South 88 degrees 25 minutes 18 seconds West, 50.00 feet to a one-half inch iron rod set for corner;

THENCE North 01 degrees 34 minutes 42 seconds West, 295.83 feet to a one-half inch iron rod set for corner;

THENCE North 45 degrees 28 minutes 58 seconds West, 14.41 feet to a one-half inch iron rod set for corner in the southwest right-of-way line of Dominion Drive;

THENCE Northeasterly, 127.65 feet along a non-tangent curve to the left in the southwest right-of-way line of Dominion Drive, said curve having a central angle of 09 degrees 19 minutes 23 seconds, a radius of 784.50 feet, a tangent of 63.97 feet, and whose chord bears North 86 degrees 19 minutes 00 seconds East, 127.51 feet to the POINT OF BEGINNING and containing 297,576 square feet or 6.831 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).

PRELIMINARY PLAT DOMINION OF PLEASANT VALLEY, PHASE 2

BEING 62.142 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

215 RESIDENTIAL LOTS PER ORDINANCE NO. 2013-37

ALAN AND CHERYL STUFFT OWNER
6501 Pleasant Valley Road (214) 450-1252
Wylie, Texas 75098

WYLIE DPV LIMITED PARTNERSHIP OWNER/DEVELOPER
c/o Team Phillips, Inc. (972) 385-0909
1914 Skillman Street, Suite 110-310
Dallas, Texas 75206

JBI PARTNERS, INC. ENGINEER
16301 Quorum Drive, Suite 200 B (972)248-7676
Addison, Texas 75001
TBP# No. F-438 TBP#LS No. 10076000

DATE: JULY 12, 2016

Sheet 3 of 4

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WYLIE DPV LIMITED PARTNERSHIP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as DOMINION OF PLEASANT VALLEY, PHASE 2 an addition to the City of Wylie, Texas, and 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, as shown, 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 the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the _____ day of _____, 2015.

WYLIE DPV LIMITED PARTNERSHIP, a Texas Limited Partnership
By: Webb Peak Development Partners LP,
its general partner

By: RNH Development Company,
its general partner

By: _____
Ronald N. Haynes, Jr.
President

STATE OF TEXAS §

COUNTY OF _____ §

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

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

Notary Public, State of Texas

Surveyor's Certificate

Know All Men By These Presents:

That I, Dan B. Ramsey, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

Dated this, the ____ day of _____, 2016.

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

Dan B. Ramsey, R.P.L.S., Registration No. 4172



STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Dan B. Ramsey, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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

Notary Public in and for the State of Texas



"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission
City of Wylie, Texas

Date

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas

Date

"ACCEPTED"

Mayor, City of Wylie, Texas

Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the DOMINION OF PLEASANT VALLEY, PHASE 2 subdivision or addition to the City of Wylie was submitted, 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

PRELIMINARY PLAT
DOMINION OF PLEASANT VALLEY,
PHASE 2

BEING 62.142 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
215 RESIDENTIAL LOTS PER ORDINANCE NO. 2013-37

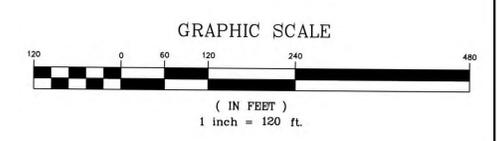
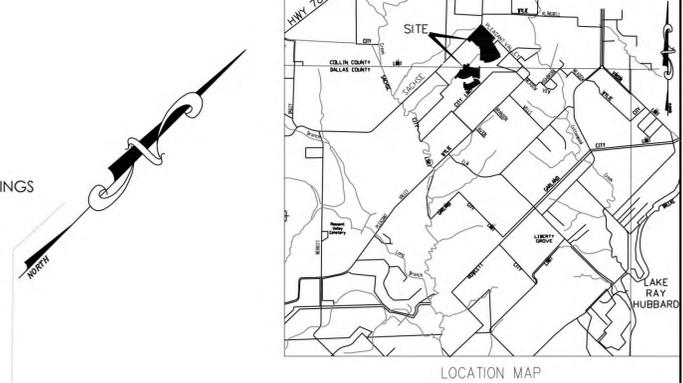
ALAN AND CHERYL STUFFT **OWNER**
6501 Pleasant Valley Road (214) 450-1252
Wylie, Texas 75098

WYLIE DPV LIMITED PARTNERSHIP **OWNER/DEVELOPER**
c/o Team Phillips, Inc. (972) 385-0909
1914 Skillman Street, Suite 110-310
Dallas, Texas 75206

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

DATE: JULY 12, 2016

Sheet 4 of 4



PRELIMINARY PLAN, INTENDED TO DEMONSTRATE OVERALL CONCEPTUAL LANDSCAPE DESIGN INTENT. SUBJECT TO MODIFICATION AND DESIGN REFINEMENT BASED ON FINAL ENGINEERING DESIGN AND COORDINATION.

PRELIMINARY PLAT
DOMINION OF PLEASANT VALLEY, PHASE 2

BEING 62.142 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
215 RESIDENTIAL LOTS PER ORDINANCE NO. 2013-37

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Dallas, Texas 75206

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

GARTHOFF DESIGN, LLC. LANDSCAPE ARCHITECT
5646 Milton, Suite 606 (214) 750-4727
Dallas, Texas 75206



Wylie City Council

AGENDA REPORT

Meeting Date: November 14, 2016
Department: Planning
Prepared By: Renaë' Ollie
Date Prepared: November 2, 2016

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

Subject

Consider, and act upon, approval of a Final Plat for New Haven at Wylie Addition, creating one lot on 3.126 acres, generally located on the northeast corner of Brown Street and Westgate Way.

Recommendation

Motion to approve a Final Plat for New Haven at Wylie Addition, creating one lot on 3.126 acres, generally located on the northeast corner of Brown Street and Westgate Way.

Discussion

Owner: Birmingham Land Ltd

Applicant: Engineering Concepts & Design

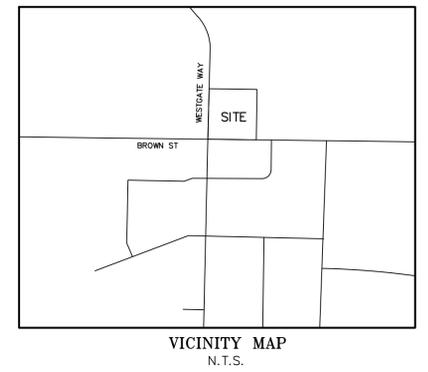
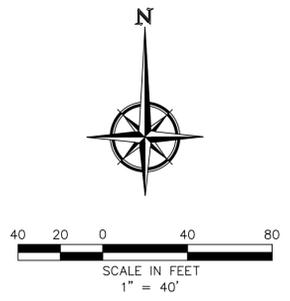
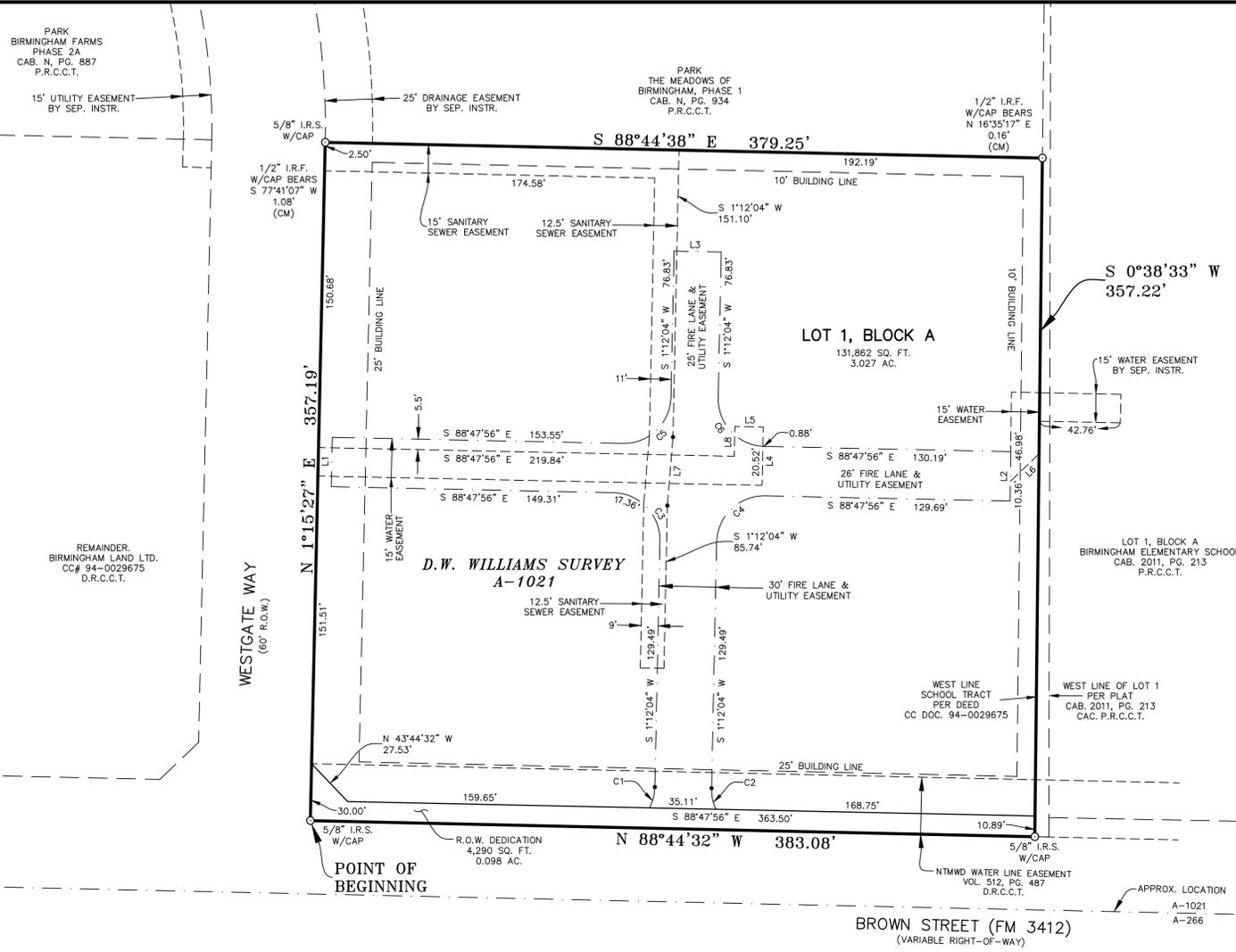
The property totals 3.126 acres and will create one lot currently zoned as Neighborhood Services with a Special Use Permit for Assisted Living.

A 25 foot drainage easement and two 15 foot sanitary sewer easements were approved by separate easement on September 22, 2016. The plat, and separate instruments dedicate the necessary rights-of-way, fire lanes, utility, construction, and drainage easements for the plats approval.

This Final Plat complies with the applicable technical requirements of the City of Wylie and is recommended for approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Planning & Zoning Commission Discussion

The Planning and Zoning Commission voted 5-0 to recommend approval subject to additions and alterations as required by the City Engineering Department.



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.

NO.	DIRECTION	DISTANCE
L1	S 1°12'04" W	26.00'
L2	S 0°38'33" W	26.00'
L3	S 88°44'38" E	25.00'
L4	S 1°12'04" W	30.71'
L5	S 88°47'56" E	15.00'
L6	S 46°12'04" W	21.01'
L7	N 4°45'07" E	36.15'
L8	N 1°12'04" E	15.71'

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	026°07'11"	25.00'	5.80'	11.40'	N 14°15'39" E	11.30'
C2	026°07'11"	25.00'	5.80'	11.40'	S 11°51'28" E	11.30'
C3	090°00'00"	25.00'	25.00'	39.27'	N 43°47'56" W	35.36'
C4	090°00'00"	25.00'	25.00'	39.27'	S 46°12'04" W	35.36'
C5	090°00'00"	25.00'	25.00'	39.27'	N 46°12'04" E	35.36'
C6	090°00'00"	25.00'	25.00'	39.27'	S 43°47'56" E	35.36'

LEGEND	
5/8" I.R.S. W/CAP	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
(CM)	CONTROL MONUMENT
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS

- NOTES:
- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
 - By graphical plotting, the parcel described hereon does not lie within a Special Flood Hazard Area (SPHA) as delineated on the Collin County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48085C0420, dated June 2, 2009, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the surveyor.
 - All corners set hereon are 5/8" Iron Rods with yellow cap stamped RPLS Number 3963.
 - A 5/8-inch iron rod with yellow cap stamped "RPLS 3963" will be set at all lot corners, points of curvature, points of tangency and angle points in public rights-of-way whenever possible unless otherwise shown or noted in this drawing, after all construction for this subdivision has been completed.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, Robert C. Myers, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document. This final plat is released on September 6, 2016 for review by the City and other parties for comments and progression to an approved final plat.

ROBERT C. MYERS
REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS NO. 3963

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared Robert C. Myers, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2016.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS NEW HAVEN ASSISTED LIVING OF WYLIE, LLC, BEING THE OWNER of a 3.126 acre tract of land situated in the D. Williams Survey, Abstract No. 1021, in the City of Wylie, Collin County, Texas and being part of a tract of land described in deed to Birmingham Land Ltd., recorded as County Clerk's File No. 94-0029675, Deed Records, Collin County, Texas;

BEGINNING at an "X" set for corner at the intersection of the east right-of-way line of Westgate Way, a 60 ft. right-of-way with the west right-of-way of Brown Street, a variable width right-of-way;

THENCE North 01 degrees 15 minutes 27 seconds East, along the east right-of-way line of said Westgate Way, a distance of 357.19 feet to a 5/8 inch iron rod with cap stamped RPLS 3963 set for corner at the southwest corner of a Park tract, as dedicated by The Meadows of Birmingham, Phase 1, an addition to the City of Wylie, as recorded in Cabinet N, Page 934, Plat Records, Collin County, Texas, from which a 1/2-inch iron rod with cap found for reference bears South 77 degrees 41 minutes 07 seconds West, a distance of 1.08 feet;

THENCE South 88 degrees 44 minutes 38 seconds East, along the south line of said Park tract, a distance of 379.25 feet to the southeast corner thereof, from which a 1/2-inch iron rod found for reference bears North 16 degrees 35 minutes 17 seconds East, a distance of 0.16 feet, said corner being in the west line of a called 15.00 acre tract (by deed call) as described in a deed to Wylie Independent School District recorded in Volume 930 Page 145 Deed Records of Collin County Texas;

THENCE South 00 degrees 38 minutes 33 seconds West, along the west line of said 15 acre tract (per deed call), a distance of 357.22 feet to a 5/8-inch iron rod with cap stamped RPLS 3963 set for corner at the southwest corner thereof, said corner being in the north right-of-way line of said Brown Street;

THENCE North 88 degrees 44 minutes 32 seconds West, along the North right-of-way line of said Brown Street, a distance of 383.08 feet to the POINT OF BEGINNING, and containing 136,151 or 3.126 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, NEW HAVEN ASSISTED LIVING OF WYLIE, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as NEW HAVEN AT WYLIE ADDITION, an addition to the City of Wylie, Texas, and 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, as shown, 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 the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this the ____ day of _____, 2016.

FOR: NEW HAVEN ASSISTED LIVING OF WYLIE, LLC

BY: _____

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this date personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2016.

NOTARY PUBLIC FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

THIS PLAT RECORDED IN
CABINET ____, PAGE ____, DATE ____
PLAT RECORDS COLLIN COUNTY, TEXAS

OWNER
NEW HAVEN ASSISTED LIVING OF WYLIE, LLC
P.O. BOX 1927
KYLE, TX 78640

DEVELOPER
GLOBAL SENIOR HOUSING
PO BOX 1297
EAGLE, IO 83616

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 368

FINAL PLAT
NEW HAVEN AT WYLIE ADDITION
BEING
3.126 ACRES
SITUATED IN THE
D.W. WILLIAMS SURVEY, ABST. NO. 1021
CITY OF WYLIE, COLLIN COUNTY, TEXAS

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission
City of Wylie, Texas _____ Date _____

"APPROVED FOR CONSTRUCTION"

Mayor, City of Wylie, Texas _____ Date _____

"ACCEPTED"

Mayor, City of Wylie, Texas _____ Date _____

"APPROVED AND ACCEPTED"

This plat is hereby approved in accordance with Section 2.11.B of the City of Wylie Subdivision Regulations (Ordinance No. 2003-03).

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing plat of NEW HAVEN AT WYLIE, an addition to the City of Wylie was submitted to the City Council on the ____ day of 2016 and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, 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 _____



Wylie City Council

AGENDA REPORT

Meeting Date: November 14, 2016
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: November 2, 2016

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

Subject

Consider, and act upon, approval of a Final Plat for two single family lots on 6.398 acres within Wylie's ETJ generally located on Bozman Road between Stone Road and Troy Road.

Recommendation

Motion to approve a Final Plat for two single family lots on 6.398 acres within Wylie's ETJ generally located on Bozman Road between Stone Road and Troy Road.

Discussion

OWNER: William Collins

APPLICANT: Justin Johnson

The 6.398 acre tract is located in the City's ETJ in Collin County. It is east of FM544 on the north side of Bozman Road.

The plat will dedicate 30' of Right-of-Way for Bozman Road. A 30' access easement will also be created which will dedicate legal access to both lots. The northern tract of land owned by the applicant, Mr. Johnson and the large lot will remain the property of Mr. Collins.

Both are planned as residential lots with Lot 1 containing existing structures.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations.

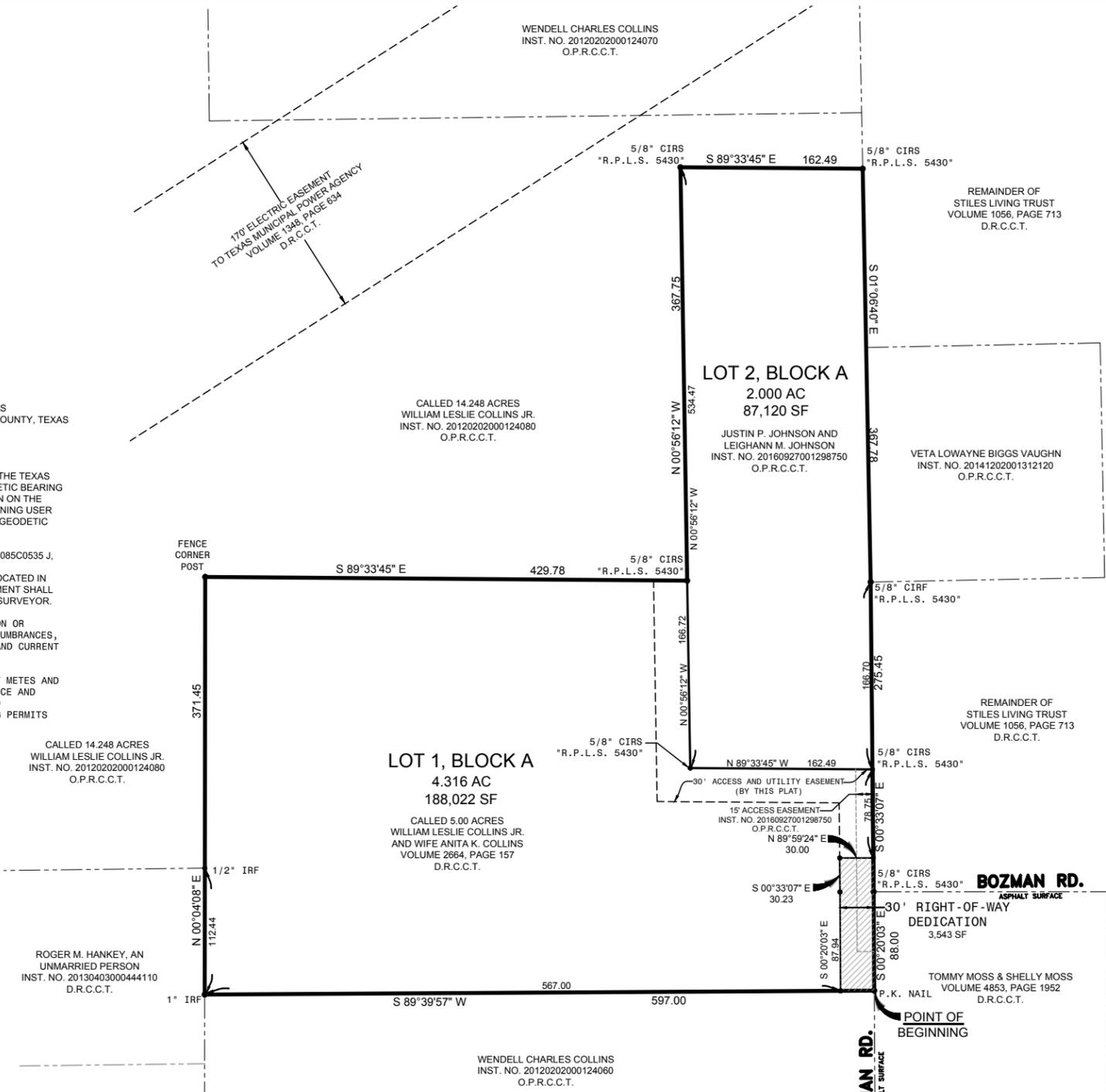
Planning & Zoning Commission Discussion

The Planning and Zoning Commission voted 6-0 to recommend approval subject to additions and alterations as required by the City Engineering Department.



LEGEND:
 IRF = IRON ROD FOUND
 CIRF = CAPPED IRON ROD FOUND
 CIRS = CAPPED IRON ROD SET
 VOL. = VOLUME
 PG. = PAGE
 INST. = INSTRUMENT
 NO. = NUMBER
 D.R.C.C.T. = DEED RECORDS COLLIN COUNTY, TEXAS
 O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS COLLIN COUNTY, TEXAS

- NOTES:
1. THE BASIS OF BEARING FOR THIS SURVEY IS THE TEXAS STATE PLANE, NORTH CENTRAL ZONE, GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS TAKEN ON THE GROUND AND COMPUTED BY ONLINE POSITIONING USER SERVICE (OPUS) OFFERED BY THE NATIONAL GEODETIC SURVEY.
 2. ACCORDING TO INSURANCE RATE MAP NO. 48085C0535 J, DATED JUNE 2, 2009 OF THE NATIONAL FLOOD MANAGEMENT AGENCY, THIS PROPERTY IS LOCATED IN ZONE X BY GRAPHIC SCALE AND THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.
 3. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS, ENCUMBRANCES, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
 4. 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



OWNERS CERTIFICATE

STATE OF TEXAS §
 COUNTY OF COLLIN §

WHEREAS, WILLIAM LESLIE COLLINS JR. AND WIFE ANITA K. COLLINS AND JUSTIN P. JOHNSON AND LEIGHANN M. JOHNSON are the owners of a tract of land situated in the J.D. Shelby Survey, Abstract No. 819, Collin County, Texas, and being all of the remainder of a called 5.00 acre tract of land to William Leslie Collins Jr. and wife Anita K. Collins as recorded in Volume 2664, Page 157 of the Deed Records of Collin County, Texas, and all of a tract of land to Justin P. Johnson and Leighann M. Johnson as recorded in Instrument Number 20160927001298750 of the Official Public Records of Collin County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a "PK" Nail lying in the near center of Bozman Road found for the southeast corner of said 5.00 acre tract same being the northeast corner of a tract of land to Wendell Charles Collins as recorded in Instrument Number 20120202000124060 of the Official Public Records of Collin County, Texas;

THENCE South 89 degrees 39 minutes 57 seconds West along the common line of said 5.00 acre tract and said Wendell Collins tract, a distance of 597.00 feet to a 1 inch iron rod found for the southwest corner of said 5.00 acre tract and the northwest corner of said Wendell Collins tract, same point also lying on the east line of a tract of land to Roger M. Hankey, an unmarried person, as recorded in Instrument Number 20130403000444110 of the Official Public Records of Collin County, Texas;

THENCE North 00 degrees 04 minutes 08 seconds East along the common line between said 5.00 acre tract and said Hankey tract, passing a 1/2 inch iron rod found for the most southerly southeast corner of a called 14,248 acre tract of land to William Leslie Collins Jr. as recorded in Instrument Number 20120202000124080 of the Official Public Records of Collin County, Texas, same being the northeast corner of said Hankey tract at a distance of 112.44 feet and continuing a total distance of 371.45 feet to a fence corner post found for the northwest corner of said 5.00 acre tract and an inner ell corner of said 14,248 acre tract;

THENCE South 89 degrees 33 minutes 45 seconds East along the common line of said 5.00 acre tract and said 14,248 acre tract, a distance of 429.78 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner on the west line of said Johnson tract;

THENCE North 00 degrees 56 minutes 12 seconds West along the west line of said Johnson tract, a distance of 367.75 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the northwest corner of same;

THENCE South 89 degrees 33 minutes 45 seconds East along the north line of said Johnson tract, a distance of 162.49 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for the northeast corner of said Johnson tract, same point also lying on the west line of a tract of land to Stiles Living Trust as recorded in Volume 1056, Page 713 of the Deed Records of Collin County, Texas;

THENCE South 01 degrees 06 minutes 40 seconds East along the east line of said Johnson tract, a distance of 367.78 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" found for the southwest corner of a tract of land to Veta Lowayne Biggs Vaughn as recorded in Instrument Number 20141202001312120 of the Official Public Records of Collin County, Texas;

THENCE South 00 degrees 33 minutes 07 seconds East, a distance of 275.45 feet to a 5/8 inch iron rod with cap stamped "R.P.L.S. 5430" set for corner in the projected near center of previously mentioned Bozman Road;

THENCE South 00 degrees 20 minutes 03 seconds East along said Bozman Road, a distance of 88.00 feet to the POINT OF BEGINNING containing 278,685 square Feet, or 6.398 acres of land.

KNOW ALL MEN BY THESE PRESENTS:

That I, Brian Maddox, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

Brian Jay Maddox
 Registration No. 5430

STATE OF TEXAS §
 COUNTY OF KAUFMAN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Brian Maddox, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of ___, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WILLIAM LESLIE COLLINS JR. AND WIFE ANITA K. COLLINS AND JUSTIN P. JOHNSON AND LEIGHANN M. JOHNSON, acting herein by and through their duly authorized officers, does hereby adopt this plat designating the herein above described property as COLLINS ADDITION, an addition to the City of Wylie, Texas, and 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, as shown, 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 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.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS, my hand, this ___ day of ___, 2016.

BY:

William Leslie Collins Jr.

Anita K. Collins

Justin P. Johnson

Leighann M. Johnson

STATE OF TEXAS §
 COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William Leslie Collins Jr. Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of ___, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

STATE OF TEXAS §
 COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Anita K. Collins, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of ___, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

STATE OF TEXAS §
 COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Justin P. Johnson, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of ___, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

STATE OF TEXAS §
 COUNTY OF COLLIN §

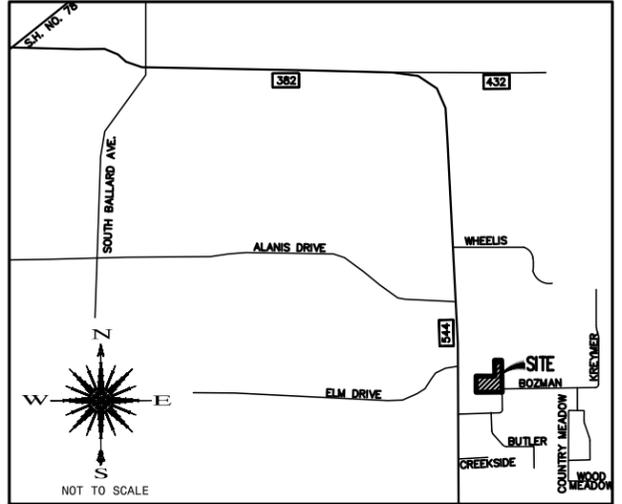
Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Leighann M. Johnson, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this ___ day of ___, 2016.

Notary Public in and for the State of Texas

My Commission Expires On: _____

VICINITY MAP



RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission _____ Date _____
 City of Wylie, Texas

APPROVED FOR CONSTRUCTION

Mayor, City of Wylie, Texas _____ Date _____

ACCEPTED

Mayor, City of Wylie, Texas _____ Date _____

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the COLLINS ADDITION to the City of Wylie was submitted to the City Council on the ___ day of ___, 2016, and the Council, by formal action, then and there accepted the dedication of streets, 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 herein above subscribed.

Witness my hand this ___ day of ___, A.D., 2016.

 City Secretary
 City of Wylie, Texas

FINAL PLAT
 COLLINS ADDITION

LOT 1 AND LOT 2 BLOCK A
 BEING 6.398 ACRES SITUATED IN THE
 J.D. SHELBY SURVEY, ABSTRACT NO. 819
 COLLIN COUNTY, TEXAS

SURVEYOR:
 MADDOX SURVEYING & MAPPING INC.
 P.O. BOX 2109
 FORNEY, TEXAS 75126
 (972) 564-4416
 Firm Registration No. 10013200

OWNER:
 WILLIAM LESLIE COLLINS JR.
 AND WIFE ANITA K. COLLINS
 1301 BOZMAN ROAD
 WYLIE, TEXAS 75098
 (214) 629-5118

OWNER:
 JUSTIN P. JOHNSON AND
 LEIGHANN M. JOHNSON
 P.O. BOX 1791
 WYLIE, TEXAS 75098



Wylie City Council

AGENDA REPORT

Meeting Date: November 14, 2016
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: November 2, 2016

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

Subject

Consider, and act upon, approval of a Final Plat for Kreymer Estates Phase 4, developing 78 lots, generally located south of east Brown Street and west of W.A. Allen Boulevard.

Recommendation

Motion to approve a Final Plat for Kreymer Estates Phase 4, developing 78 lots, generally located south of east Brown Street and west of W.A. Allen Boulevard.

Discussion

OWNER: BLOOMFIELD HOMES, L.P.

ENGINEER: WESTWOOD

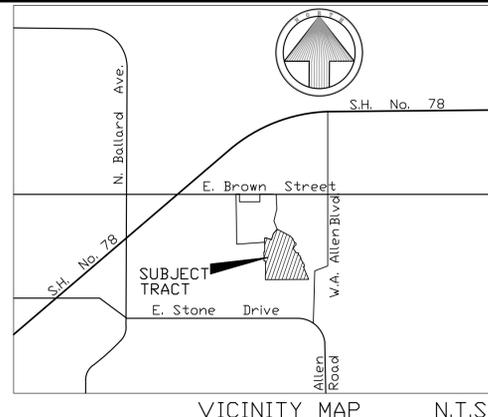
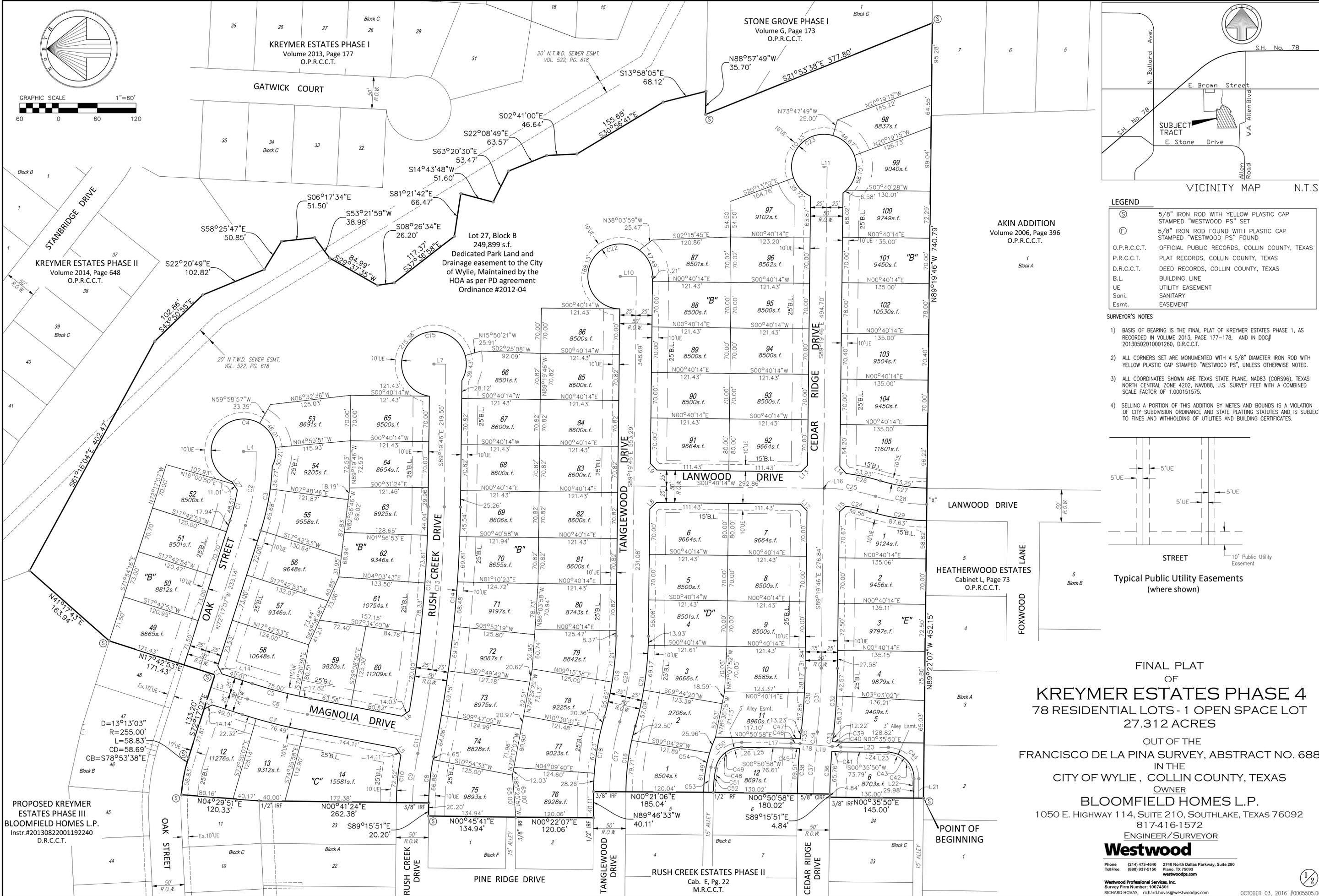
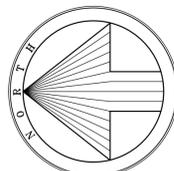
The property totals 27.312 acres and will create seventy-eight (78) single-family residential lots and one (1) open space lot for park and recreational purposes. The subject property is part of the overall 101 acres of the Kreymer Estates development approved in January 2012 as a Planned Development District (PD 2012-04). The overall PD was broadened and expanded in August 2013; therefore the designated and adopted zoning is PD 2013-33. The preliminary plat was approved in May of 2015.

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

The Final Plat complies with the approved Development Plan & Concept which was approved with the PD for all phases of the development.

Planning & Zoning Commission Discussion

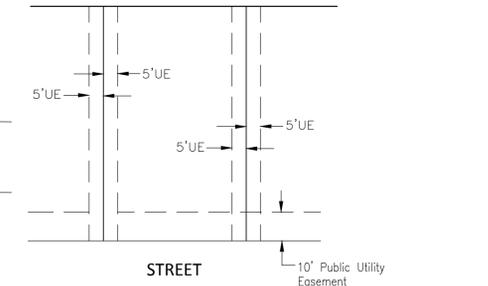
The Planning and Zoning Commission voted 6-0 to recommend approval subject to additions and alterations as required by the City Engineering Department.



LEGEND

- Ⓢ 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET
- ⓔ 5/8" IRON ROD FOUND WITH PLASTIC CAP STAMPED "WESTWOOD PS" FOUND
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
- B.L. BUILDING LINE
- UE UTILITY EASEMENT
- Sani. SANITARY
- Esmt. EASEMENT

- SURVEYOR'S NOTES**
- 1) BASIS OF BEARING IS THE FINAL PLAT OF KREYMER ESTATES PHASE 1, AS RECORDED IN VOLUME 2013, PAGE 177-178, AND IN DOC# 20130502010001260, D.R.C.C.T.
 - 2) ALL CORNERS SET ARE MONUMENTED WITH A 5/8" DIAMETER IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS", UNLESS OTHERWISE NOTED.
 - 3) ALL COORDINATES SHOWN ARE TEXAS STATE PLANE, NAD83 (CORRS96), TEXAS NORTH CENTRAL ZONE 4202, NAVD88, U.S. SURVEY FEET WITH A COMBINED SCALE FACTOR OF 1.000151575.
 - 4) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY SUBDIVISION ORDINANCE AND STATE PLATING STATUTES AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING CERTIFICATES.



FINAL PLAT
OF
KREYMER ESTATES PHASE 4
78 RESIDENTIAL LOTS - 1 OPEN SPACE LOT
27.312 ACRES

OUT OF THE
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688
IN THE
CITY OF WYLIE, COLLIN COUNTY, TEXAS
OWNER
BLOOMFIELD HOMES L.P.
1050 E. HIGHWAY 114, SUITE 210, SOUTHLAKE, TEXAS 76092
817-416-1572
ENGINEER/SURVEYOR

Westwood
 Phone (214) 473-4640 2740 North Dallas Parkway, Suite 280
 Toll Free (888) 937-5150 Plano, TX 75093
 Survey Firm Number: 10074301
 RICHARD HOVAS richard.hovas@westwoodps.com
 westwoodps.com
 OCTOBER 03, 2016 #005505.00

KREYMER ESTATES PHASE 4

STATE OF TEXAS)
 COUNTY OF COLLIN)

OWNERS CERTIFICATE

SITUATED IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, BEING A PART OF THE FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688 AND BEING ALL OF THE 24.032 ACRE TRACT OF LAND CONVEYED TO BLOOMFIELD HOMES, L.P. BY DEED OF RECORD IN COUNTY CLERK'S FILE NO. 20130827001210170 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS AND BEING A PART OF THE 40.666 ACRE TRACT OF LAND CONVEYED TO BLOOMFIELD HOMES, L.P. BY DEED OF RECORD IN COUNTY CLERK'S FILE NO. 20130822001192240 OF SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET IN THE NORTH LINE OF LOT 2, BLOCK A OF HEATHERWOOD ESTATES, AN ADDITION TO THE CITY OF WYLIE, TEXAS AS SHOWN BY PLAT OF RECORD IN CABINET L, PAGE 73 OF THE MAP RECORDS, COLLIN COUNTY, TEXAS, SAID ROD BEING THE SOUTHEAST CORNER OF RUSH CREEK ESTATES, PHASE II, AN ADDITION TO THE CITY OF WYLIE, TEXAS AS SHOWN BY PLAT OF RECORD IN CABINET E, PAGE 22 OF SAID MAP RECORDS AND BEING THE SOUTHWEST CORNER OF SAID 24.032 ACRE BLOOMFIELD HOMES, L.P. TRACT;

THENCE IN A NORTHERLY DIRECTION WITH THE EAST LINE OF SAID RUSH CREEK ESTATES, PHASE II AND THE WEST LINE OF SAID 24.032 ACRE BLOOMFIELD HOMES, L.P. TRACT THE FOLLOWING CALLS AND DISTANCES:

NORTH 00°35'50" EAST A DISTANCE OF 145.00 FEET TO A 3/8" IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF CEDAR RIDGE DRIVE FOR THE NORTHEAST CORNER OF LOT 24, BLOCK C OF SAID RUSH CREEK ESTATES, PHASE II;

SOUTH 89°15'51" EAST WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 4.84 FEET TO A FOUND CAPPED 5/8" IRON ROD;

NORTH 00°50'58" EAST CROSSING SAID CEDAR RIDGE DRIVE AND CONTINUING A DISTANCE OF 180.02 FEET TO A 1/2" STEEL ROD FOUND IN THE SOUTH LINE OF A 15' ALLEY MAINTAINING THE NORTHEAST CORNER OF LOT 6, BLOCK E OF SAID RUSH CREEK ESTATES, PHASE II;

NORTH 00°21'06" EAST CROSSING SAID 15' ALLEY AND CONTINUING A TOTAL DISTANCE OF 185.04 FEET TO A 3/8" IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF TANGLEWOOD DRIVE;

NORTH 89°46'33" WEST WITH SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 40.11 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 2, BLOCK F OF SAID RUSH CREEK ESTATES, PHASE II;

NORTH 00°22'07" EAST A DISTANCE OF 120.06 FEET TO A 3/8" IRON ROD FOUND IN THE SOUTH LINE OF A 15' ALLEY AT THE NORTHEAST CORNER OF SAID LOT 2;

NORTH 00°45'41" EAST CROSSING SAID 15' ALLEY AND CONTINUING A TOTAL DISTANCE OF 134.94 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET IN THE SOUTH RIGHT-OF-WAY LINE OF RUSH CREEK DRIVE FOR THE NORTHEAST CORNER OF LOT 1, BLOCK F OF SAID RUSH CREEK ESTATES, PHASE II;

SOUTH 89°15'51" EAST WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 20.20 FEET TO A FOUND 3/8" IRON ROD;

NORTH 00°41'24" EAST CROSSING SAID RUSH CREEK DRIVE AND CONTINUING A TOTAL DISTANCE OF 262.38 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTH LINE OF THE SOUTH LINE OF KREYMER ESTATES, PHASE III, AN ADDITION TO THE CITY OF WYLIE, TEXAS AS SHOWN BY PLAT OF RECORD IN INSTRUMENT NO. 20130822001192240 OF SAID MAP RECORDS AND MAINTAINING THE NORTHEAST CORNER OF LOT 23, BLOCK C OF SAID RUSH CREEK ESTATES, PHASE II;

THENCE OVER AND ACROSS SAID KREYMER ESTATES, PHASE III THE FOLLOWING CALLS AND DISTANCES:

NORTH 04°29'51" EAST A DISTANCE OF 120.33 FEET TO A SET A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";

IN A SOUTHEASTERLY DIRECTION WITH A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 255.00 FEET AND AN ARC LENGTH OF 58.83 FEET (CHORD BEARS SOUTH 78°53'38" EAST 58.69 FEET) TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";

SOUTH 72°17'07" EAST A DISTANCE OF 133.20 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";

NORTH 17°42'53" EAST A DISTANCE OF 171.43 FEET TO A SET 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS";

NORTH 41°17'43" EAST A DISTANCE OF 163.94 FEET TO A POINT IN A CREEK MAINTAINING AN ANGLE POINT IN THE WEST LINE OF KREYMER ESTATES, PHASE II, AN ADDITION TO THE CITY OF WYLIE, TEXAS AS SHOWN BY PLAT OF RECORD IN VOLUME 2014, PAGE 648 OF THE OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AN AN ANGLE POINT IN THE EAST LINE OF SAID KREYMER ESTATES, PHASE III;

THENCE IN A SOUTHEASTERLY DIRECTION WITH THE CENTER OF SAID CREEK AND THE WEST LINES OF BOTH KREYMER ESTATES, PHASE 1, AN ADDITION TO THE CITY OF WYLIE, TEXAS AS SHOWN BY PLAT OF RECORD IN VOLUME 2013, PAGE 177 OF SAID OFFICIAL PUBLIC RECORDS, AND OF KREYMER ESTATES, PHASE II THE FOLLOWING CALLS AND DISTANCES:

SOUTH 61°16'04" EAST A DISTANCE OF 402.47 FEET;

SOUTH 43°50'55" EAST A DISTANCE OF 102.86 FEET;

SOUTH 22°20'49" EAST PASSING THE NORTHEAST CORNER OF SAID 24.032 ACRE TRACT AT 52.23 FEET AND CONTINUING A TOTAL DISTANCE OF 102.82 FEET;

SOUTH 58°25'47" EAST A DISTANCE OF 50.85 FEET;

SOUTH 06°17'34" EAST A DISTANCE OF 51.50 FEET;

SOUTH 53°21'59" WEST A DISTANCE OF 38.98 FEET;

SOUTH 29°37'35" WEST A DISTANCE OF 84.99 FEET;

SOUTH 08°26'34" EAST A DISTANCE OF 26.20 FEET;

SOUTH 37°36'58" EAST A DISTANCE OF 117.37 FEET;

SOUTH 81°21'42" EAST A DISTANCE OF 66.47 FEET;

SOUTH 14°43'48" WEST A DISTANCE OF 51.60 FEET;

SOUTH 63°20'30" EAST A DISTANCE OF 53.47 FEET;

SOUTH 22°08'49" EAST A DISTANCE OF 63.57 FEET;

SOUTH 02°41'00" EAST A DISTANCE OF 46.64 FEET;

SOUTH 30°56'41" EAST A DISTANCE OF 155.68 FEET;

SOUTH 13°58'05" EAST A DISTANCE OF 68.12 FEET TO A POINT IN THE NORTH LINE OF A 175' FLOODWAY AND UTILITY EASEMENT SHOWN ON PLAT OF STONE GROVE, PHASE I OF RECORD IN CABINET G, PAGE 173 OF SAID MAP RECORDS;

THENCE NORTH 88°57'49" WEST WITH SAID NORTH LINE, A DISTANCE OF 35.70 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET FOR THE NORTHWEST CORNER OF SAID BLOCK G;

THENCE SOUTH 21°53'38" EAST WITH THE WEST LINE OF SAID BLOCK G, A DISTANCE OF 377.80 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET IN THE NORTH LINE OF LOT 7, BLOCK A OF AKIN ADDITION, AN ADDITION TO THE CITY OF WYLIE, TEXAS AS SHOWN BY PLAT OF RECORD IN VOLUME 2006, PAGE 396 OF SAID OFFICIAL PUBLIC RECORDS, SAID ROD BEING THE SOUTHEAST CORNER OF SAID 24.032 ACRE BLOOMFIELD HOMES, L.P. TRACT;

THENCE NORTH 89°19'46" WEST WITH THE NORTH LINE OF SAID AKIN ADDITION, A DISTANCE OF 740.79 FEET TO AN "X" IN CONCRETE SET IN THE CENTER OF LANWOOD DRIVE FOR THE NORTHWEST CORNER OF SAID AKIN ADDITION;

THENCE NORTH 89°22'07" WEST AT 25.0 FEET PASSING A 5/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF BLOCK A OF SAID HEATHERWOOD ESTATES, AND CONTINUING A TOTAL DISTANCE OF 452.15 FEET TO THE POINT-OF-BEGINNING AND CONTAINING 27.312 ACRES OF LAND.

CITY SECRETARY
 CITY OF WYLIE, TEXAS

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, BLOOMFIELD HOMES L.P., ACTING HEREIN BY AND THROUGH ITS DULY AUTHORIZED OFFICER, DOES HEREBY ADOPT THIS PLAT DESIGNATED THEREIN ABOVE DESCRIBED PROPERTY AS KREYMER ESTATES PHASE 4, AN ADDITION TO THE CITY OF WYLIE, TEXAS AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE EASEMENTS AND RIGHTS-OF-WAY AS SHOWN THEREON. THE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE PURPOSES AS INDICATED. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AND RIGHT-OF-WAYS AS SHOWN. SAID UTILITY EASEMENTS BEING HEREBY RESERVED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING SAME UNLESS OTHERWISE SPECIFIED. ALL AND ANY PUBLIC UTILITY SHALL HAVE THE FULL RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTH WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON THE UTILITY EASEMENT AND ALL PUBLIC UTILITIES SHALL ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM _____ AND UPON THE SAID UTILITY EASEMENT FOR THE PURPOSES OF REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING THE PERMISSION OF ANYONE.

WITNESS MY HAND this _____ day of _____, 20____.

BLOOMFIELD PROPERTIES, L.P.
 a Texas Limited Partnership

By: BLOOMFIELD PROPERTIES, INC.
 a Texas Corporation, General Partner

By: _____
 DONALD J. DYKSTRA, President

THE STATE OF TEXAS)
 COUNTY OF TARRANT)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DONALD J. DYKSTRA WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF SAID BLOOMFIELD HOMES, L.P. AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH PARTNERSHIP FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE, this _____ day of _____, 20____.

 Notary Public in and for the State of Texas

SURVEYORS CERTIFICATE

I, JASON B. ARMSTRONG, REGISTERED PROFESSIONAL LAND SURVEYOR FOR WESTWOOD, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON ACCURATELY REPRESENTS THE RESULTS OF AN ON-THE-GROUND SURVEY MADE IN FEBRUARY, 2013, UNDER MY DIRECTION AND SUPERVISION, AND FURTHER CERTIFY THAT ALL CORNERS ARE AS SHOWN THEREON, AND THAT SAID PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF WYLIE, TEXAS;

Date: This the _____ Day of _____, 20____.

Released for review only. 6-30-2015
 In accordance with Texas Board of Professional Land Surveying Rule 663.18(c),
 29 T.A.C. 663.18(c) this is a preliminary document, and shall not be signed or sealed.
 "Preliminary, this document shall not be recorded for any purpose."

JASON B. ARMSTRONG
 Registered Professional Land Surveyor
 No. 5557

THE STATE OF TEXAS)
 COUNTY OF COLLIN)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JASON B. ARMSTRONG, WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE SAME WAS THE ACT OF THE SAID WESTWOOD, AND THAT HE EXECUTED THE SAME AS THE ACT OF SUCH CORPORATION FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

"RECOMMENDED FOR APPROVAL"

 CHAIRMAN, PLANNING & ZONING COMMISSION
 CITY OF WYLIE, TEXAS

 DATE

"APPROVED FOR CONSTRUCTION"

 MAYOR, CITY OF WYLIE, TEXAS

 DATE

"ACCEPTED"

 MAYOR, CITY OF WYLIE, TEXAS

 DATE

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF WYLIE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE SUBDIVISION OR ADDITION TO THE CITY OF WYLIE WAS SUBMITTED TO THE CITY COUNCIL ON THE DAY _____ OF _____, 20____, 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., 20____.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	48.51'	330.00'	008°25'18"	S76°29'46"E	48.46'
C2	116.05'	355.00'	018°43'51"	S81°39'02"E	115.54'
C3	100.45'	380.00'	015°08'45"	S79°51'29"E	100.16'
C4	241.37'	50.00'	276°35'03"	N20°56'00"W	66.53'
C5	92.82'	775.00'	006°51'44"	S14°17'01"W	92.76'
C6	95.81'	800.00'	006°51'44"	S14°17'01"W	95.76'
C7	98.81'	825.00'	006°51'44"	S14°17'01"W	98.75'
C8	71.54'	375.00'	010°55'48"	N83°50'42"W	71.43'
C9	76.30'	400.00'	010°55'48"	N83°50'42"W	76.19'
C10	72.52'	425.00'	009°46'36"	N84°25'18"W	72.43'
C11	62.57'	2000.00'	001°47'33"	S79°16'35"E	62.57'
C12	315.98'	1975.00'	009°10'00"	S84°44'46"E	315.64'
C13	319.63'	2000.00'	009°09'25"	S84°45'04"E	319.29'
C14	386.98'	2025.00'	010°56'58"	S83°51'17"E	386.39'
C15	254.81'	50.00'	291°59'22"	N25°56'45"W	55.93'
C16	102.22'	375.00'	015°37'03"	N81°50'22"W	101.90'
C17	109.03'	400.00'	015°37'03"	N81°50'22"W	108.69'
C18	115.85'	425.00'	015°37'03"	N81°50'22"W	115.49'
C19	126.83'	475.00'	015°17'55"	S81°40'48"E	126.45'
C20	133.51'	500.00'	015°17'55"	S81°40'48"E	133.11'
C21	140.18'	525.00'	015°17'55"	S81°40'48"E	139.77'
C22	235.62'	50.00'	270°00'01"	N44°19'45"W	70.71'
C23	261.41'	50.00'	299°33'07"	N05°58'31"W	50.34'
C24	39.56'	255.00'	008°53'16"	N12°41'06"E	39.52'
C25	80.43'	280.00'	016°27'30"	N08°53'59"E	80.15'
C26	53.93'	305.00'	010°07'51"	N12°03'49"E	53.86'

LINE TABLE		
LINE #	LENGTH	BEARING
L1	14.14	N62°42'53"E
L2	14.14	N27°17'07"W
L3	59.01	N17°42'53"E
L4	19.74	S01°00'58"E
L5	14.11	N55°59'18"E
L6	14.03	S34°34'57"E
L7	18.57	S00°40'14"W
L8	14.14	S44°19'46"E
L9	14.14	N45°40'14"E
L10	25.00	S00°40'14"W
L11	5.00	S00°40'14"W
L12	14.14	N45°40'14"E
L13	14.14	S44°19'46"E
L14	14.79	N48°21'53"E
L15	13.32	N41°06'21"W
L16	1.34	S00°40'14"W
L17	76.61	S00°50'58"W
L18	24.97	N05°09'15"E
L19	25.03	N05°09'15"E
L20	73.79	N00°35'50"E
L21	29.97	S89°22'07"E
L27	14.93	S56°43'48"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C27	73.25'	255.00'	016°27'30"	S08°53'59"W	73.00'
C28	80.43'	280.00'	016°27'30"	S08°53'59"W	80.15'
C29	87.63'	305.00'	016°27'42"	S08°53'54"W	87.33'
C30	96.02'	975.00'	005°38'33"	S86°30'30"E	95.98'
C31	98.48'	1000.00'	005°38'33"	S86°30'30"E	98.44'
C32	100.94'	1025.00'	005°38'33"	S86°30'30"E	100.90'
C33	12.22'	975.00'	000°43'05"	N84°02'46"W	12.22'
C34	20.23'	1000.00'	001°09'32"	N84°15'59"W	20.23'
C35	13.23'	1025.00'	000°44'23"	N84°03'25"W	13.23'
C36	65.76'	975.00'	003°51'51"	N87°13'07"W	65.74'
C37	75.13'	1000.00'	004°18'17"	N86°59'54"W	75.11'
C38	69.51'	1025.00'	003°53'07"	N87°12'28"W	69.50'
C39	12.53'	160.00'	004°29'16"	S02°50'28"W	12.53'
C40	13.13'	167.50'	004°29'27"	N02°50'33"E	13.13'
C41	13.73'	175.00'	004°29'38"	S02°50'38"W	13.72'
C43	62.86'	40.00'	090°02'04"	N45°36'51"E	56.59'
C44	74.64'	47.50'	090°02'04"	N45°36'51"E	67.20'
C45	13.21'	160.00'	004°43'46"	N03°12'51"E	13.20'
C46	13.83'	167.50'	004°43'46"	S03°12'51"W	13.82'
C47	14.33'	175.00'	004°41'35"	N03°11'45"E	14.33'
C49	55.56'	40.00'	079°35'00"	N38°56'32"W	51.20'
C50	65.98'	47.50'	079°35'00"	S38°56'32"E	60.80'
C52	37.43'	196.49'	010°54'51"	N84°11'28"W	37.37'
C53	38.86'	203.99'	010°54'51"	S84°11'28"E	38.80'
C54	87.45'	211.49'	023°41'30"	N77°48'08"W	86.83'

FINAL PLAT
 OF
KREYMER ESTATES PHASE 4
 78 RESIDENTIAL LOTS - 1 OPEN SPACE LOT
 27.312 ACRES

OUT OF THE
 FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688
 IN THE
 CITY OF WYLIE, COLLIN COUNTY, TEXAS
 OWNER

BLOOMFIELD HOMES L.P.
 1050 E. HIGHWAY 114, SUITE 210, SOUTHLAKE, TEXAS 76092
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Westwood Professional Services, Inc.
 Survey Firm Number: 10074301
 RICHARD HOVAS, richard.hovas@westwoodps.com



Wylie City Council

AGENDA REPORT

Meeting Date: November 14, 2016
Department: Fire
Prepared By: Fire
Date Prepared: July 18, 2016

Item Number: G
(City Secretary's Use Only)
Account Code: Revenue 100-4000-43530
Budgeted Amount: \$7,500.00
Exhibits: 2

Subject

Consider, and act upon, Resolution No. 2016-27(R) authorizing the City Manager to execute an Interlocal Agreement for Communications Center and Dispatch Services between the Branch Fire Department and the City of Wylie.

Recommendation

Motion to approve, Resolution No. 2016-27(R) authorizing the City Manager to execute an Interlocal Agreement for Communications Center and Dispatch Services between the Branch Fire Department and the City of Wylie.

Discussion

The City of Wylie has been dispatching for the Branch Fire Department since 2001. The current agreement expires January 2017. The new five year contract provides no changes to the existing contract.

RESOLUTION NO. 2016-27(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, HEREBY AUTHORIZING THE CITY MANAGER OF THE CITY OF WYLIE, TEXAS, TO EXECUTE AN INTERLOCAL AGREEMENT FOR COMMUNICATIONS CENTER AND DISPATCH SERVICES BETWEEN THE BRANCH FIRE DEPARTMENT AND THE CITY OF WYLIE.

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 execute, on behalf of the City Council of the City of WYLIE, Texas, an Interlocal Agreement for Communications Center and Dispatch Services between the Branch Fire Department and the City of Wylie.

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

RESOLVED THIS THE 14th day of November, 2016.

ERIC HOGUE, Mayor

ATTEST TO:

CAROLE EHRLICH, City Secretary

INTERLOCAL AGREEMENT FOR COMMUNICATIONS CENTER AND DISPATCH SERVICES

This Interlocal Agreement for Communications Center and Dispatch Services (“Agreement”) is entered into by and between the City of Wylie, Texas, a home-rule municipality (“Wylie”) and the Branch Fire Department (“Branch”). Wylie and Branch are at times each referred to herein as a “party” or collectively as the “parties.”

WHEREAS, Wylie has established a comprehensive regional public safety and public service communications and dispatch center (“Communications Center”); and

WHEREAS, Wylie’s Communications Center is equipped with radio, telephone and data equipment and is designated as a 911 emergency communications Public Safety Answering Point (“PSAP”); and

WHEREAS, Wylie currently has equipment and operator capacity above and beyond the immediate needs of Wylie and has offered to make such equipment and operators available to address the regional communications/dispatch needs for the purpose of local government/agency communications; and

WHEREAS, Wylie has determined that it is in the best interests of the public to share its communication facility, equipment and personnel capabilities with cities, towns, fire departments, emergency medical care providers and other governmental entities in order to facilitate more effective and efficient use of the Communications Center; and

WHEREAS, Branch has requested that Wylie provide communications and dispatch services to Branch, and Wylie has agreed to provide such services under the terms and conditions of this Agreement and pursuant to the provisions of Chapter 791 of the Texas Government Code (otherwise known as the Interlocal Cooperation Act) and specifically Section 791.006(a) of the Texas Government Code, as amended; and

WHEREAS, the provision of communications and dispatch services is a governmental function that serves the public health and welfare and is of mutual concern to the parties; and

WHEREAS, Wylie and Branch deem it to be in the best interest of both parties to enter into this Agreement; and

WHEREAS, each party paying for the performance of governmental functions or services is making those payments from current revenues available to the paying party and all payments are in an amount that fairly compensates the performing party for the services or functions performed under this Agreement

NOW, THEREFORE, in consideration of the mutual covenants contained herein, Wylie and Branch hereby agree as follows:

1. Performance of Services.

- a. Wylie shall provide to Branch, on a non-exclusive basis, communication and

dispatch services through its Communications Center for the following emergencies: fire, medical, weather, hazardous materials and other general civil emergencies (collectively, “Services”). In order to facilitate the Services, Branch shall provide to Wylie’s communications personnel, on a continuing basis, all necessary street, apparatus and response information, as well as all necessary dispatching information unique to Branch’s operations.

- b. Without waiving any governmental immunity to which it is entitled, Wylie agrees to and accepts full responsibility for the acts, negligence and/or omissions of all Wylie employees and agents in connection with the performance of the Services.
- c. Without waiving any governmental immunity to which it is entitled, Branch agrees to and accepts full responsibility for the acts, negligence and/or omissions of all Branch employees and agents. It is also the responsibility of Branch to ensure that its use of the Communications Center conforms to all Federal Communications Commission rules and regulations.
- d. On an ongoing basis, Wylie and Branch agree to provide complete and adequate training to personnel selected by Branch and/or Wylie in the use of the Communications Center.
- e. It is specifically agreed and understood by the parties hereto that this Agreement is permissive only and no property rights are granted hereunder.
- f. In the event Branch or Wylie should fail to fulfill any of its obligations hereunder or shall violate any municipal, county, state or federal law, the other party shall have the option of terminating this Agreement by giving written notice of such violation and intent to terminate thirty (30) days in advance of the effective date of the termination.
- g. Correspondence, comments, requests, and complaints regarding Services rendered under this Agreement shall be reduced to writing and forwarded to the persons designated below. Failure to properly forward comments, requests, demands, and complaints may be considered as sufficient cause to terminate this Agreement under Section 1(f) above.
- h. The Services shall not arbitrarily be withheld, but it is understood by the parties that unforeseen circumstances may arise which prevent Wylie from providing Services at a particular time. It is recognized that Wylie has the duty and responsibility of rendering Services to citizens of both Wylie and Branch. In the performance of the Services, Wylie shall have the sole responsibility and discretion to determine priorities in the dispatching and use of equipment and personnel. Branch understands that the availability of the Communications Center and Services will be subject to the demands within Wylie, which will in all cases take priority, as well as other existing interlocal and mutual aid agreements. Branch agrees and understands that Wylie personnel and equipment will at no time reduce capacity to respond to the needs of the citizens of Branch. Branch and Wylie agree and acknowledge that Services shall be priority for the citizens of

Wylie. Therefore, Services shall only be provided to Branch on the condition that personnel and equipment are available when requested by Branch.

2. **Term.** The term of this Agreement shall commence on Effective Date (hereinafter defined) and shall terminate one (1) year after the Effective Date (“Primary Term”), unless terminated earlier in accordance with this Agreement. Upon the completion of the Primary Term, this Agreement shall automatically renew for five (5) successive one (1) year periods (“Renewal Terms”), unless terminated earlier by either party in accordance with this Agreement.

3. **Termination.** This Agreement may be terminated on the occurrence of either of the following:

- a. Either party may terminate the Agreement by providing the other party written notice of termination at least ninety (90) days prior to the anticipated date of termination; or
- b. Mutual agreement of termination of the Agreement, executed in writing by both parties, without the requisite ninety (90) days prior written notice.

In the event of a termination, Wylie shall be compensated on a pro-rata basis for all Services performed to the termination date. In the event of termination, should Wylie be over-compensated on a pro-rata basis for all Services performed to the termination date, Branch shall be reimbursed on a pro-rata basis for all such over-compensation. Receipt of payment and/or reimbursement shall not constitute a waiver of any claim that may otherwise arise out of this Agreement. At the sole discretion of Wylie, this Agreement may be terminated or renegotiated in the event Branch annexes additional territory into its corporate limits and/or increases the area the Branch services. Immediately upon the completion of any annexation proceedings, Branch shall notify Wylie of the annexation, in writing, and provide Wylie with a legal description of the annexed area.

4. **Compensation.**

- a. Branch shall bear, pay and discharge any and all obligations, costs, fees or expenses incurred by Wylie accessing of the Communications Center including the costs of acquiring its required radio and/or telephone equipment. All such charges shall be paid directly by Branch and in no event shall any charges be made or accrued to Wylie.
- b. Branch agrees to pay to Wylie one thousand eight hundred seventy-five and no/100 dollars (\$1,875.00) per quarter for the provision of the Services. Both parties agree that this fee fairly compensates Wylie for the Services performed under this Agreement.
- c. Payment for Services are due quarterly whether or not an invoice is issued by Wylie. The first quarterly payment is due on April 10, 2017, and subsequent quarterly installments will be considered due every ninety (90) days thereafter until this Agreement expires or is terminated.
- d. Failure to pay any fees within thirty (30) days of the due date may be considered

sufficient reason to temporarily suspend the Services furnished by Wylie under this Agreement. If such suspension of Services become necessary, Wylie will furnish Branch notice of such suspension and the effective date and time thereof in accordance with the procedures for termination of Services stated herein above. In addition, Wylie may also seek any and all remedies available to it under the law.

- e. So that Wylie and all entities or agencies participating in the Communications Center may have projected cost estimates in advance of the normal municipal budgeting cycle, Wylie shall evaluate and determine the estimated cost for participation for the next fiscal year with this estimate to include the annual service fees and rate increases, based on this annual review, to be determined by Wylie prior to September 1st of each year and shall be effective for Services received after October 1st, the beginning of a new fiscal year for Wylie of each year. Wylie shall notify Branch of any rate increases for Services performed or in the annual service fee by certified mail, mailed to the person designated in this Agreement to receive such notices, on or before September 1st of each year.
- f. Branch shall pay all expenses for operation and maintenance of any equipment of facilities installed and operated at the Communications Center for the use of Branch. Radio equipment transmitting on frequencies used by Branch or its service area is an example of the types of equipment or facilities that fall into this category for determination of costs.
- g. The formula and/or pricing shall be reviewed by Wylie each year the Agreement is effective for possible adjustments that would increase the cost for the Services.

5. Miscellaneous Provisions.

- a. Consideration.
This Agreement contains the entire agreement of the parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the parties hereto.
- b. Indemnity. **BRANCH SHALL DEFEND, RELEASE, INDEMNIFY AND HOLD HARMLESS WYLIE, ITS OFFICERS, AGENTS, SERVANTS, REPRESENTATIVES AND/OR EMPLOYEES OF AND FROM ANY AND ALL CLAIMS, SUITS, ACTIONS, LEGAL PROCEEDINGS, DEMANDS, DAMAGES OR JUDGMENTS, INCLUDING ALL EXPENSES, ATTORNEY FEES, WITNESS FEES, COSTS, AND COSTS AND EXPENSES OF APPEALS THEREFROM, ARISING OUT OF THE PERFORMANCE OF THIS AGREEMENT, INCLUDING, BUT NOT LIMITED TO, THE INTENTIONAL OR NEGLIGENT ACTS AND/OR OMISSIONS OF BRANCH, ITS OFFICERS, AGENTS, SERVANTS, REPRESENTATIVES AND/OR EMPLOYEES, AND REGARDLESS OF THE JOINT OR CONCURRENT NEGLIGENCE OF WYLIE, ITS OFFICERS, AGENTS, SERVANTS, REPRESENTATIVES AND/OR EMPLOYEES. THIS PARAGRAPH SHALL SURVIVE TERMINATION OF THIS AGREEMENT.**
- c. Notice. Any notice provided or permitted to be given under this Agreement must

having the force and effect of the law, such decisions shall not affect the remaining portions of this Agreement. However, upon the occurrence of such event, either party may terminate this Agreement by giving the other party fifteen (15) days written notice of its intent to terminate.

- i. Amendments. Wylie and Branch may amend this Agreement only by an instrument in writing.
- j. Multiple Counterparts. This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. An electronic mail and/or facsimile signature will also be deemed to constitute an original if properly executed and delivered to the other party.
- k. Assignment. This Agreement is not assignable.
- l. Immunity. It is expressly understood and agreed that, in the execution and performance of this Agreement, the parties have not waived, nor shall be deemed hereby to have waived, any immunity, governmental, sovereign and/or official, or defense that would otherwise be available to them against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the parties do not create any obligations, express or implied, other than those set forth herein.
- m. Representations. Each signatory represents this Agreement has been read by the party for which this Agreement is executed, that each party has had an opportunity to confer with counsel, on the matters contained herein.
- n. Drafting Provisions. This Agreement shall be deemed to have been drafted equally by all parties hereto. The language of all parts of this Agreement shall be construed as a whole according to its fair and common meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this Agreement.
- o. Independent Contractor. Except as otherwise expressly provided herein, Branch and Wylie agree and acknowledge that each entity is not an agent of the other entity and that each entity is responsible for its own acts, forbearance, negligence and deeds, and for those of its agents or employees in conjunction with the performance of work covered under this Agreement.
- p. No Third Party Beneficiaries. Nothing in this Agreement shall be construed to create any right in any third party not a signatory to this Agreement, and the parties do not intend to create any third party beneficiaries by entering into this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement and caused this Agreement to be effective when all the parties have signed it. The date this Agreement is signed

by the last party to sign it (as indicated by the date associated with that party's signature below) will be deemed the effective date of this Agreement ("Effective Date").

BRANCH FIRE DEPARTMENT

CITY OF WYLIE, TEXAS

Print Name: _____
Title: _____
Date: _____

Mindy Manson, City Manager
Date: _____

ATTEST:

ATTEST:

Print Name: _____
Title: _____
Date: _____

Carole Ehrlich, City Secretary



Wylie City Council

AGENDA REPORT

Meeting Date: November 14, 2016
Department: Purchasing
Prepared By: G. Hayes
Date Prepared: 9/6/2016

Item Number: H
(City Secretary's Use Only)
Account Code: 100-5231-58510
Budgeted Amount: \$190,000.00
Exhibits: _____

Subject

Consider and act upon the approval of the purchase of a Responder Rescue Apparatus from Maintainer Custom Bodies Inc. in the estimated amount of \$179,209.13 through a cooperative purchasing contract with The Houston-Galveston Area Council (H-GAC), and authorizing the City Manager to execute any necessary documents.

Recommendation

A motion to approve the purchase of a Responder Rescue Apparatus from Maintainer Custom Bodies Inc. in the estimated amount of \$179,209.13 through a cooperative purchasing contract with The Houston-Galveston Area Council (H-GAC), and authorizing the City Manager to execute any necessary documents.

Discussion

As the City of Wylie continues to develop, the threat of wildland fires and associated response equipment has decreased significantly. In factoring this decreased threat along with the annual maintenance expenses of the existing 2006 brush trucks, staff has determined that it is in the City's best interest to retire one of the existing brush trucks and purchase a customized responder rescue apparatus from Maintainer Custom Bodies Inc. as the replacement unit for one of the existing 2006 brush trucks.

The new unit be used by the department for special operations and technical rescue situations, and is being designed with appropriate storage for special operations equipment (including inflatable watercraft), room to carry up to 5 personnel, and capacity to tow all of the departments equipment and trailers. This new apparatus will streamline department operations, increase response efficiencies, and provide expanded capabilities better suited to the City's changing needs.

Staff recommends the purchase of an MCB Responder Series Rescue apparatus from Maintainer Custom Bodies. The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 791 of the Texas Government Code and Section 271 Subchapter F of the Local Government Code; and by doing so satisfies any State Law requiring local governments to seek competitive bids for items.

H-GAC Contract # FS12-15
City of Wylie Agreement W2017-14-I



Wylie City Council

AGENDA REPORT

Meeting Date: November 14, 2016
Department: Purchasing
Prepared By: G. Hayes
Date Prepared: 11/8/2016

Item Number: I
(City Secretary's Use Only)
Account Code: 100-5211-58850
Budgeted Amount: \$80,000.00
Exhibits: _____

Subject

Consider and act upon the approval of the purchase of a Focus 3D Imaging System from FARO Technologies Inc. through a cooperative purchasing contract with the State of Texas Multiple Award Schedule (TxMAS) program in the amount of \$71,669.00, and authorizing the City Manager to execute any necessary documents.

Recommendation

A motion to approve the purchase of a Focus 3D Imaging System from FARO Technologies Inc. through a cooperative purchasing contract with the State of Texas Multiple Award Schedule (TxMAS) program in the amount of \$71,669.00, and authorizing the City Manager to execute any necessary documents.

Discussion

The Faro 3-D laser scanner is a forensic mapping tool that will help reduce manpower costs and time spent mapping vehicle collision and crime scenes. The evidence collected through laser measurements and HD quality pictures will provide evidence to courts that will paint a true and accurate visual depiction of the crime scene. This piece of equipment can be utilized by many different departments within the city to assist with mapping and documentation.

Staff recommends the purchase of the Faro 3-D forensic mapping tool. The City is authorized to purchase from the State Contract list pursuant to Section 271 Subchapter D of the Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items.

State of Texas Contract DIR-14-66020 (annual contract with renewals)
City of Wylie Agreement W2017-22-I.



Wylie City Council

AGENDA REPORT

Meeting Date: November 14, 2016
Department: Purchasing
Prepared By: G. Hayes
Date Prepared: 11/3/2016

Item Number: J
(City Secretary's Use Only)
Account Code: 100-5155-58810
Budgeted Amount: \$97,000
Exhibits: _____

Subject

Consider and act upon the approval of the purchase of a storage area network, license, software and support from CDW-G LLC, in the amount of \$77,478.36 through a State of Texas Department of Information Resources (DIR) contract, and authorizing the City Manager to execute any necessary documents.

Recommendation

A motion to approve the purchase of a storage area network, license, software and support from CDW-G LLC, in the amount of \$77,478.36 through a State of Texas Department of Information Resources (DIR) contract, and authorizing the City Manager to execute any necessary documents.

Discussion

The storage area network is a bank of hard drives connected to the City's network, and contains all of the City's shared and employee assigned drive space. The existing SAN is comprised of hard drives that are 5-7 years old, has reached its end of useful life and will no longer be supported by the manufacturer.

Staff recommends the purchase of a new EMC2 storage area network from CDW-G through a cooperative contract with the State of Texas DIR-TSO-2634. The City is authorized to purchase from the State Contract list pursuant to Section 271 Subchapter D of the Local Government Code and by doing so satisfies any State Law requiring local governments to seek competitive bids for items.

State of Texas Contract DIR-TSO-3043 (annual contract with renewals)
City of Wylie Agreement W2017-27-I.



Wylie City Council

AGENDA REPORT

Meeting Date: November 14, 2016
Department: Assistant City Manager
Prepared By: Chris Holsted
Date Prepared: October 31, 2016

Item Number: K
(City Secretary's Use Only)
Account Code: N/A
Budgeted Amount: N/A
Exhibits: Resolution, Easement

Subject

Consider, and act upon, Resolution No. 2016-28(R) authorizing the City Manager to execute a release of easement for a sanitary sewer easement located on the property at 2205 East Stone Road.

Recommendation

Motion to approve Resolution No. 2016-28(R) authorizing the City Manager to execute a release of easement.

Discussion

The property owner at 2205 East Stone Road granted a sewer easement for the Kreymer Park development with the understanding that two sewer taps would be provided to the property. On June 14th, 2016, Council considered, and denied, a request to provide sewer service to the property which is located outside of the city limits.

The developer has acquired an easement to the west to connect to an existing City of Wylie sewer line (attached), and the easement on the property at 2205 East Stone Road is no longer needed. Approval of the resolution will authorize the City Manager to execute the release of easement.

RESOLUTION NO. 2016-28(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, AUTHORIZING THE CITY MANAGER TO EXECUTE A RELEASE OF EASEMENT; AND PROVIDING FOR 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 execute, on behalf of the City Council, the Release of Easement that is attached hereto as Exhibit A and incorporated herein for all purposes. The City Council has investigated and determined that the facts stated therein are true and correct.

SECTION 2. This Resolution is effective immediately upon its passage.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS on this 14th day of November, 2016.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary

EXHIBIT A
Release of Easement

[8 pages attached hereto]

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVERS' LICENSE NUMBER.

AFTER RECORDING, PLEASE RETURN TO:

City of Wylie
Attn: Chris Holsted
300 Country Club Road
Wylie, Texas 75098

RELEASE OF EASEMENT

This Release of Easement ("Release") is effective as of the 14th day of November, 2016, by the CITY OF WYLIE, TEXAS, a home-rule municipality ("Wylie").

WHEREAS, Geoff M. Kilgore and Julie C. Kilgore conveyed to Wylie an easement and right to install, among other things, sanitary sewer facilities in that certain Easement recorded under Instrument No. 20160120000063030 in the Real Property Records of Collin County, Texas, as more particularly described and depicted in Exhibit A, attached hereto and incorporated herein for all purposes ("Easement"); and

WHEREAS, Wylie has investigated and determined that there no longer exists a public necessity for the Easement; and

WHEREAS, Geoff M. Kilgore and Julie C. Kilgore, the current owners of the tract of land subject to the Easement, have asked Wylie, and Wylie has agreed, to release the Easement.

NOW, THEREFORE, for and in consideration of the premises, the above recitals and the covenants herein contained, the receipt and sufficiency of which are hereby acknowledged, Wylie agrees to release and does hereby release the Easement in its entirety.

IN WITNESS WHEREOF, Wylie has executed this Release as of, but not necessarily on, the day and year first above written.

CITY OF WYLIE, TEXAS,
a home-rule municipality

By: _____
Mindy Manson, City Manager

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me this ___ day of _____, 2016, by Mindy Manson, City Manager of the CITY OF WYLIE, TEXAS, a home-rule municipality, for and on behalf of said municipality.

Notary Public, State of Texas

EXHIBIT A
Easement



01/20/2016 08:41:34 AM EM 1/7

EASEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

Geoff M. Kilgore and Julie C. Kilgore (hereinafter called "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) to it cash in hand paid and other good and valuable considerations, paid by the City of Wylie, Texas, (hereinafter called "Grantee"), the receipt and sufficiency of which is hereby acknowledged and confessed, have granted, sold and conveyed and by these presents does grant, sell and convey unto Grantee, an exclusive easement which shall be used, among other things, for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, relocating, and removing sanitary sewer line(s), facilities, systems and services, together with the customary uses attendant thereto, under, across and along the following described property situated in Collin County, Texas, to-wit:

SITUATED in the Francisco De La Pena Survey, Abstract. No. 688, Collin County, Texas, and being approximately 15,150 square feet of land, more or less, more fully described in Exhibit "A" attached hereto and incorporated herein for all purposes.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns, the above-described easement perpetually.

The conveyance includes a temporary construction easement as described on Exhibit "A" for the purpose of excavation, construction and laying of said underground sewer line(s), facilities and systems. The said temporary easement granted herein and described will terminate and cease upon (i) the completion of the installation and testing of said underground sewer line(s) facilities and systems, and (ii) the acceptance of such line(s), facilities and systems by the City of Wylie. The Grantee herein, its successors and assigns, shall have and it is hereby granted the rights of

ingress and egress for all purposes incidental to said grant upon the conditions that the Grantee will at all times after doing work in connection with the construction, alteration or repair of said underground easement, restore said premises to substantially the same condition in which same were found before such work was undertaken.

This instrument shall not be considered as a deed to said property or any part thereof, and the right is hereby reserved to Grantor, its successors and assigns, to use such property to landscape and build and construct fences, driveways, parking lots and other associated improvements over or across said easement; provided, however, that in no event shall a wall, structure or building of any type or any piling, pier or isolated footing of any wall, structure or building be placed directly on said easement.

This instrument shall be binding upon the successors and assigns of the parties hereto.

This agreement, together with the other provisions herein, shall constitute a covenant running with the land for the benefit of Grantee and Grantor and their successors and assigns.

IN WITNESS WHEREOF, Grantor has caused this Easement to be signed, and Grantee has caused its acceptance of this Easement to be evidenced by the signatures of its duly authorized officers this 11 day of ^{November} ~~September~~, 2015.

GRANTOR:


Geoff M. Kilgore

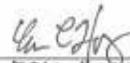

Julie C. Kilgore

GRANTEE:

CITY OF WYLIE, TEXAS

ATTEST:


Erica Stucci
City Secretary

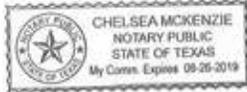
By: 
Name: ERIC HOGUE
Title: MAYOR

ACKNOWLEDGMENTS

STATE OF TEXAS §

COUNTY OF Collin §

This instrument was acknowledged before me on the 13th day of November, 2015, by Geoff M. Kilgore, for the purposes therein stated.



Chelsea McKenzie
Notary Public, State of Texas
Notary's Printed Name:
Chelsea McKenzie
My commission expires: _____

STATE OF TEXAS §

COUNTY OF Collin §

This instrument was acknowledged before me on the 11 day of November, 2015, by Julie C. Kilgore, for the purposes therein stated.



Ellen Joyce Sloan
Notary Public, State of Texas
Notary's Printed Name:
Ellen Joyce Sloan
My commission expires: 01-28-2019

STATE OF TEXAS §

COUNTY OF Collin §

This instrument was acknowledged before me on the 15th day of November, 2015, by Eric Hague, the Mayor of the City of Wylie, Texas, on behalf of the City for the purposes therein stated.



Mary V. Bradley
Notary Public, State of Texas
Notary's Printed Name:
Mary V. Bradley
My commission expires: 01-31-2017

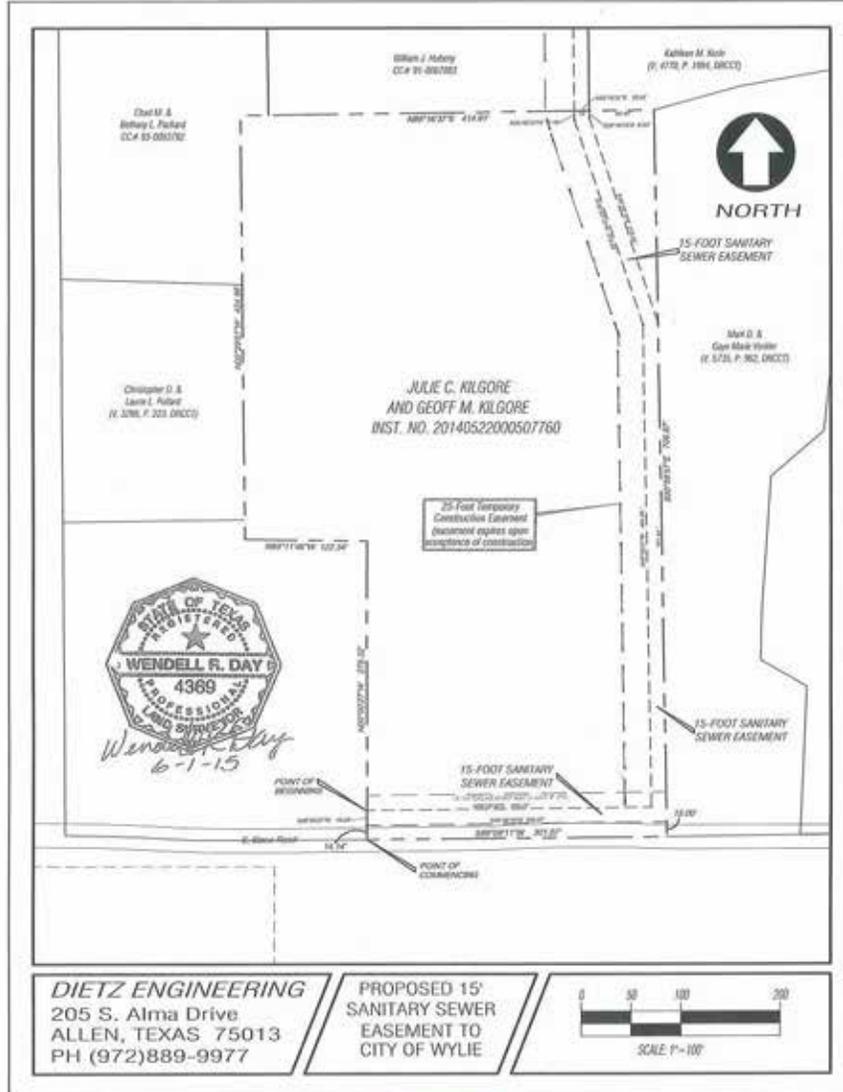


EXHIBIT A

FIELD NOTES
15 -Foot Sanitary Sewer Easement
To the City of Wylie, Texas

SITUATED in Collin County, Texas in the Francisco De La Pena Survey, Abstract No. 688, and being out of 6.00 acre tract of land conveyed to Geoff M. and wife, Julie C. Kilgore, by deed recorded in Instrument No. 20140522000507760, Official Public Records Collin County, Texas (O.P.R.C.T.), and being more fully described as follows:

COMMENCING at a point in the center of E. Stone Road at the southwest corner of said 6.00 acre tract, said point also being the southeast corner of a 2.026 acre tract of land conveyed to Christopher D. and Laurie L. Pollard by deed recorded in Volume 3296, Page 223, of the Deed Records of Collin County, Texas (D.R.C.C.T.);

THENCE North 00 degrees 00 minutes 27 seconds West, leaving said corner and along the west line of said Kilgore tract and the east line of said Pollard tract, a distance of 29.14 feet to a 3/4 inch iron rod found in the south line of an existing 15-foot water line easement recorded in Volume 4963, Page 278 D.R.C.C.T., being the POINT OF BEGINNING for a 15-foot sanitary sewer easement;

THENCE North 89 degrees 20 minutes 10 seconds East, leaving the west line of said Kilgore tract and along the south line of said water easement, a distance of 285.72 feet to an angle point;

THENCE North 00 degrees 58 minutes 57 seconds West, leaving said south line and 15-foot west and parallel with the east line of said Kilgore tract, a distance of 484.05 feet to an angle point;

THENCE North 18 degrees 29 minutes 13 seconds West, a distance of 215.92 feet to a point an angle point;

THENCE North 00 degrees 45 minutes 33 seconds West, a distance of 9.19 feet to a point in the south line of a 2.00 acre tract of land conveyed to W.J. and wife, P.J. Hubeny, as recorded in Volume 3649, Page 460, D.R.C.C.T.;

THENCE North 89 degrees 16 minutes 37 seconds East, along the south line of said Hubeny tract, a distance of 15 feet to an angle point;

THENCE South 00 degrees 45 minutes 33 seconds East, leaving said south line, a distance of 6.89 feet to an angle point;

THENCE South 18 degrees 29 minutes 13 seconds East, a distance of 215.84 feet to a point an angle point in the east line of said Kilgore tract;

THENCE South 00 degrees 58 minutes 57 seconds East, along said east line, a distance of 501.44 feet to a 5/8-inch iron rod found in the east line of said Kilgore tract;

THENCE South 89 degrees 20 minutes 10 seconds West, leaving the east line of said Kilgore tract, a distance of 300.97 feet to an angle point in the west line of said Kilgore tract;

THENCE North 00 degrees 00 minutes 27 seconds West, along said west line of said Kilgore tract and the east line of said Pollard tract, a distance of 15.00 feet to the POINT OF BEGINNING and containing 15,150 square feet of land.

EXHIBIT B





20161018001412260 10/18/2016 03:31:34 PM EM 1/9

EASEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

John Englar and Yanyu Duan (hereinafter called "**Grantor**"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) to it cash in hand paid and other good and valuable considerations, paid by **the City of Wylie, Texas**, having an address at 300 Country Club Rd., Building 100, Wylie, Texas 75098 (hereinafter called "**Grantee**"), the receipt and sufficiency of which is hereby acknowledged and confessed, have granted, sold and conveyed and by these presents does grant, sell and convey unto the City of Wylie, Texas, an exclusive easement which shall be used for the purpose of placing, constructing, operating, repairing, maintaining, rebuilding, replacing, relocating, and removing utility sewer lines and services, together with the customary uses attendant thereto, under, across and along the following described property situated in Collin County, Texas, to-wit:

SITUATED in the Francisco De La Pena Survey, Abstract. No. 688, Collin County, Texas, and being 1,446 square feet of land, more or less, more fully described as the "20-Foot Sanitary Sewer Easement" on Exhibit "A" attached hereto and incorporated herein for all purposes.

TO HAVE AND TO HOLD unto the said City of Wylie, Texas, its successors and assigns, the above-described easement perpetually.

The conveyance includes temporary construction easements more fully described on the "20-Foot Temporary Construction Easement - East" and as the "20' x 40' Temporary Construction Easement - West," as described on Exhibit "A" for the purpose of excavation, construction and laying of said underground sewer line(s). The said temporary easements granted herein and described will terminate and cease upon the completion of the installation and testing of said underground sewer line(s). The Grantee herein, its successors and assigns, shall have and it is hereby granted the rights of ingress and egress for all purposes incidental to said grant upon the conditions that the Grantee will at all times after doing work in connection with the construction, alteration or repair of said

underground easement, restore said premises to substantially the same condition in which same were found before such work was undertaken.

This instrument shall not be considered as a deed to said property or any part thereof, and the right is hereby reserved to Grantor, its successors and assigns, to use such property to landscape and build and construct fences, driveways, parking lots and other associated improvements over or across said easement; provided, however, that in no event shall a wall, structure or building of any type other than those previously described or any piling, pier or isolated footing of any wall, structure or building be placed directly on said easement.

This instrument shall be binding upon the successors and assigns of the parties hereto.

This agreement, together with the other provisions herein, shall constitute a covenant running with the land for the benefit of Grantee and Grantor and their successors and assigns.

IN WITNESS WHEREOF, Grantor has caused this Easement to be signed, and Grantee has caused its acceptance of this Easement to be evidenced by the signatures of its duly authorized officers this 15th day of October 9th 16 ~~September, 2016.~~

ATTEST:

GRANTOR:

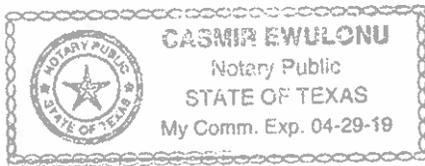
John Englar
John Englar

Yanyu Duan
Yanyu Duan

STATE OF TEXAS §

COUNTY OF Collin §

This instrument was acknowledged before me on the 15th day of October 9th 16 ~~September, 2016~~, by John Englar.



Casmir Ewulonu
Notary Public, State of Texas

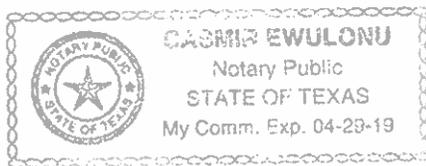
Casmir Ewulonu
Printed Name

My commission expires: 04.29.19

STATE OF TEXAS §

COUNTY OF Collin §

This instrument was acknowledged before me on the 15th day of October 9th 16 ~~September, 2016~~, by Yanyu Duan.



Casmir Ewulonu
Notary Public, State of Texas

Casmir Ewulonu
Printed Name

My commission expires: 04.29.19

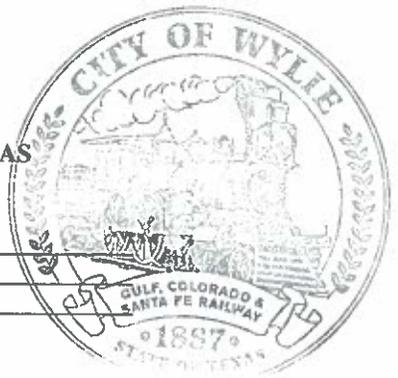
ATTEST:

[Handwritten signature]

GRANTEE:

THE CITY OF WYLIE, TEXAS

By: *[Signature]*
Name: ERIC L. HOGUE
Title: MAYOR



STATE OF TEXAS §

COUNTY OF Collin §

This instrument was acknowledged before me on the 13 day of ~~September~~ ^{October}, 2016, by Eric Hogue, as Mayor, of the City of Wylie, Texas, on behalf of said City.



Mary V. Bradley
Notary Public, State of Texas

Mary V. Bradley
Printed Name

My commission expires: 01-31-2017

FIELD NOTES
20 –Foot Sanitary Sewer Easement
To the City of Wylie, Texas

SITUATED in Collin County, Texas in the Francisco De La Pena Survey, Abstract No. 688, and being in of a tract of land conveyed to John and Yanyu Duan Englar, by deed recorded in Instrument No. 20131230001694250, Deed Records Collin County, Texas (D.R.C.C.T.), and being more fully described as follows:

COMMENCING at a 1/2 iron found at the Southwest corner of a 45.57 acre tract conveyed to Kreymer Park Partners, LP in Instrument No. 20151123001467340 D.R.C.C.T., from N.L. Kreymer and Robert Kreymer, and also being in the east line of said Englar tract;

THENCE North 00 degrees 40 minutes 48 seconds East, leaving said corner and along the east line of said Englar tract and the west line of said Kreymer Park Partners tract, a distance of 229.41 feet to the POINT OF BEGINNING for a 20-foot permanent sanitary sewer easement;

THENCE North 88 degrees 42 minutes 07 seconds West, leaving the east line of said Englar tract, a distance of 72.96 feet to a point in the east line of an existing 30-foot wide sanitary sewer easement to the City of Wylie;

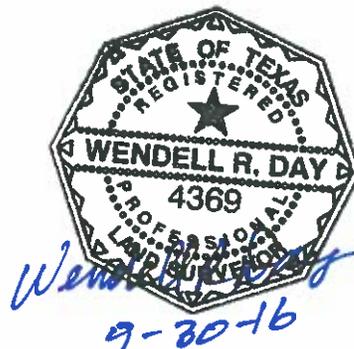
THENCE North 05 degrees 14 minutes 10 seconds East, along the east line of said 30-foot sanitary sewer easement, a distance of 14.63 feet to an angle point;

THENCE North 01 degrees 15 minutes 17 seconds East, continuing along the east line of said 30-foot sanitary sewer easement, a distance of 8.11 feet to a point in the north line of said Englar tract;

THENCE South 88 degrees 42 minutes 07 seconds East, leaving the east line of said 30-foot sanitary sewer easement, and along the said Englar north line, a distance of 71.96 feet to a point in the east line of said Englar tract;

THENCE South 00 degrees 40 minutes 48 seconds West, along said east line, a distance of 20.00 feet to POINT OF BEGINNING and containing 1,446 square feet of land.

Together with a Temporary Construction easement lying 20-feet and parallel to the east/west line of the above described easement along with another 20' x 40' Temporary Construction easement lying on the west line of the existing 30-foot sanitary sewer easement cited herein. This temporary easement shall expire and cease to exist upon completion of construction (see Exhibit "A")..



FIELD NOTES
20-foot Temporary Construction Easement-East
To the City of Wylie, Texas

SITUATED in Collin County, Texas in the Francisco De La Pena Survey, Abstract No. 688, and being in of a tract of land conveyed to John and Yanyu Duan Englar, by deed recorded in Instrument No. 20131230001694250, Deed Records Collin County, Texas (D.R.C.C.T.), and being more fully described as follows:

COMMENCING at a 1/2 iron found at the Southwest corner of a 45.57 acre tract conveyed to Kreymer Park Partners, LP in Instrument No. 20151123001467340 D.R.C.C.T., from N.L. Kreymer and Robert Kreymer, and also being in the east line of said Englar tract;

THENCE North 00 degrees 40 minutes 48 seconds East, leaving said corner and along the east line of said Englar tract and the west line of said Kreymer Park Partners tract, a distance of 209.41 feet to the POINT OF BEGINNING for a 20-foot temporary construction easement;

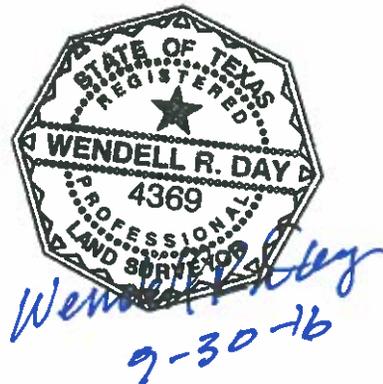
THENCE North 88 degrees 42 minutes 07 seconds West, leaving the east line of said Englar tract, a distance of 74.33 feet to a point in the east line of an existing 30-foot wide sanitary sewer easement to the City of Wylie;

THENCE North 05 degrees 14 minutes 10 seconds East, along the east line of said 30-foot sanitary sewer easement, a distance of 20.05 feet to a point;

THENCE South 88 degrees 42 minutes 07 seconds East, leaving the east line of said 30-foot sanitary sewer easement, a distance of 72.96 feet to a point in the east line of said Englar tract;

THENCE South 00 degrees 40 minutes 48 seconds West, along said east line, a distance of 20.00 feet to POINT OF BEGINNING and containing 1,473 square feet of land.

Together with a Permanent sanitary sewer easement lying 20-feet and parallel to the east/west line of the above described easement along with another 20' x 40' Temporary Construction easement lying on the west line of the existing 30-foot sanitary sewer easement. This temporary easement shall expire and cease to exist upon completion of construction (see Exhibit "A").



FIELD NOTES
20'x40' Temporary Construction Easement-West
To the City of Wylie, Texas

SITUATED in Collin County, Texas in the Francisco De La Pena Survey, Abstract No. 688, and being in of a tract of land conveyed to John and Yanyu Duan Englar, by deed recorded in Instrument No. 20131230001694250, Deed Records Collin County, Texas (D.R.C.C.T.), and being more fully described as follows:

COMMENCING at a 1/2 iron found at the Southwest corner of a 45.57 acre tract conveyed to Kreymer Park Partners, LP in Instrument No. 20151123001467340 D.R.C.C.T., from N.L. Kreymer and Robert Kreymer, and also being in the east line of said Englar tract;

THENCE North 00 degrees 40 minutes 48 seconds East, leaving said corner and along the east line of said Englar tract and the west line of said Kreymer Park Partners tract, a distance of 249.41 feet to a point;

THENCE North 88 degrees 42 minutes 07 seconds West, leaving the east line of said Englar tract, and along the north line of said Englar tract, a distance of 101.96 to the east line of an existing 30-foot wide sanitary sewer easement to the City of Wylie, and the POINT OF BEGINNING;

THENCE South 01 degrees 15 minutes 17 seconds West, along the west line of said 30-foot sanitary sewer easement, a distance of 4.71 feet to an angle point;

THENCE South 05 degrees 14 minutes 10 seconds West, continuing along the west line of said 30-foot sanitary sewer easement, a distance of 36.91 feet to an angle point;

THENCE North 84 degrees 45 minutes 50 seconds West, leaving the west line of said 30-foot wide sanitary sewer easement to the City of Wylie, a distance of 20.00 feet to an angle point;

THENCE North 05 degrees 14 minutes 10 seconds East, a distance of 40.00 feet to a point in the north line of said Englar tract;

THENCE South 88 degrees 42 minutes 07 seconds East, along said Englar north line, a distance of 19.80 feet to the POINT OF BEGINNING and containing 813 square feet of land.

(see Exhibit "A").



JOE TOLLESON, et ux
VOLUME 4298, PAGE 1653
D.R.C.C.T.

JOHN A. YATES, et ux
FILE NO. 96-0071802
D.R.C.C.T.

ABBY GAY SANDOVAL
VOLUME 5780, PAGE 71
D.R.C.C.T.

GUY L. CATES and ELAINE
CATES
INSTRUMENT NO.
20070627000881390
D.R.C.C.T.

EXIST. 30' SANITARY
SEWER ESMT.

20' x 40'
TEMPORARY CONST.
EASEMENT (TCE)
SEPARATE INSTRUMENT

20' UTILITY ESMT. &
20' TEMPORARY CONST.
EASEMENT
SEPARATE INSTRUMENT

POINT OF COMMENCING

JOHN and YANYU DUAN ENGLAR
DOC No 20131230001694250
O.P.R.C.C.T.

CHAD MEREDITH PACKARD and BETHANY
LYNN PACKARD
FILE NO. 93-0093792
D.R.C.C.T.

WILLIAM J. HUBENY and PHYLLIS J. HUBENY
FILE NO. 91-0067883
D.R.C.C.T.

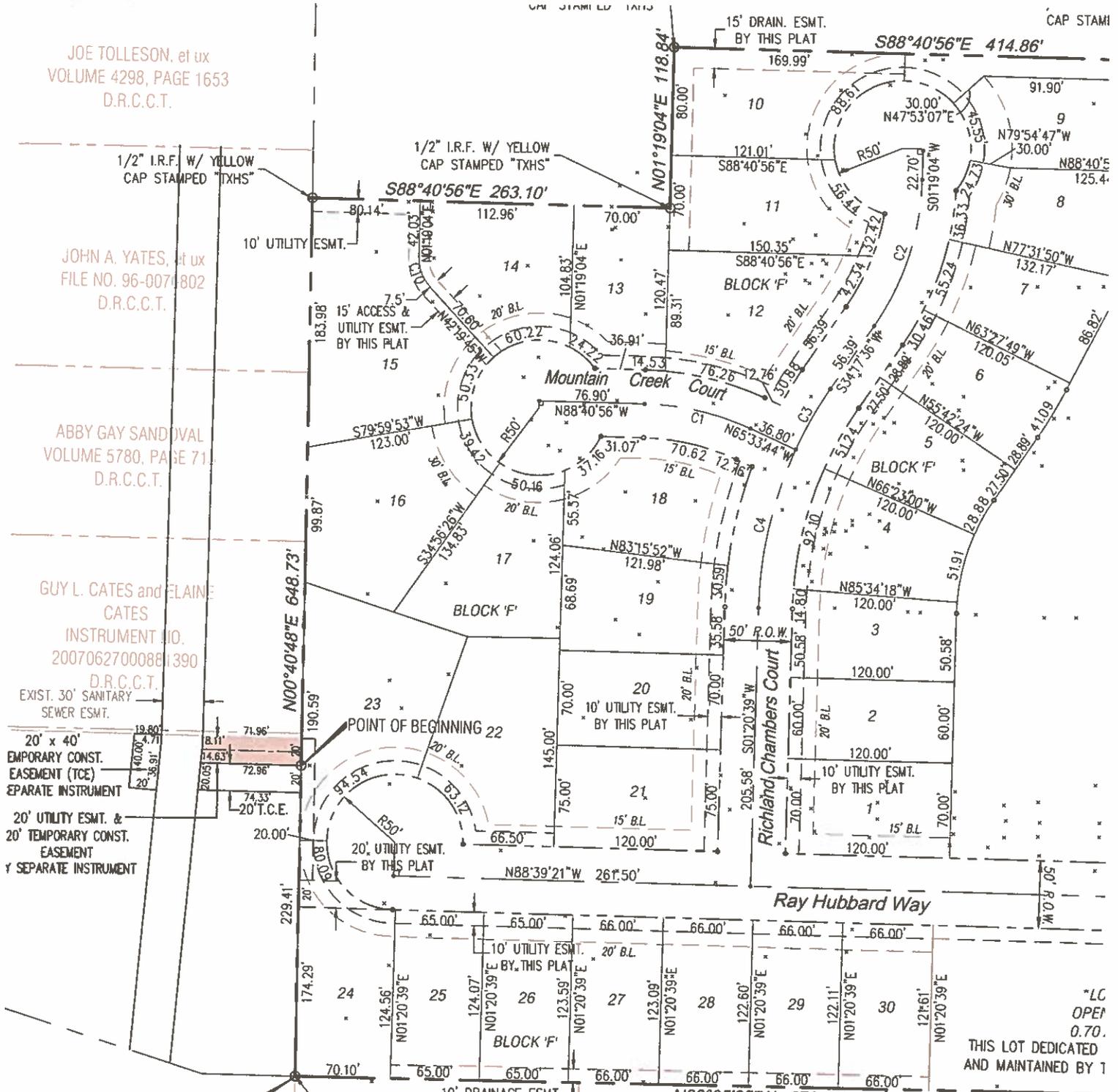


Wendell R. Day
9-30-16

EXHIBIT "A"



NORTH



*LC
OPEN
0.70.
THIS LOT DEDICATED
AND MAINTAINED BY 1



Wylie City Council

AGENDA REPORT

Meeting Date: November 14, 2016
Department: WEDC
Prepared By: Angel Wygant
Date Prepared: October 28, 2016

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

Subject

Consider and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of September 30, 2016.

Recommendation

Motion to approve, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of September 30, 2016.

Discussion

The Wylie Economic Development Corporation (WEDC) Board of Directors approved the attached financials on October 28, 2016.

111-WYLIE ECONOMIC DEVEL CORP

ACCOUNT# TITLE

ASSETS

1000-10110	CLAIM ON CASH & CASH EQUIV	1,260,954.12	
1000-10115	CASH - WEDC - INWOOD	0.00	
1000-10135	ESCROW	0.00	
1000-10180	DEPOSITS	12,000.00	
1000-10198	OTHER - MISC CLEARING	0.00	
1000-10341	TEXPOOL	0.00	
1000-10343	LOGIC	0.00	
1000-10481	INTEREST RECEIVABLE	0.00	
1000-11511	ACCTS REC - MISC	0.00	
1000-11517	ACCTS REC - SALES TAX	201,505.69	
1000-12810	LEASE PAYMENTS RECEIVABLE	0.00	
1000-12950	LOAN PROCEEDS RECEIVABLE	0.00	
1000-12996	LOAN RECEIVABLE	63,342.58	
1000-12997	ACCTS REC - JTM TECH	0.00	
1000-12998	ACCTS REC - FORGIVEABLE LOANS	533,333.33	
1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00	
1000-14116	INVENTORY - LAND & BUILDINGS	6,431,018.42	
1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00	
1000-14310	PREPAID EXPENSES - MISC	0.00	
1000-14410	DEFERRED OUTFLOWS	602,173.00	
			9,104,327.14

TOTAL ASSETS

9,104,327.14

LIABILITIES

2000-20110	FEDERAL INCOME TAX PAYABLE	0.00
2000-20111	MEDICARE PAYABLE	0.00
2000-20112	CHILD SUPPORT PAYABLE	0.00
2000-20113	CREDIT UNION PAYABLE	0.00
2000-20114	IRS LEVY PAYABLE	0.00
2000-20115	NATIONWIDE DEFERRED COMP	0.00
2000-20116	HEALTH INSUR PAY-EMPLOYEE	0.24
2000-20117	TMRS PAYABLE	0.00
2000-20118	ROTH IRA PAYABLE	0.00
2000-20119	WORKERS COMP PAYABLE	0.00
2000-20120	FICA PAYABLE	0.00
2000-20121	TEC PAYABLE	0.00
2000-20122	STUDENT LOAN LEVY PAYABLE	0.00
2000-20123	ALIMONY PAYABLE	0.00
2000-20124	BANKRUPTCY PAYABLE	0.00
2000-20125	VALIC DEFERRED COMP	0.00
2000-20126	ICMA PAYABLE	0.00
2000-20127	EMP. LEGAL SERVICES PAYABLE	0.00
2000-20130	FLEXIBLE SPENDING ACCOUNT	0.00
2000-20131	EDWARD JONES DEFERRED COMP	0.00
2000-20132	EMP CARE FLITE	12.00
2000-20151	ACCRUED WAGES PAYABLE	0.00
2000-20180	ADDIT EMPLOYEE INSUR PAY	0.00
2000-20199	MISC PAYROLL PAYABLE	0.00

CITY OF WYLIE
BALANCE SHEET
AS OF: SEPTEMBER 30TH, 2016

111-WYLIE ECONOMIC DEVEL CORP

ACCOUNT#	TITLE		
2000-20201	AP PENDING	174,298.33	
2000-20210	ACCOUNTS PAYABLE	(1,186.56)	
2000-20530	PROPERTY TAXES PAYABLE	0.00	
2000-20540	NOTES PAYABLE	602,173.00	
2000-20810	DUE TO GENERAL FUND	0.00	
2000-22270	DEFERRED INFLOW	258,342.58	
2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00	
2000-22280	DEFERRED INFLOW - LEASE INT	0.00	
2000-22915	RENTAL DEPOSITS	0.00	
TOTAL LIABILITIES			1,033,639.59
 EQUITY			
3000-34110	FUND BALANCE - RESERVED	0.00	
3000-34590	FUND BALANCE-UNRESERV/UNDESIG	7,984,197.60	
TOTAL BEGINNING EQUITY		7,984,197.60	
TOTAL REVENUE		2,652,136.22	
TOTAL EXPENSES		2,565,646.27	
REVENUE OVER/(UNDER) EXPENSES		86,489.95	
TOTAL EQUITY & OVER/(UNDER)			8,070,687.55
TOTAL LIABILITIES, EQUITY & OVER/(UNDER)			9,104,327.14

CITY OF WYLIE
BALANCE SHEET
AS OF: SEPTEMBER 30TH, 2016

922-GEN LONG TERM DEBT (WEDC)

ACCOUNT#	TITLE		
ASSETS			
=====			
1000-10312	GOVERNMENT NOTES	0.00	
1000-18110	LOAN - WEDC	0.00	
1000-18120	LOAN - BIRMINGHAM	0.00	
1000-18210	AMOUNT TO BE PROVIDED	0.00	
1000-18220	BIRMINGHAM LOAN	0.00	
1000-19050	DEF OUTFLOW - CONTRIBUTIONS	23,447.00	
1000-19075	DEF OUTFLOW - INVESTMENT EXP	5,062.00	
1000-19100	DEF OUTFLOW - ACT EXP/ASSUMP	2,154.00	
			30,663.00
TOTAL ASSETS			<u>30,663.00</u>

LIABILITIES			
=====			
2000-20310	COMPENSATED ABSENCES PAYABLE	44,287.86	
2000-20311	COMP ABSENCES PAYABLE-CURRENT	0.00	
2000-21410	ACCRUED INTEREST PAYABLE	4,018.84	
2000-28205	WEDC LOANS/CURRENT	(230.18)	
2000-28220	BIRMINGHAM LOAN	0.00	
2000-28230	INWOOD LOAN	0.00	
2000-28232	ANB LOAN/EDGE	1,650,927.28	
2000-28233	ANB LOAN/PEDDICORD WHITE	616,779.19	
2000-28234	ANB LOAN/RANDACK HUGHES	138,838.31	
2000-28235	ANB LOAN	0.00	
2000-28236	ANB CONSTRUCTION LOAN	0.00	
2000-28237	ANB LOAN/ WOODBRIDGE PARKWAY	690,867.94	
2000-28238	ANB LOAN/BUCHANAN	242,652.56	
2000-28239	ANB LOAN/JONES:HOBART PAYOFF	296,438.73	
2000-28240	HUGHES LOAN	0.00	
2000-28250	CITY OF WYLIE LOAN	0.00	
2000-28260	PRIME KUTS LOAN	0.00	
2000-28270	BOWLAND/ANDERSON LOAN	0.00	
2000-28280	CAPITAL ONE CAZAD LOAN	0.00	
2000-28290	HOBART/COMMERCE LOAN	0.00	
2000-29150	NET PENSION LIABILITY	147,106.00	
TOTAL LIABILITIES			<u>3,831,686.53</u>

EQUITY			
=====			
3000-34590	FUND BALANCE-UNRESERV/UNDESIG	(2,525,176.19)	
3000-35900	UNRESTRICTED NET POSITION	(114,969.00)	
TOTAL BEGINNING EQUITY			<u>(2,640,145.19)</u>
TOTAL REVENUE			(1,685,000.00)
TOTAL EXPENSES			(524,121.66)
REVENUE OVER/(UNDER) EXPENSES			<u>(1,160,878.34)</u>
TOTAL EQUITY & OVER/(UNDER)			<u>(3,801,023.53)</u>

922-GEN LONG TERM DEBT (WEDC)

ACCOUNT# TITLE

TOTAL LIABILITIES, EQUITY & OVER/(UNDER)

30,663.00

CITY OF WYLIE
REVENUE AND EXPENSE REPORT - (UNAUDITED)
AS OF: SEPTEMBER 30TH, 2016

111-WYLIE ECONOMIC DEVEL CORP
FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>REVENUE SUMMARY</u>							
TAXES	2,257,829.00	398,844.41	0.00	2,211,330.40	0.00	46,498.60	97.94
INTERGOVERNMENTAL REV.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INTEREST INCOME	12,958.00	1,249.60	0.00	13,782.16	0.00	(824.16)	106.36
MISCELLANEOUS INCOME	141,200.00	3,050.00	0.00	(1,576,028.17)	0.00	1,717,228.17	116.17-
OTHER FINANCING SOURCES	<u>1,685,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>2,003,051.83</u>	<u>0.00</u>	<u>(318,051.83)</u>	<u>118.88</u>
TOTAL REVENUES	<u>4,096,987.00</u>	<u>403,144.01</u>	<u>0.00</u>	<u>2,652,136.22</u>	<u>0.00</u>	<u>1,444,850.78</u>	<u>64.73</u>
<u>EXPENDITURE SUMMARY</u>							
DEVELOPMENT CORP-WEDC	<u>5,543,411.00</u>	<u>435,417.55</u>	<u>0.00</u>	<u>2,565,646.27</u>	<u>0.00</u>	<u>2,977,764.73</u>	<u>46.28</u>
TOTAL EXPENDITURES	<u>5,543,411.00</u>	<u>435,417.55</u>	<u>0.00</u>	<u>2,565,646.27</u>	<u>0.00</u>	<u>2,977,764.73</u>	<u>46.28</u>
REVENUE OVER/ (UNDER) EXPENDITURES	(1,446,424.00)	(32,273.54)	0.00	86,489.95	0.00	(1,532,913.95)	5.98-

CITY OF WYLIE
 REVENUE AND EXPENSE REPORT - (UNAUDITED)
 AS OF: SEPTEMBER 30TH, 2016

111-WYLIE ECONOMIC DEVEL CORP
 REVENUES

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>TAXES</u>							
4000-40150 REV IN LEIU OF TAXES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-40210 SALES TAX	2,257,829.00	398,844.41	0.00	2,211,330.40	0.00	46,498.60	97.94
TOTAL TAXES	2,257,829.00	398,844.41	0.00	2,211,330.40	0.00	46,498.60	97.94
<u>INTERGOVERNMENTAL REV.</u>							
4000-43518 380 ECONOMIC AGREEMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTERGOVERNMENTAL REV.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<u>INTEREST INCOME</u>							
4000-46050 CERTIFICATE OF DEPOSIT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-46110 ALLOCATED INTEREST EARNINGS	1,000.00	253.11	0.00	1,824.28	0.00	824.28	182.43
4000-46140 TEXPOOL INTEREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-46143 LOGIC INTEREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-46150 INTEREST EARNINGS	3,817.00	266.97	0.00	3,400.66	0.00	416.34	89.09
4000-46160 LOAN REPAYMENT (PRINCIPAL)	8,141.00	729.52	0.00	8,557.22	0.00	416.22	105.11
4000-46210 BANK MONEY MARKET INTEREST	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL INTEREST INCOME	12,958.00	1,249.60	0.00	13,782.16	0.00	824.16	106.36
<u>MISCELLANEOUS INCOME</u>							
4000-48110 RENTAL INCOME	141,200.00	3,050.00	0.00	106,100.00	0.00	35,100.00	75.14
4000-48310 RECOVERY - PRIOR YEAR EXPEN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-48410 MISCELLANEOUS INCOME	0.00	0.00	0.00	(100.00)	0.00	100.00	0.00
4000-48430 GAIN/(LOSS) SALE OF CAP ASS	0.00	0.00	0.00	(1,682,028.17)	0.00	1,682,028.17	0.00
TOTAL MISCELLANEOUS INCOME	141,200.00	3,050.00	0.00	(1,576,028.17)	0.00	1,717,228.17	116.17-
<u>OTHER FINANCING SOURCES</u>							
4000-49160 TRANSFER FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-49325 BANK NOTE PROCEEDS	1,685,000.00	0.00	0.00	1,685,000.00	0.00	0.00	100.00
4000-49550 LEASE PRINCIPAL PAYMENTS (O	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-49600 INSURANCE RECOVERIES	0.00	0.00	0.00	318,051.83	0.00	(318,051.83)	0.00
TOTAL OTHER FINANCING SOURCES	1,685,000.00	0.00	0.00	2,003,051.83	0.00	(318,051.83)	118.88
<hr/>							
TOTAL REVENUES	4,096,987.00	403,144.01	0.00	2,652,136.22	0.00	1,444,850.78	64.73

CITY OF WYLIE
REVENUE AND EXPENSE REPORT - (UNAUDITED)
AS OF: SEPTEMBER 30TH, 2016

111-WYLIE ECONOMIC DEVEL CORP
DEVELOPMENT CORP-WEDC
DEPARTMENTAL EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>PERSONNEL SERVICES</u>							
5611-51110 SALARIES	238,052.00	28,886.55	0.00	229,807.69	0.00	8,244.31	96.54
5611-51130 OVERTIME	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51140 LONGEVITY PAY	1,073.00	0.00	0.00	1,024.00	0.00	49.00	95.43
5611-51145 SICK LEAVE BUYBACK	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51160 CERTIFICATION INCENTIVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51170 PARAMEDIC INCENTIVE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51210 CAR ALLOWANCE	12,600.00	1,479.27	0.00	12,265.44	0.00	334.56	97.34
5611-51220 PHONE ALLOWANCE	4,656.00	0.00	0.00	4,356.00	0.00	300.00	93.56
5611-51230 CLOTHING ALLOWANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51260 MOVING ALLOWANCE	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
5611-51310 TMRS	36,677.00	4,463.44	0.00	35,329.21	0.00	1,347.79	96.33
5611-51410 HOSPITAL & LIFE INSURANCE	38,107.00	2,529.38	0.00	27,730.52	0.00	10,376.48	72.77
5611-51415 EXECUTIVE HEALTH PLAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51420 LONG-TERM DISABILITY	1,357.00	0.00	0.00	827.60	0.00	529.40	60.99
5611-51440 FICA	15,607.00	1,864.70	0.00	12,618.86	0.00	2,988.14	80.85
5611-51450 MEDICARE	3,650.00	436.10	0.00	3,446.34	0.00	203.66	94.42
5611-51470 WORKERS COMP PREMIUM	663.00	0.00	0.00	637.47	0.00	25.53	96.15
5611-51480 UNEMPLOYMENT COMP (TWC)	810.00	0.00	0.00	513.00	0.00	297.00	63.33
TOTAL PERSONNEL SERVICES	358,252.00	39,659.44	0.00	328,556.13	0.00	29,695.87	91.71
<u>SUPPLIES</u>							
5611-52010 OFFICE SUPPLIES	3,500.00	221.28	0.00	1,801.99	0.00	1,698.01	51.49
5611-52040 POSTAGE & FREIGHT	980.00	0.00	0.00	46.58	0.00	933.42	4.75
5611-52130 TOOLS/ EQUIP (NON-CAPITAL)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-52810 FOOD SUPPLIES	2,000.00	168.84	0.00	1,277.69	0.00	722.31	63.88
5611-52990 OTHER	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
TOTAL SUPPLIES	11,480.00	390.12	0.00	3,126.26	0.00	8,353.74	27.23
<u>MATERIALS FOR MAINTENANC</u>							
5611-54630 TOOLS & EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-54810 COMPUTER HARD/SOFTWARE	3,000.00	0.00	0.00	3,870.15	0.00	870.15	129.01
5611-54990 OTHER	0.00	4,200.00	0.00	4,200.00	0.00	4,200.00	0.00
TOTAL MATERIALS FOR MAINTENANC	3,000.00	4,200.00	0.00	8,070.15	0.00	5,070.15	269.01
<u>CONTRACTUAL SERVICES</u>							
5611-56030 INCENTIVES	2,012,414.00	78,927.12	0.00	1,458,515.24	0.00	553,898.76	72.48
5611-56040 SPECIAL SERVICES	112,900.00	221,415.87	0.00	462,834.30	0.00	349,934.30	409.95
5611-56080 ADVERTISING	35,280.00	7,670.53	0.00	32,658.51	0.00	2,621.49	92.57
5611-56090 COMMUNITY DEVELOPMENT	47,250.00	8,620.60	0.00	42,272.00	0.00	4,978.00	89.46
5611-56110 COMMUNICATIONS	5,960.00	630.08	0.00	5,645.46	0.00	314.54	94.72
5611-56180 RENTAL	29,400.00	194.00	0.00	28,178.68	0.00	1,221.32	95.85
5611-56210 TRAVEL & TRAINING	29,450.00	3,741.90	0.00	29,913.43	0.00	463.43	101.57
5611-56250 DUES & SUBSCRIPTIONS	18,890.00	1,416.89	0.00	15,932.32	0.00	2,957.68	84.34
5611-56310 INSURANCE	4,310.00	0.00	0.00	2,538.03	0.00	1,771.97	58.89
5611-56510 AUDIT & LEGAL SERVICES	23,000.00	4,191.00	0.00	17,629.00	0.00	5,371.00	76.65
5611-56570 ENGINEERING/ARCHITECTURAL	20,000.00	0.00	0.00	9,842.21	0.00	10,157.79	49.21
5611-56610 UTILITIES-ELECTRIC	4,500.00	465.61	0.00	4,383.43	0.00	116.57	97.41
TOTAL CONTRACTUAL SERVICES	2,343,354.00	327,273.60	0.00	2,110,342.61	0.00	233,011.39	90.06

CITY OF WYLIE
 REVENUE AND EXPENSE REPORT - (UNAUDITED)
 AS OF: SEPTEMBER 30TH, 2016

111-WYLIE ECONOMIC DEVEL CORP
 DEVELOPMENT CORP-WEDC
 DEPARTMENTAL EXPENDITURES

	CURRENT BUDGET	CURRENT PERIOD	PRIOR YEAR PO ADJUST.	Y-T-D ACTUAL	Y-T-D ENCUMBRANCE	BUDGET BALANCE	% OF BUDGET
<u>DEBT SERVICE & CAP. REPL</u>							
5611-57110 DEBT SERVICE	686,825.00	0.00	0.00	0.00	0.00	686,825.00	0.00
5611-57410 PRINCIPAL PAYMENT	0.00	52,106.82	0.00	523,776.29	0.00	(523,776.29)	0.00
5611-57415 INTEREST EXPENSE	0.00	11,787.57	0.00	134,838.76	0.00	(134,838.76)	0.00
5611-57710 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL DEBT SERVICE & CAP. REPL	686,825.00	63,894.39	0.00	658,615.05	0.00	28,209.95	95.89
<u>CAPITAL OUTLAY</u>							
5611-58110 LAND-PURCHASE PRICE	1,885,000.00	0.00	0.00	1,912,637.00	0.00	(27,637.00)	101.47
5611-58120 DEVELOPMENT FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-58150 LAND-BETTERMENTS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-58210 STREETS & ALLEYS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-58410 SANITARY SEWER	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-58810 COMPUTER HARD/SOFTWARE	3,000.00	0.00	0.00	6,328.39	0.00	(3,328.39)	210.95
5611-58830 FURNITURE & FIXTURES	2,500.00	0.00	0.00	1,343.01	0.00	1,156.99	53.72
5611-58910 BUILDINGS	250,000.00	0.00	0.00	0.00	0.00	250,000.00	0.00
5611-58995 CONTRA CAPITAL OUTLAY	0.00	0.00	0.00	(2,463,372.33)	0.00	2,463,372.33	0.00
TOTAL CAPITAL OUTLAY	2,140,500.00	0.00	0.00	(543,063.93)	0.00	2,683,563.93	25.37-
<u>OTHER FINANCING (USES)</u>							
5611-59111 TRANSFER TO GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-59190 TRANSFER TO THORUGHFARE IMP	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-59430 TRANSFER TO CAPITAL FUND	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-59990 PROJECT ACCOUNTING	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OTHER FINANCING (USES)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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TOTAL DEVELOPMENT CORP-WEDC	5,543,411.00	435,417.55	0.00	2,565,646.27	0.00	2,977,764.73	46.28
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TOTAL EXPENDITURES	5,543,411.00	435,417.55	0.00	2,565,646.27	0.00	2,977,764.73	46.28
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REVENUE OVER (UNDER) EXPENDITURES	(1,446,424.00)	(32,273.54)	0.00	86,489.95	0.00	(1,532,913.95)	5.98-

*** END OF REPORT ***

FUND : 111-WYLIE ECONOMIC DEVEL CORP
 DEPT : 611 DEVELOPMENT CORP-WEDC

PERIOD TO USE: Sep-2016 THRU Sep-2016
 ACCOUNTS: 5611-52010 THRU 5611-58910

POST DATE TRAN # REFERENCE PACKET=====DESCRIPTION===== VEND INV/JE # NOTE =====AMOUNT===== =====BALANCE=====

5611-52010		OFFICE SUPPLIES		B E G I N N I N G		B A L A N C E		1,580.71		
9/13/16	9/13	A67599	CHK: 084389	84230	PENS, ENVELOPES, PADS,	000392	25344	WEDC	16.70	1,597.41
9/13/16	9/13	A67601	CHK: 084382	84230	NAME PLATE - GREINER	000451	14141S	WEDC	55.45	1,652.86
9/19/16	9/19	A68077	DFT: 000207	84342	COFFEE POT WARRANTY	000912	9266	AUG16 WYGANT	7.53	1,660.39
9/19/16	9/19	A68077	DFT: 000207	84342	COFFEE POT	000912	9266	AUG16 WYGANT	84.99	1,745.38
9/19/16	9/19	A68077	DFT: 000207	84342	CHARGER	000912	9266	AUG16 WYGANT	31.66	1,777.04
9/19/16	9/19	A68077	DFT: 000207	84342	COFFEE POT	000912	9266	AUG16 WYGANT	105.19	1,882.23
9/19/16	9/19	A68077	DFT: 000207	84342	RETURN- COFFEE POT	000912	9266	AUG16 WYGANT	84.99CR	1,797.24
9/30/16	10/19	A70916	CHK: 085315	85268	BINDER CLIPS	000392	25422	WEDC	4.75	1,801.99
=====				SEPTEMBER ACTIVITY DB:	306.27	CR:	84.99CR	221.28		

5611-52040		POSTAGE & FREIGHT		B E G I N N I N G		B A L A N C E		46.58	
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5611-52130		TOOLS/ EQUIP (NON-CAPITAL)		B E G I N N I N G		B A L A N C E		0.00	
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5611-52160		TOOLS/ EQUIP - \$100-\$999.99		B E G I N N I N G		B A L A N C E		0.00	
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5611-52810		FOOD SUPPLIES		B E G I N N I N G		B A L A N C E		1,108.85		
9/19/16	9/19	A68077	DFT: 000207	84342	WEDC BRD MTG MEAL	000912	9266	AUG16 WYGANT	23.05	1,131.90
9/19/16	9/19	A68077	DFT: 000207	84342	OFFICE LUNCHEON	000912	9266	AUG16 WYGANT	115.00	1,246.90
9/19/16	9/19	A68077	DFT: 000207	84342	WEDC BRD. MTG MEAL	000912	9266	AUG16 WYGANT	9.95	1,256.85
9/30/16	10/19	A70856	DFT: 000226	85257	BOARD MTG MEAL	000912	8277	SEP16 WYGANT	10.89	1,267.74
9/30/16	10/19	A70856	DFT: 000226	85257	BOARD MTG MEAL	000912	8277	SEP16 WYGANT	9.95	1,277.69
=====				SEPTEMBER ACTIVITY DB:	168.84	CR:	0.00	168.84		

5611-52990		OTHER		B E G I N N I N G		B A L A N C E		0.00	
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5611-54630		TOOLS & EQUIPMENT		B E G I N N I N G		B A L A N C E		0.00	
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FUND : 111-WYLIE ECONOMIC DEVEL CORP

PERIOD TO USE: Sep-2016 THRU Sep-2016

DEPT : 611 DEVELOPMENT CORP-WEDC

ACCOUNTS: 5611-52010 THRU 5611-58910

POST DATE TRAN # REFERENCE PACKET=====DESCRIPTION===== VEND INV/JE # NOTE =====AMOUNT===== =====BALANCE=====

5611-54810 COMPUTER HARD/SOFTWARE
B E G I N N I N G B A L A N C E 3,870.15

5611-54990 OTHER
B E G I N N I N G B A L A N C E 0.00

9/30/16 10/13 A70345 CHK: 085188 85057 BUSINESS COURSES 004151 58986271 4,200.00 4,200.00
 ===== SEPTEMBER ACTIVITY DB: 4,200.00 CR: 0.00 4,200.00

5611-56030 INCENTIVES
B E G I N N I N G B A L A N C E 1,379,588.12

9/13/16 9/21 B53362 Misc 091316 14830 JE24716 WOODBRIDGE SLS TAX REI JE# 024716 58,927.12 1,438,515.24
 9/14/16 9/14 A67844 VOID: 083311 84270 REVERSE VOIDED CHECK 003424 ASCEND 2 INCENT 3 24,000.00CR 1,414,515.24
 9/14/16 9/14 A67846 CHK: 084466 84271 PAY #3 OF 4 071216A WEDC 003424 PAY #3 071216A 24,000.00 1,438,515.24
 9/26/16 9/26 A68678 CHK: 084728 84494 PATNA PROP-INCENT 1 OF 2 004683 INCENT 1 20,000.00 1,458,515.24
 ===== SEPTEMBER ACTIVITY DB: 102,927.12 CR: 24,000.00CR 78,927.12

5611-56040 SPECIAL SERVICES
B E G I N N I N G B A L A N C E 241,418.43

9/01/16 9/01 A66724 CHK: 084163 83985 MOW-HWY 78 001173 082316 120.00 241,538.43
 9/01/16 9/01 A66724 CHK: 084163 83985 MOW-DUAL PROD 001173 082316 60.00 241,598.43
 9/01/16 9/01 A66724 CHK: 084163 83985 MOW-UDOH 001173 082316 40.00 241,638.43
 9/01/16 9/01 A66724 CHK: 084163 83985 MOW-COOPER DR. CURVE 001173 082316 60.00 241,698.43
 9/01/16 9/01 A66724 CHK: 084163 83985 MOW-COOPER DR. WAGS 001173 082316 60.00 241,758.43
 9/02/16 9/02 A66968 CHK: 084227 84025 605 COMM-RAP & RACR 004337 22638 502.50 242,260.93
 9/12/16 9/12 A67510 CHK: 084360 84207 605 COM-WEDC VCP -JUN '1 001320 VCP0039509 JUN16 1,351.25 243,612.18
 9/14/16 9/14 A67826 CHK: 084465 84268 RAP/RACR-605 COMMERCE 004337 22693 AUG16 WEDC 2,846.27 246,458.45
 9/21/16 9/21 A68349 CHK: 084638 84419 QRTLY PEST CONTROL 000792 78036 WEDC 95.00 246,553.45
 9/21/16 9/21 A68368 CHK: 084644 84430 INTERLOCAL-2016 000101 091616 WEDC 5,000.00 251,553.45
 9/21/16 9/21 A68350 CHK: 084640 84419 MOW-UDOH 001173 090716 WEDC 40.00 251,593.45
 9/21/16 9/21 A68350 CHK: 084640 84419 MOW-HWY 78 001173 090716 WEDC 120.00 251,713.45
 9/21/16 9/21 A68350 CHK: 084640 84419 MOW-DUAL PROD 001173 090716 WEDC 60.00 251,773.45
 9/21/16 9/21 A68350 CHK: 084640 84419 MOW-COOPER DR CURVE 001173 090716 WEDC 60.00 251,833.45
 9/21/16 9/21 A68350 CHK: 084640 84419 MOW-COOPER WAGS LOT 001173 090716 WEDC 60.00 251,893.45
 9/26/16 9/26 A68672 CHK: 084729 84494 JANITORIAL SRVC-SEPT 16 002330 31204 WEDC 157.50 252,050.95
 9/26/16 9/26 A68673 CHK: 084731 84494 605 COMM.-ROOF REP -HAIL 002796 4971306 61,200.00 313,250.95
 9/30/16 10/19 A70856 DFT: 000226 85257 KEY - 711 COOPER DR 000912 8277 SEP16 WYGANT 2.13 313,253.08
 9/30/16 10/19 A70921 CHK: 085313 85268 HWY 78-SILT FENCING 004684 26342 WEDC 5,858.00 319,111.08
 9/30/16 10/21 A71124 CHK: 085358 85346 HWY 78 DEMO - PAY #2 001026 PAY #2 SEP16 WEDC 112,233.56 431,344.64
 9/30/16 10/21 A71125 CHK: 085358 85346 RETAINAGE-HWY 78 DEMO 001026 PAY #3 SEP16 WEDC 24,291.73 455,636.37
 9/30/16 10/21 A71126 CHK: 085359 85346 KIRBY - PHASE II 004337 22851 01459.006 4,290.93 459,927.30

FUND : 111-WYLIE ECONOMIC DEVEL CORP

PERIOD TO USE: Sep-2016 THRU Sep-2016

DEPT : 611 DEVELOPMENT CORP-WEDC

ACCOUNTS: 5611-52010 THRU 5611-58910

POST	DATE	TRAN #	REFERENCE	PACKET=====	DESCRIPTION=====	VEND	INV/JE #	NOTE	=====AMOUNT=====	=====BALANCE=====
9/30/16	10/21	A71127	CHK: 085359	85346	605 COMMERCE-MSD	004337	22852	01459.001	87.50	460,014.80
9/30/16	10/21	A71128	CHK: 085359	85346	605 COMMERCE-RESP ACT PL	004337	22852	01459.001A	393.75	460,408.55
9/30/16	10/03	A69169	CHK: 084839	84644	ASBESTOS SURVEY	001475	5364	WEDC	1,500.00	461,908.55
9/30/16	10/04	A69372	CHK: 084913	84720	REPAIR INDUSTRIAL CT	002759	93629241		925.75	462,834.30
			=====		SEPTEMBER ACTIVITY DB:		221,415.87	CR:	0.00	221,415.87

5611-56080 ADVERTISING

B E G I N N I N G B A L A N C E

24,987.98

9/14/16	9/14	A67708	CHK: 084428	84253	WYLIE NEWS-FALL PREV	000391	12374	WEDC	509.00	25,496.98
9/14/16	9/14	A67709	CHK: 084428	84253	IN & AROUND-SEPT	000391	12454	WEDC	1,555.00	27,051.98
9/26/16	9/26	A68671	CHK: 084732	84494	WHS FTBL PROG AD	001164	082216	WEDC	500.00	27,551.98
9/30/16	10/19	A70807	DFT: 000226	85244	DOMAIN REGISTRATION	000912	8277	SEP16 GREINER	106.53	27,658.51
9/30/16	10/03	A69168	CHK: 084842	84644	WDMA - ADVERTISING REIMB	001078	206	WEDC	5,000.00	32,658.51
			=====		SEPTEMBER ACTIVITY DB:		7,670.53	CR:	0.00	7,670.53

5611-56090 COMMUNITY DEVELOPMENT

B E G I N N I N G B A L A N C E

33,651.40

9/01/16	9/01	A66767	CHK: 084179	83990	SPONSOR TEAM & CORPORATE	000384	082516	WEDC	2,000.00	35,651.40
9/13/16	9/13	A67602	CHK: 084388	84230	SPONS-NEW TEACHER	000468	7893	WEDC	105.00	35,756.40
9/13/16	9/13	A67677	CHK: 084417	84246	FIT 4 BUSINESS SHIRTS	000379	638	WEDC	503.30	36,259.70
9/19/16	9/19	A68077	DFT: 000207	84342	BACK TO SCHOOL FAIR	000912	9266	AUG16 WYGANT	199.82	36,459.52
9/22/16	9/22	A68430	CHK: 084665	84439	RODEO SPONSORSHIP	000468	7916	WEDC	1,800.00	38,259.52
9/23/16	9/23	A68565	CHK: 084698	84469	CLUB CORP-SPONSORSHIP	004680	091616	WEDC	2,000.00	40,259.52
9/30/16	10/19	A70843	DFT: 000226	85248	WEDC PROMO ITEMS	000912	8277	SEP16 SATTER	512.48	40,772.00
9/30/16	10/19	A70856	DFT: 000226	85257	LEAD SUMMIT SPONSOR	000912	8277	SEP16 WYGANT	1,500.00	42,272.00
			=====		SEPTEMBER ACTIVITY DB:		8,620.60	CR:	0.00	8,620.60

5611-56110 COMMUNICATIONS

B E G I N N I N G B A L A N C E

5,015.38

9/12/16	9/12	A67488	CHK: 084348	84203	INTERNET SVC WEDC	004568	2101577989120	AU25	195.01	5,210.39
9/19/16	9/19	A68061	DFT: 000207	84340	TELEPHONE SVC AUG	000912	8277	AUG16 SATTER	160.55	5,370.94
9/19/16	9/19	A68061	DFT: 000207	84340	TELEPHONE SVC SEPT	000912	8277	AUG16 SATTER	160.55	5,531.49
9/30/16	10/03	A69170	CHK: 084841	84644	TABLET SVC	001797	822495799-07	AG16	113.97	5,645.46
			=====		SEPTEMBER ACTIVITY DB:		630.08	CR:	0.00	630.08

5611-56180 RENTAL

FUND : 111-WYLIE ECONOMIC DEVEL CORP

PERIOD TO USE: Sep-2016 THRU Sep-2016

DEPT : 611 DEVELOPMENT CORP-WEDC

ACCOUNTS: 5611-52010 THRU 5611-58910

POST DATE TRAN # REFERENCE PACKET=====DESCRIPTION===== VEND INV/JE # NOTE =====AMOUNT===== =====BALANCE=====

B E G I N N I N G B A L A N C E 27,984.68

9/13/16 9/13 A67607 CHK: 084379 84230 COPIER RENTAL 8/28-9/27 003509 94930 194.00 28,178.68
 ===== SEPTEMBER ACTIVITY DB: 194.00 CR: 0.00 194.00

5611-56210 TRAVEL & TRAINING

B E G I N N I N G B A L A N C E 26,171.53

9/09/16 9/09 A67388 CHK: 084337 84159 081516 TAXI JUL31-AU3 004514 081516 TAXI/PARKIN 26.01 26,197.54
 9/09/16 9/09 A67388 CHK: 084337 84159 081516 PARKINGI JUL31-AU 004514 081516 TAXI/PARKIN 75.00 26,272.54
 9/09/16 9/09 A67389 CHK: 084337 84159 082316 TOLL FEES MAY 21- 004514 082316 TOLL FEES 78.00 26,350.54
 9/19/16 9/19 A68033 DFT: 000207 84334 TEDC WEBINAR 000912 8277 AUG16 GREINER 79.00 26,429.54
 9/19/16 9/19 A68033 DFT: 000207 84334 IEDC REG - GREINER 000912 8277 AUG16 GREINER 880.00 27,309.54
 9/19/16 9/19 A68033 DFT: 000207 84334 RET. LIVE HOTEL-GREI 000912 8277 AUG16 GREINER 128.28 27,437.82
 9/19/16 9/19 A68033 DFT: 000207 84334 BUS MTG-INVENTRUST 000912 8277 AUG16 GREINER 150.00 27,587.82
 9/19/16 9/19 A68033 DFT: 000207 84334 RET LIVE-CAB-GREINER 000912 8277 AUG16 GREINER 7.70 27,595.52
 9/19/16 9/19 A68033 DFT: 000207 84334 RET-LIVE-MEAL-GREINER 000912 8277 AUG16 GREINER 5.29 27,600.81
 9/19/16 9/19 A68033 DFT: 000207 84334 RET-LIVE-MEAL-GREINE 000912 8277 AUG16 GREINER 6.25 27,607.06
 9/19/16 9/19 A68033 DFT: 000207 84334 RET-LIVE-CAR-GREINER 000912 8277 AUG16 GREINER 84.89 27,691.95
 9/19/16 9/19 A68033 DFT: 000207 84334 RET-LIVE-PRKG-GREINE 000912 8277 AUG16 GREINER 23.00 27,714.95
 9/19/16 9/19 A68033 DFT: 000207 84334 RET-LIVE-PRKG-GREINE 000912 8277 AUG16 GREINER 30.00 27,744.95
 9/19/16 9/19 A68033 DFT: 000207 84334 RET-LIVE-TOLL-GREINE 000912 8277 AUG16 GREINER 12.18 27,757.13
 9/19/16 9/19 A68033 DFT: 000207 84334 IEDC-AIR-GREINER 000912 8277 AUG16 GREINER 377.20 28,134.33
 9/19/16 9/19 A68033 DFT: 000207 84334 IEDC-AIR-GREINER 000912 8277 AUG16 GREINER 30.29 28,164.62
 9/19/16 9/19 A68033 DFT: 000207 84334 RET-LIVE-GAS-GREINER 000912 8277 AUG16 GREINER 27.36 28,191.98
 9/19/16 9/19 A68033 DFT: 000207 84334 RET-LIVE-GAS-GREINER 000912 8277 AUG16 GREINER 33.16 28,225.14
 9/19/16 9/19 A68061 DFT: 000207 84340 PROJ. UPD-SATT, HERZ 000912 8277 AUG16 SATTER 12.45 28,237.59
 9/19/16 9/19 A68061 DFT: 000207 84340 REGIONAL EDC MTG 000912 8277 AUG16 SATTER 33.76 28,271.35
 9/19/16 9/19 A68061 DFT: 000207 84340 PROJ. UPD-SATT, HERZ 000912 8277 AUG16 SATTER 28.65 28,300.00
 9/19/16 9/19 A68061 DFT: 000207 84340 PROJ. UPD-SATT, HOGU 000912 8277 AUG16 SATTER 31.20 28,331.20
 9/30/16 10/10 A70034 CHK: 085124 84872 093016 REIMBURSE 000317 093016 REIMBURSE 137.24 28,468.44
 9/30/16 10/19 A70807 DFT: 000226 85244 IEDC MEAL 000912 8277 SEP16 GREINER 5.12 28,473.56
 9/30/16 10/19 A70807 DFT: 000226 85244 IEDC TAXI 000912 8277 SEP16 GREINER 43.20 28,516.76
 9/30/16 10/19 A70807 DFT: 000226 85244 IEDC MEAL 000912 8277 SEP16 GREINER 24.00 28,540.76
 9/30/16 10/19 A70807 DFT: 000226 85244 IEDC TAXI 000912 8277 SEP16 GREINER 48.00 28,588.76
 9/30/16 10/19 A70807 DFT: 000226 85244 IEDC HOTEL 000912 8277 SEP16 GREINER 731.70 29,320.46
 9/30/16 10/19 A70843 DFT: 000226 85248 BUS MTG K ST JOHN 000912 8277 SEP16 SATTER 42.33 29,362.79
 9/30/16 10/19 A70843 DFT: 000226 85248 PROMO CARE CTR 000912 8277 SEP16 SATTER 80.00 29,442.79
 9/30/16 10/19 A70843 DFT: 000226 85248 BUS MTG J GARDNER 000912 8277 SEP16 SATTER 47.94 29,490.73
 9/30/16 10/19 A70843 DFT: 000226 85248 KCS MTG TAXI 000912 8277 SEP16 SATTER 56.39 29,547.12
 9/30/16 10/19 A70843 DFT: 000226 85248 KCS MTG MEAL 000912 8277 SEP16 SATTER 12.14 29,559.26
 9/30/16 10/19 A70843 DFT: 000226 85248 KCS MTG MEAL 000912 8277 SEP16 SATTER 6.13 29,565.39
 9/30/16 10/19 A70843 DFT: 000226 85248 BUS STG M. WALTERS 000912 8277 SEP16 SATTER 46.02 29,611.41
 9/30/16 10/19 A70856 DFT: 000226 85257 KCS MTG - AIR SATTER 000912 8277 SEP16 WYGANT 213.02 29,824.43
 9/30/16 10/21 A71057 CHK: 085337 85335 REIMBURSE AIRPORT PARKIN 004514 101316 REIM PARK 89.00 29,913.43
 ===== SEPTEMBER ACTIVITY DB: 3,741.90 CR: 0.00 3,741.90

FUND : 111-WYLIE ECONOMIC DEVEL CORP

PERIOD TO USE: Sep-2016 THRU Sep-2016

DEPT : 611 DEVELOPMENT CORP-WEDC

ACCOUNTS: 5611-52010 THRU 5611-58910

POST DATE TRAN # REFERENCE PACKET=====DESCRIPTION===== VEND INV/JE # NOTE =====AMOUNT===== BALANCE=====

5611-56220 PROFESSIONAL TRAINING
B E G I N N I N G B A L A N C E 0.00

5611-56250 DUES & SUBSCRIPTIONS
B E G I N N I N G B A L A N C E 14,515.43

9/19/16 9/19 A68061 DFT: 000207 84340 CLUB CORP-DUES,FEES 000912 8277 AUG16 SATTER 779.03 15,294.46
9/30/16 10/19 A70843 DFT: 000226 85248 CLUB CORP DUES 000912 8277 SEP16 SATTER 637.86 15,932.32
===== SEPTEMBER ACTIVITY DB: 1,416.89 CR: 0.00 1,416.89

5611-56310 INSURANCE
B E G I N N I N G B A L A N C E 2,538.03

5611-56510 AUDIT & LEGAL SERVICES
B E G I N N I N G B A L A N C E 13,438.00

9/30/16 10/04 A69323 CHK: 084891 84691 CFA - ATTY FEES 000023 8 2793-0071M WEDC 240.00 13,678.00
9/30/16 10/24 A71178 CHK: 085368 85377 ATTORNEY FEES SEP16 000023 9 2793-0071M 1,531.00 15,209.00
9/30/16 10/24 A71178 CHK: 085368 85377 ATTORNEY FEES SEP16 000023 9 2793-0071M 2,420.00 17,629.00
===== SEPTEMBER ACTIVITY DB: 4,191.00 CR: 0.00 4,191.00

5611-56570 ENGINEERING/ARCHITECTURAL
B E G I N N I N G B A L A N C E 9,842.21

5611-56610 UTILITIES-ELECTRIC
B E G I N N I N G B A L A N C E 3,917.82

9/12/16 9/12 A67480 CHK: 084354 84203 UTIL- WATER JUN29-JUL29 003302 122-1040-01 JN29-J 58.97 3,976.79
9/12/16 9/12 A67481 CHK: 084354 84203 UTILITIES-GAS JUL8 003302 3029287066 JUL8 12.03 3,988.82
9/12/16 9/12 A67482 CHK: 084354 84203 UTIL - ELEC JUN3-JUL5 003302 3029287066 JUN3-JU 157.13 4,145.95
9/30/16 10/24 A71182 CHK: 085373 85377 UTILITIES ELECTRIC 003302 1171655189 AG3-SP 158.89 4,304.84
9/30/16 10/24 A71183 CHK: 085373 85377 UTILITIES WATER 003302 122-1040-01 AUG16 66.56 4,371.40
9/30/16 10/24 A71184 CHK: 085373 85377 UTILITIES GAS 003302 3029287066 AG3-SP 12.03 4,383.43
===== SEPTEMBER ACTIVITY DB: 465.61 CR: 0.00 465.61

5611-57110 DEBT SERVICE
B E G I N N I N G B A L A N C E 0.00

FUND : 111-WYLIE ECONOMIC DEVEL CORP

PERIOD TO USE: Sep-2016 THRU Sep-2016

DEPT : 611 DEVELOPMENT CORP-WEDC

ACCOUNTS: 5611-52010 THRU 5611-58910

POST DATE TRAN # REFERENCE PACKET=====DESCRIPTION===== VEND INV/JE # NOTE =====AMOUNT===== =====BALANCE=====

5611-57410 PRINCIPAL PAYMENT
B E G I N N I N G B A L A N C E 471,669.47

DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
9/02/16	9/07	B53123	Bnk Dft	090216 14755 JE24618 K&M PMT #12		JE# 024618		7,732.11	479,401.58
9/12/16	9/21	B53357	Bnk Dft	091216 14829 JE24711 PEDDICORD/WHITE PMT 21		JE# 024711		5,205.50	484,607.08
9/15/16	9/22	B53377	Bnk Dft	091516 14834 JE24730 WB PKWY PMT #25		JE# 024730		11,688.93	496,296.01
9/22/16	9/22	B53399	Bnk Dft	092216 14840 JE24747 BUCHANAN PMT #25		JE# 024747		6,549.04	502,845.05
9/23/16	9/22	B53400	Bnk Dft	092316 14841 JE24748 EDGE PMT #3		JE# 024748		11,334.24	514,179.29
9/29/16	9/30	B53521	Bnk Dft	092916 14879 JE24808 HUGHES/RANDACK PMT #46		JE# 024808		9,597.00	523,776.29
				===== SEPTEMBER ACTIVITY DB: 52,106.82		CR:	0.00	52,106.82	

5611-57415 INTEREST EXPENSE
B E G I N N I N G B A L A N C E 123,051.19

DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
9/02/16	9/07	B53123	Bnk Dft	090216 14755 JE24618 K&M PMT #12		JE# 024618		1,013.14	124,064.33
9/12/16	9/21	B53357	Bnk Dft	091216 14829 JE24711 PEDDICORD/WHITE PMT 21		JE# 024711		2,176.95	126,241.28
9/15/16	9/22	B53377	Bnk Dft	091516 14834 JE24730 WB PKWY PMT #25		JE# 024730		1,579.00	127,820.28
9/22/16	9/22	B53399	Bnk Dft	092216 14840 JE24747 BUCHANAN PMT #25		JE# 024747		782.91	128,603.19
9/23/16	9/22	B53400	Bnk Dft	092316 14841 JE24748 EDGE PMT #3		JE# 024748		5,725.57	134,328.76
9/29/16	9/30	B53521	Bnk Dft	092916 14879 JE24808 HUGHES/RANDACK PMT #46		JE# 024808		510.00	134,838.76
				===== SEPTEMBER ACTIVITY DB: 11,787.57		CR:	0.00	11,787.57	

5611-57710 BAD DEBT EXPENSE
B E G I N N I N G B A L A N C E 0.00

5611-58110 LAND-PURCHASE PRICE
B E G I N N I N G B A L A N C E 1,912,637.00

5611-58120 DEVELOPMENT FEES
B E G I N N I N G B A L A N C E 0.00

5611-58150 LAND-BETTERMENTS
B E G I N N I N G B A L A N C E 0.00

5611-58210 STREETS & ALLEYS
B E G I N N I N G B A L A N C E 0.00

FUND : 111-WYLIE ECONOMIC DEVEL CORP

PERIOD TO USE: Sep-2016 THRU Sep-2016

DEPT : 611 DEVELOPMENT CORP-WEDC

ACCOUNTS: 5611-52010 THRU 5611-58910

POST DATE TRAN # REFERENCE PACKET=====DESCRIPTION===== VEND INV/JE # NOTE =====AMOUNT===== BALANCE=====

5611-58410 SANITARY SEWER
B E G I N N I N G B A L A N C E 0.00

5611-58810 COMPUTER HARD/SOFTWARE
B E G I N N I N G B A L A N C E 6,328.39

5611-58830 FURNITURE & FIXTURES
B E G I N N I N G B A L A N C E 1,343.01

5611-58910 BUILDINGS
B E G I N N I N G B A L A N C E 0.00

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000 ERRORS IN THIS REPORT!

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** REPORT TOTALS **	---	DEBITS	---	CREDITS	---
BEGINNING BALANCES:		4,304,704.36		0.00	
REPORTED ACTIVITY:		419,843.10		24,084.99CR	
ENDING BALANCES:		4,724,547.46		24,084.99CR	
TOTAL FUND ENDING BALANCE:		4,700,462.47			

SELECTION CRITERIA

FISCAL YEAR: Oct-2015 / Sep-2016
FUND: Include: 111
PERIOD TO USE: Sep-2016 THRU Sep-2016
TRANSACTIONS: BOTH

ACCOUNT SELECTION

ACCOUNT RANGE: 5611-52010 THRU 5611-58910
DEPARTMENT RANGE: - THRU -
ACTIVE FUNDS ONLY: NO
ACTIVE ACCOUNT ONLY: NO
INCLUDE RESTRICTED ACCOUNTS: NO
DIGIT SELECTION:

PRINT OPTIONS DETAIL

OMIT ACCOUNTS WITH NO ACTIVITY: NO
PRINT ENCUMBRANCES: NO
PRINT VENDOR NAME: NO
PRINT PROJECTS: NO
PRINT JOURNAL ENTRY NOTES: NO
PRINT MONTHLY TOTALS: YES
PRINT GRAND TOTALS: NO
PRINT: INVOICE #
PAGE BREAK BY: NONE

*** END OF REPORT ***

Wylie Economic Development Corporation
 Balance Sheet Sub Ledger
 September 30, 2016

Notes Payable

		Date of Purchase	Payment	Beginning Bal.	Principal	Interest	Rate of Interest	Principal Balance
September 1, 2016								3,688,743.90
ANBTX - 88130968	HUGHES/RANDACK(#46 of 60)	10/23/12	10,107.00	148,349.56	9,597.00	510.00	3.99	138,752.56
ANBTX - 88130976	WOODBRIIDGE PKWY (#25 of 60)	8/15/14	13,267.93	703,005.87	11,688.93	1,579.00	2.61	691,316.94
ANBTX - 88148481	BUCHANAN (#25 of 60)	8/13/14	7,331.95	249,201.60	6,549.04	782.91	3.77	242,652.56
ANBTX - 88149711	PEDDICORD / WHITE (#21 OF 120)	12/12/14	7,382.45	621,984.69	5,205.50	2,176.95	4.20	616,779.19
ANBTX - 88158043	K&M / HOBART (#12 of 48)	9/2/15	8,745.25	303,940.66	7,732.11	1,013.14	4.00	296,208.55
ANBTX - 88157334	LINDUFF/EDGE (#3 of 15)	10/21/15	17,059.81	1,662,261.52	11,334.24	5,725.57	4.00	1,650,927.28
September 30, 2016					\$52,106.82	\$11,787.57		3,636,637.08

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Wylie Economic Development Corporation
Inventory Subledger
September 30, 2016

Inventory - Land

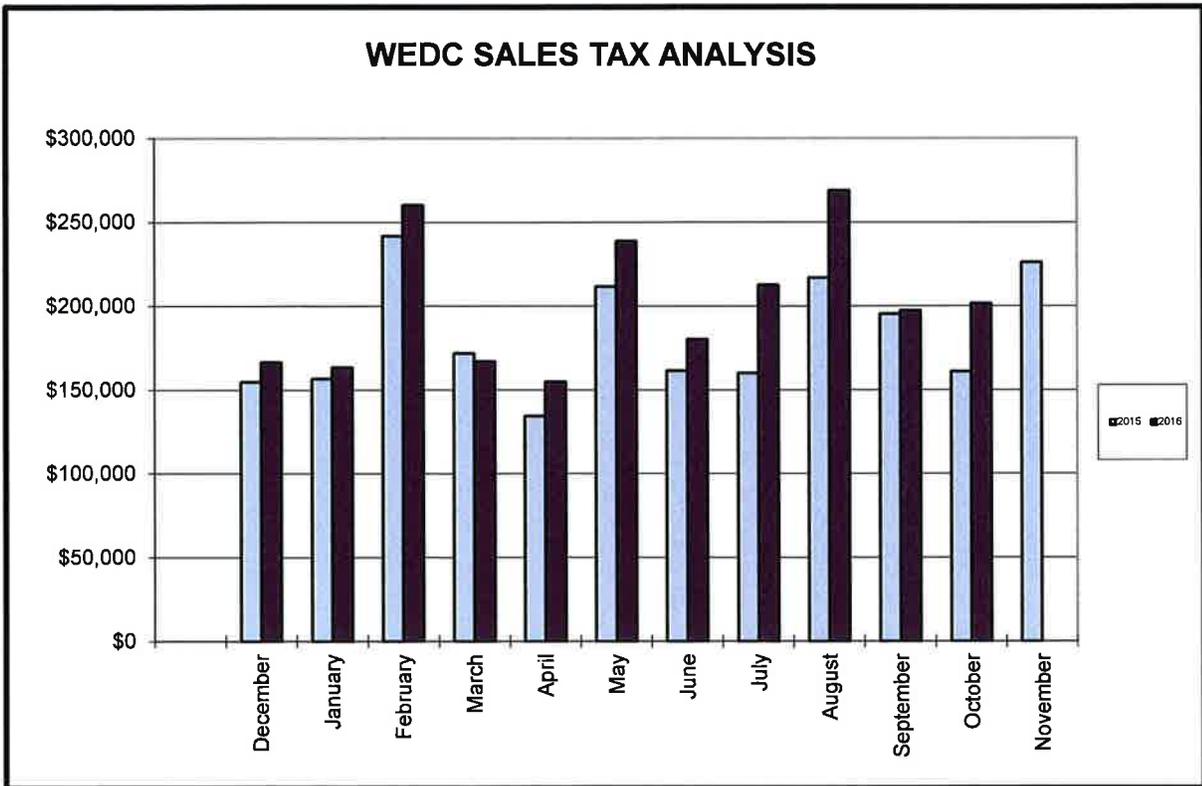
	Date of Pur.	Address	Acreage	Improvements	Cost Basis	Sub-totals
Cooper						
McMasters	7/12/05	709 Cooper	0.48	n/a	\$202,045	
Heath	12/28/05	706 Cooper	0.46	\$32,005	186,934	
Perry	9/13/06	707 Cooper	0.49	Demo	200,224	
Bowland/Anderson	10/9/07	Cooper Dr.	0.37	n/a	106,419	
KCS	8/1/08	Cooper Dr.	0.41	n/a	60,208	
Duel Products	9/7/12	704 Cooper Dr.	0.50	n/a	127,452	
Randack	10/23/12	711-713 Cooper Dr.	1.09	8,880	400,334	
Lot 2R3	7/24/14	Cooper Dr.	0.95	n/a	29,056	\$1,312,672
Industrial Ct.						
Hughes	7/25/06	211 - 212 Industrial	0.74	209,801	420,361	
		R.O.W.	0.18		41,585	
Prime Kuts	10/8/07	207 Industrial	0.20	182,223	229,284	
		R.O.W.	0.11		77,380	
Cazad	3/17/08	210 Industrial	0.27	128,083	200,782	
Buchanan	8/13/14	400 S. Hwy 78	1.25		503,233	
Glenn	4/24/15	209 Industrial Ct	0.18	69,426	326,773	
		R.O.W.	0.12			
Mann Made	2/10/16	398 S. Hwy 78	1.23		750,244	
C.O.W	4/13/16	R.O.W.	0.29		52,663	2,602,295
Regency						
Regency Pk.	6/4/10	25 Steel Road	0.65		25,171	25,171
Commerce						
Hobart Investments	11/12/13	Commerce	1.60		156,820	
Hobart	1/6/14	605 Commerce	1.07	396,263	386,380	543,200
Downtown						
Heath	3/17/14	104 N. Jackson	0.17		220,034	
Udoh	2/12/14	109 Marble	0.17		70,330	
Peddicord	12/12/14	108/110 Jackson	0.35	155,984	486,032	
City Lot	12/12/14	100 W. Oak St	0.35	n/a		
Jones (K&M)	9/3/15	106 N. Birmingham	0.21	42,314	190,596	
FBC Lot	6/15/16	111 N. Ballard St	0.20		150,964	1,117,956
Alanis						
White Property (Alanis)	12/12/14	Alanis	6.63		420,336	420,336
South Ballard						
Birmingham Trust	6/3/15	505 - 607 S. Ballard	0.95		409,390	409,390
Total			21.65	\$1,433,599	62,424	\$6,431,019

*A Journal entry was made by auditors to adjust the cost of the Hughes land by \$4,638.79. This amount was for taxes owed and not part of land value.

*Prime Kuts total purchase price was \$306,664.45. The distribution between 207 Industrial and R.O.W. purchased was developed by Seller for tax purposes.

WYLIE ECONOMIC DEVELOPMENT CORPORATION
SALES TAX REVENUE
FOR THE MONTH OF OCTOBER 2016

MONTH	WEDC 2014	WEDC 2015	WEDC 2016	DIFF 15 VS 16	% DIFF 15 VS 16
DECEMBER	\$134,371	\$154,719	\$166,418	\$11,700	7.56%
JANUARY	128,968	156,685	163,463	6,778	4.33%
FEBRUARY	213,877	241,858	260,166	18,309	7.57%
MARCH	121,483	171,741	167,082	-4,659	-2.71%
APRIL	124,866	134,475	154,920	20,445	15.20%
MAY	200,476	211,645	238,646	27,002	12.76%
JUNE	145,137	161,426	180,194	18,768	11.63%
JULY	149,537	159,973	212,620	52,646	32.91%
AUGUST	193,751	216,962	268,976	52,014	23.97%
SEPTEMBER	154,328	195,347	197,339	1,992	1.02%
OCTOBER	152,545	160,876	201,506	40,630	25.26%
NOVEMBER	213,292	226,078			
Sub-Total	\$1,932,632	\$2,191,785	\$2,211,331	\$245,624	11.36%
AUDIT ADJ					
TOTAL	\$1,932,632	\$2,191,785	\$2,211,331	\$245,624	11.36%





Wylie City Council

AGENDA REPORT

Meeting Date: November 14, 2016
Department: City Manager
Prepared By: Mindy Manson
Date Prepared: November 8, 2016

Item Number: M
(City Secretary's Use Only)
Account Code: _____
Exhibits: Resolution

Subject

Consider and act upon Resolution No. 2016-29(R) authorizing Mayor Eric Hogue to act on behalf of the City of Wylie and sign all closing documents related to the donation of a 43.683 acre tract of land to Collin College, further described as Lot 2, Wylie Civic Center Addition; and providing for an effective date.

Recommendation

Motion to approve Resolution No. 2016-29(R) authorizing Mayor Eric Hogue to act on behalf of the City of Wylie and sign all closing documents related to the donation of a 43.683 acre tract of land to Collin College, further described as Lot 2, Wylie Civic Center Addition; and providing for an effective date.

Discussion

On June 28th 2016, the City Council approved a Donation of Real Property Agreement conveying property to Collin College for the sole and exclusive purpose of constructing and operating an institute of higher education.

Article III, Section 5 of the City Charter states that the Mayor shall, when authorized by the City Council, sign all official documents, such as ordinances, resolutions, conveyances, grant agreements, official plats, contracts, and bonds. The closing documents are being prepared to finalize the transaction and the title company's underwriter has requested a Resolution formally authorizing the Mayor to sign these specific documents.

RESOLUTION NO. 2016- 29 (R)

A RESOLUTION OF THE CITY OF WYLIE, TEXAS; AUTHORIZING MAYOR ERIC HOGUE TO ACT ON BEHALF OF THE CITY OF WYLIE AND SIGN ALL CLOSING DOCUMENTS RELATED TO THE DONATION OF A 43.683 ACRE TRACT OF LAND TO COLLIN COLLEGE, FURTHER DESCRIBED AS LOT 2, WYLIE CIVIC CENTER ADDITION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, on June 28th 2016, the City Council approved a Donation of Real Property Agreement conveying property to Collin College for the sole and exclusive purpose of constructing and operating an institute of higher education; said property being a certain 43.683 acre tract of land lying in the City of Wylie, Collin County, Texas, further described as Lot 2, Wylie Civic Center Addition; and

WHEREAS, the Wylie City Charter Article III, Section 5 states that the Mayor shall, when authorized by the City Council, sign all official documents, such as ordinances, resolutions, conveyances, grant agreements, official plats, contracts, and bonds.

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

SECTION 1. That the City Council does hereby authorize Mayor Eric Hogue to act on behalf of the City of Wylie and sign all documents related to the closing transactions for a certain 43.683 acre tract of land lying in the City of Wylie, Collin County, Texas, further described as Lot 2, Wylie Civic Center Addition.

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

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas on this the 14th day of November, 2016.

Eric Hogue, Mayor

ATTEST TO:

Carole Ehrlich, City Secretary



Wylie City Council

AGENDA REPORT

Meeting Date: November 14, 2016
Department: Planning
Prepared By: Renaë Ollie
Date Prepared: October 6, 2016

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

Subject

Tabled from 10-25-2016

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 10-25-2016

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.

Notice published for Public Hearings
First Public Hearing
Second Public Hearing

July 20, 2016 and August 3, 2016
August 9, 2016
August 23, 2016

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, 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 (40th) day but before the twentieth (20th) 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 14th day of November, 2016.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary

DATE OF PUBLICATION: November 23, 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.

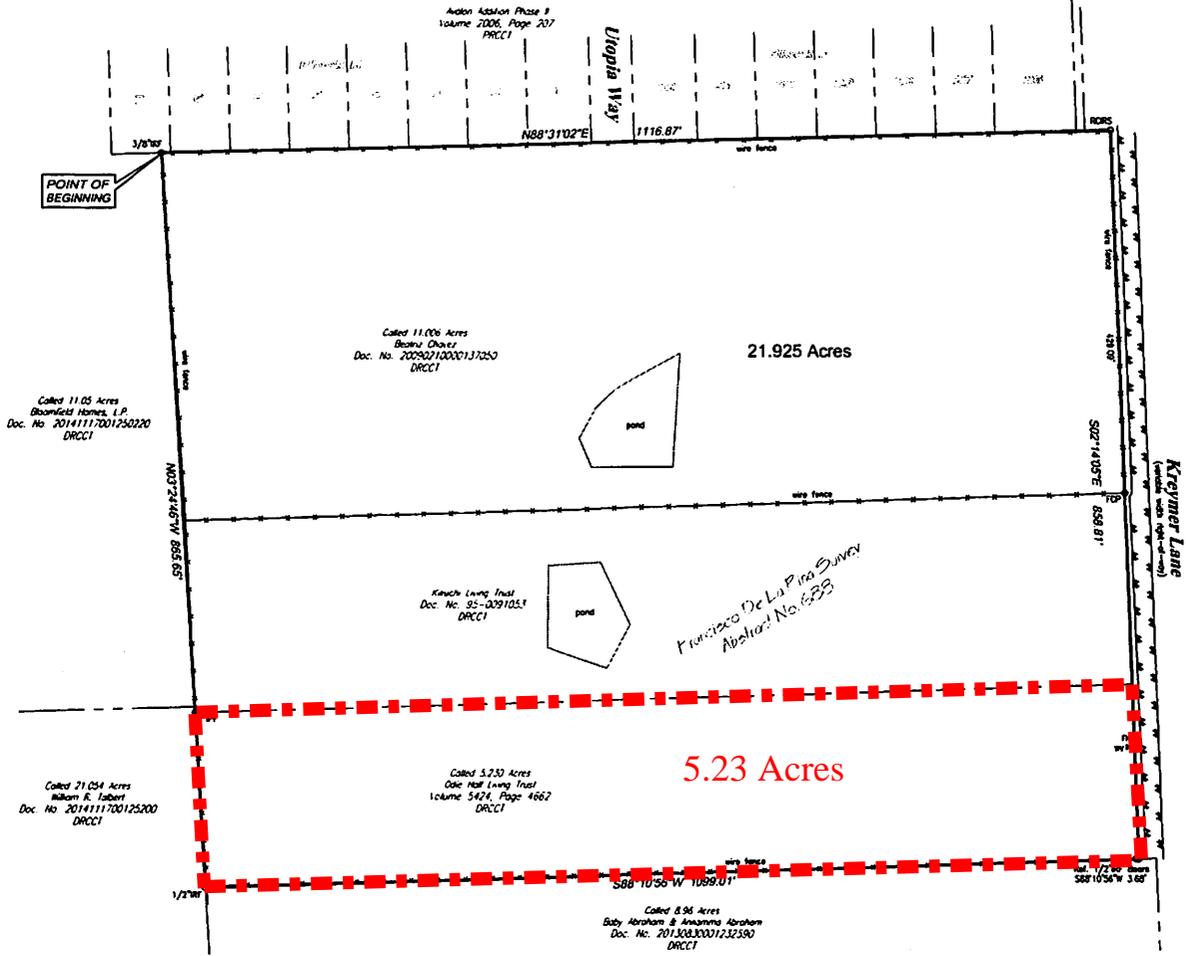


EXHIBIT "C" BOUNDARY SURVEY

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 Ardion 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 Ardion 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.

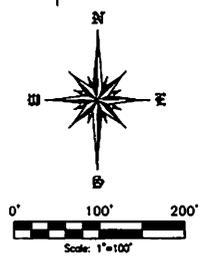
Both vehicular and pedestrian ingress to and egress from the subject property is provided by Kreymier Lane, same being paved a public roadway, which abut(s) the subject property, and is physically open and being used.

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 Ardion 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 Ardion 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

P:\VC\201601\VC825878.DWG

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

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

AGENDA REPORT

Meeting Date: November 14, 2016
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: October 12, 2016

Item Number: 2
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 5

Subject

Tabled from 10-25-2016

Remove from table and consider

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

Tabled from 10-25-2016

Remove from table and consider

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 (40th) day but before the twentieth (20th) 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.

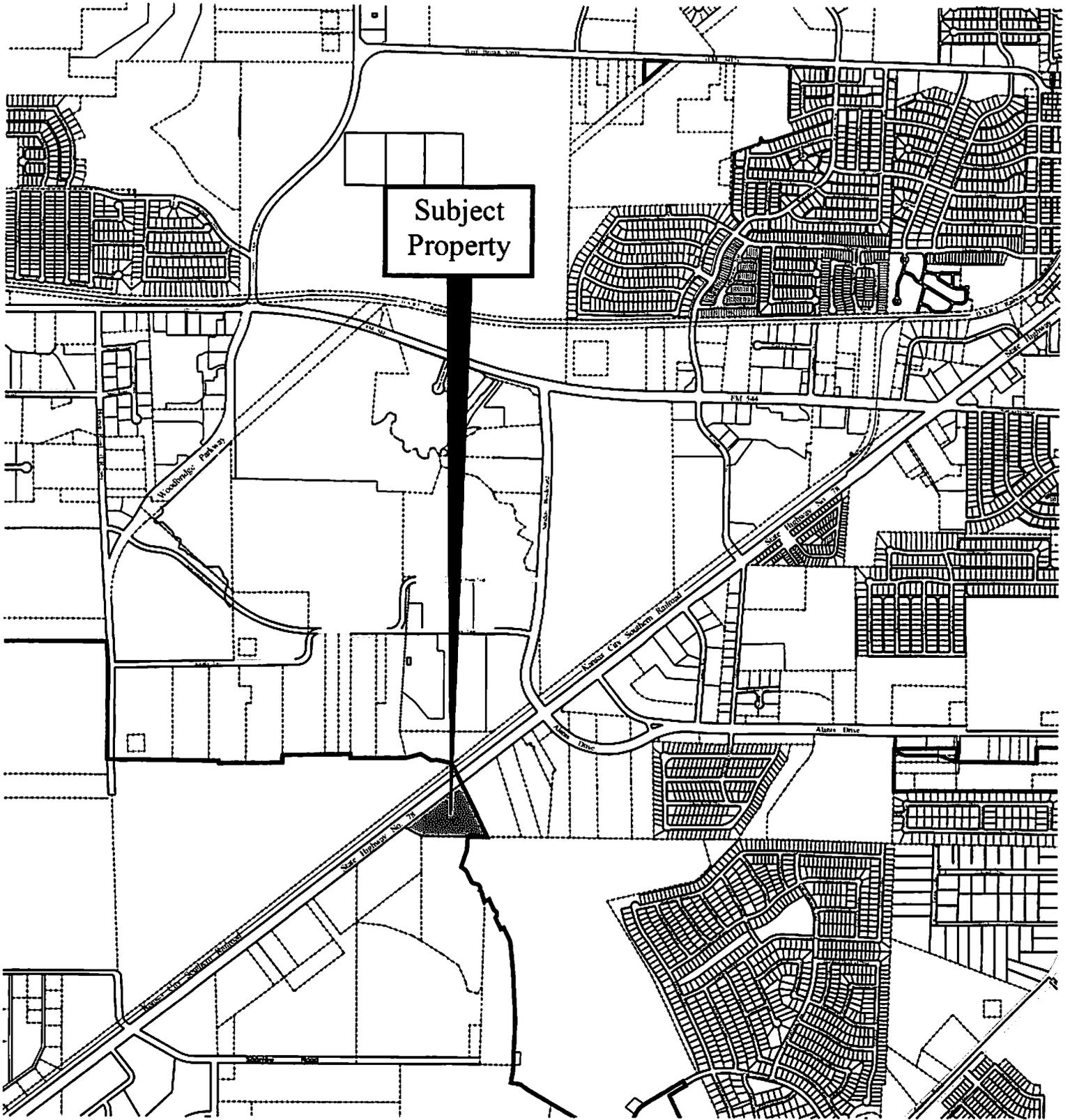
DULY PASSED AND APPROVED by the City Council of the City of Wylie,
Texas, this 14th day of November, 2016.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary

DATE OF PUBLICATION: November 23, 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

AGENDA REPORT

Meeting Date: November 14, 2016
Department: Building
Prepared By: Renaë' Ollie
Date Prepared: September 30, 2016

Item Number: 3
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 2

Subject

Consider, and act upon, Ordinance No. 2016-28 amending Chapter 74 Offenses And Miscellaneous Provisions, Adding Article XI – Smoking Regulations, providing for a penalty for the violation of this ordinance; providing for repealing, savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption hereof.

Recommendation

Motion to approve Ordinance No. 2016-28 amending Chapter 74 Offenses And Miscellaneous Provisions, Adding Article XI – Smoking Regulations, providing for a penalty for the violation of this ordinance; providing for repealing, savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption hereof.

Discussion

At its work session held February 9, 2016, the City Council directed Staff to draft an ordinance that would put into place requirements that govern the circulation of air flow in restaurants that choose to allow smoking. All new food service establishments must declare whether it will allow smoking within the facility. If smoking is allowed, it must dedicate separate smoking and non-smoking areas. Declared smoking areas shall install Designated Smoking Area Independent Ventilation systems (DSAIV) as a method to prevent the movement of smoke from designated areas to nonsmoking areas.

If the food establishment prohibits smoking, it will not be subject to the requirements of said ordinance. However, after the adoption of this ordinance if an existing food establishment wishes to convert from a non-smoking to a smoking and non-smoking facility, it will be required to adhere to the Smoking Ordinance as it is adopted and/or amended.

This change would not affect existing businesses that currently allow smoking.

The proposed amendment would require food and beverage establishments to declare a clear distinction between designated smoking and non-smoking areas and require that non-smoking areas remain generally smoke free. This declaration would be made at the time of the building permit process.

The primary requirement is that a non-smoking area must be separated from the designated smoking area by a wall or a barrier system that prevents the movement of smoke from the designated smoking area into the non-smoking area. In addition, smoking areas must have suitable containers for extinguishing lit tobacco products.

ORDINANCE NO. 2016-28

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING CHAPTER 74 OFFENSES AND MISCELLANEOUS PROVISIONS, ADDING ARTICLE XI – SMOKING REGULATIONS, PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City Council of the City of Wylie, Texas (“City Council”) has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Wylie, Texas (“Wylie”) to amend the City Ordinance, Chapter 74, Article XI.

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

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

SECTION 2: Amendment to City Ordinance Chapter 74, Article XI The City of Wylie’s City Ordinance Chapter 74, Article XI is hereby amended as shown in Exhibit “A”.

SECTION 3: Savings/Repealing Clause: Wylie’s City Ordinance, as amended, shall remain in full force and effect, save and except as amended by this or any other Ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinance shall remain in full force and effect.

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

SECTION 5: Penalty Provision: Any person, firm, corporation or entity violating this Ordinance, as amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined a sum not exceeding Five Hundred Dollars (\$500.00). Each continuing day's violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude Wylie from filing suit to enjoin the violation. Wylie retains all legal rights and remedies available to it pursuant to local, state and federal law.

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

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 14th day of November, 2016.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary

DATE OF PUBLICATION: November 23, 2016, *in the* Wylie News.

Chapter 74 OFFENSES AND MISCELLANEOUS PROVISIONS**Article XI – SMOKING REGULATIONS****Sec. 74-181. – Purpose.**

The purpose of this article is to provide regulations for Food Service Establishments to require a clear distinction between designated smoking and non-smoking areas and requiring that non-smoking areas remain generally smoke-free.

Sec. 74-182. – Definitions.

Designated smoking area means any portion of a food establishment that meets all of the following requirements: (1) the area is physically separated from any other public place by impermeable ceilings and impermeable walls, exclusive of appropriate openings for ingress and egress; (2) the area is independently ventilated; (3) any opening that allows ingress or egress between said area and any public place has impermeable doors that automatically close and remain closed unless a person is using the opening for ingress or egress; and (4) the square footage of the area does not exceed fifty percent (50%) of the total square footage of said food establishment.

Independently ventilated means the area meets all of the following requirements: (1) the area's heating, ventilation and air conditioning (HVAC) system serves only an area where smoking is allowed under this chapter; (2) the area does not allow any smoke or secondhand smoke from smoking to enter any public place; and (3) the area is designed by a licensed professional engineer to have a negative pressure in said area that prevents the air from said area from being drawn across or into any public place, to provide a total air exchange every 15 minutes, and to exhaust that air to the exterior of the building.

Sec. 74-183. – Requirements for Food Service Establishments.

- (a) At the time an application for site plan approval, and/or a building permit is submitted, the establishment must declare to the building official in writing on a form provided by the city whether such food service establishment will provide designated smoking and non-smoking areas for patrons.
- (b) A facility that provides both dedicated smoking and non-smoking areas must comply with the following provisions:
 - (1) A non-smoking area must:
 - i. Be separated from the designated smoking area by a wall or a barrier system, that prevents the movement of smoke from the designated smoking area into a non-smoking area that has been approved by the building official or designee, except for food service establishments that

EXHIBIT "A"

have been issued a building permit prior to the adopted date of this ordinance;

- ii. Be ventilated with a separate ventilation system from the smoking area so that smoke from the smoking area is not drawn into, across, or mixed with non-smoking areas, except for food service establishments that have been issued a building permit prior to the adopted date of this ordinance;
- iii. Existing food service establishments not in compliance with section 74-183(b)(1)i. or ii. that undergo renovations or alterations exceeding more than fifty (50) percent of the original valuation of the establishment as designated in the building permit shall comply with the ventilation and barrier requirement herein upon completion of such renovation or alteration; and
- iv. Be designated with appropriate signs visible to the patrons in the dining area.

(2) A smoking area must:

- i. Have ashtrays or other suitable containers for extinguishing lit tobacco products placed at the perimeters of the smoking area; and
 - ii. Designated Smoking Area Independent Ventilation (DSAV) systems serving smoking areas in food service establishments shall be designed to filter tobacco particulate and odors to minimize the re-circulation of smoking byproducts into the occupied space.
 - iii. DSAV must be designed by a professional engineer
 - iv. Serve only the smoking area of the establishment
 - v. Have a negative pressure within the smoking area that prevents smoke from escaping
 - vi. Exchange the air within the smoking area every 15 minutes, and
 - vii. Exhaust the exchanged air to the exterior of the establishment.
- (c) Have and implement a written policy on smoking on its premises that conforms to this article and which is available for employee and city examination;
- (d) Designate as non-smoking areas any non-dining areas of any food service establishment to which patrons have general access, including, but not limited to, food order areas, food service areas, restrooms and cashier areas.



Wylie City Council

AGENDA REPORT

Meeting Date: November 14, 2016
Department: WEDC
Prepared By: Sam Satterwhite
Date Prepared: 11-7-16

Item Number: 4
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 4

Subject

Consider and act upon Resolution No. 2016-30(R) authorizing and approving WEDC Resolution 2016-01(R) adopted by the Board of Directors of the Wylie Economic Development Corporation authorizing a loan in the aggregate amount of \$2,000,000 from The American National Bank of Texas and pledging the ½ cent sales tax for economic development as collateral to secure the repayment of said loan.

Recommendation

Motion to approve Resolution No. 2016-30(R) authorizing and approving WEDC Resolution 2016-01(R) adopted by the Board of Directors of the Wylie Economic Development Corporation authorizing a loan in the aggregate amount of \$2,000,000 from The American National Bank of Texas and pledging the ½ cent sales tax for economic development as collateral to secure the repayment of said loan.

Discussion

The WEDC Board of Directors met on October 28, 2016 and approved the attached Resolution which authorizes the borrowing of \$2,000,000 from The American National Bank of Texas and the pledging of the WEDC ½ cent sales tax for economic development as collateral for the repayment of the same. The loan proceeds will be used to fund the purchase of 4.79-acres from Dallas Whirlpools, Ltd.

The Dallas Whirlpools property, located at 908 West Kirby, was initially targeted by the WEDC for acquisition to complement an adjacent 4.79-acre tract owned by the City of Wylie. The relative narrow width of the City tract (239') and the Dallas Whirlpools tract (243') would be difficult to develop independently. Of further benefit to the redevelopment effort, the WEDC owns 2.7 acres on Commerce Street which is adjacent and to the west of the Dallas Whirlpools tract. The WEDC anticipates master-planning the three tracts to support pad development fronting 544 and office/flex space to the rear of the site. It is further contemplated that an access easement can be platted from 544 and Business Way could be extended east from Commerce Street creating enhanced ingress/egress to support new commercial development.

RESOLUTION NO. 2016-30(R)

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE,
COLLIN COUNTY, TEXAS, AUTHORIZING AND APPROVING A
CERTAIN RESOLUTION OF THE WYLIE ECONOMIC
DEVELOPMENT CORPORATION.**

WHEREAS, the Wylie Economic Development Corporation was established by ordinance of the Wylie City Council subsequent to an election to impose and assess a one-half cent sales tax for economic development within the City of Wylie;

WHEREAS, one of the purposes for which the Wylie Economic Development Corporation was established is to provide for the creation of jobs and increase the tax base of the City of Wylie;

WHEREAS, the Board of Directors of the Wylie Economic Development Corporation intends to recruit companies which will provide jobs and increase the tax base by implementing qualified projects;

WHEREAS, the Board of Directors of the Wylie Economic Development Corporation has duly adopted a Resolution that approves a loan from the American National Bank of Texas in an aggregate amount of \$2,000,000.00 loan to assist the financing of qualified projects; and

WHEREAS, Section 501.204(a) of the Texas Local Government Code, as amended, (“the Act”) requires that the governing body of the City of Wylie approve the resolution of the Wylie Economic Development Corporation providing for the approval of the loan no more than sixty (60) days prior to the execution and delivery of the documents evidencing such debt.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, THAT:

Section 1. The Wylie City Council approves the resolution adopted by the Board of Directors of the Wylie Economic Development Corporation on the 28th day of October, 2016 authorizing a loan in an aggregate amount of \$2,000,000.00 from the Bank and pledging the ½ cent sales tax for economic development as collateral to secure the repayment of loan(s).

Section 2. This resolution was approved by the Wylie City Council at a council meeting duly posted in accordance with the Texas Open Meeting Act and at which a quorum was present and voting.

ADOPTED by the Wylie City Council on the 14th day of November, 2016.

APPROVED:

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary

RESOLUTION NO. 2016-01(R)

RESOLUTION APPROVING A PROGRAM AND THE EXPENDITURE OF FUNDS BY THE WYLIE ECONOMIC DEVELOPMENT CORPORATION AND ENACTING OTHER PROVISIONS RELATING TO THE SUBJECT.

WHEREAS, the Wylie Economic Development Corporation (the “Corporation”) has been incorporated and exists and operates as a duly constituted authority and instrumentality of the City of Wylie, (the “City”), pursuant to Chapter 501 of the Texas Local Government Code (the “Development Corporation Act” or “Act”), and governed as a Type A Corporation under the Act and Chapter 501 and 504 of the Texas Local Government Code, is qualified to do business, and in good standing; and

WHEREAS, no proceedings for forfeiture of the certificate of incorporation or for voluntary or involuntary dissolution of the Corporation are pending; and

WHEREAS, neither the articles of incorporation nor the bylaws of the Corporation limit the Board of Directors to adopt this Resolution; and

WHEREAS, the City which is the authorizing unit for the Corporation, as required by Chapter 501 of the Texas Local Government Code, must authorize said program and expenditure of the Corporation; and

WHEREAS, the Wylie Economic Development Corporation Board of Directors finds and determines that it is appropriate to approve the Project as an authorized program and expenditure of the Corporation; and

WHEREAS, the Corporation approves the terms and conditions of the Loan Documents, including but not limited to, a Promissory Note and Security Agreement in order to borrow the sum of \$2,000,000 from The American National Bank of Texas to fund a portion of the purchase price for land and improvements located at and in the vicinity of 908 West Kirby, Wylie, Texas (the “Project”) in order to promote economic development in the City of Wylie; and

WHEREAS, the President, Marvin Fuller, is hereby authorized in the name of this Corporation and as its own act to execute the Promissory Note, the Security Agreement and all other documents necessary to borrow \$2,000,000 from The American National Bank of Texas to the Corporation and to pledge the Corporation’s sales and use tax receipts as security for such Note; and

WHEREAS, the Secretary of the Corporation is directed to certify the minutes of this meeting and the contents of these resolutions and to deliver the certification in support of the authority of the Director named above to act on behalf of this Corporation.

NOW, THEREFORE, BE IT RESOLVED BY THE WYLIE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS:

SECTION 1: The recitals set forth in the preamble hereof are incorporated herein and shall have the same force and effect as if set forth in this Section. The undertaking of the Projects and the expenditure and pledging of funds of the Corporation in connection therewith are hereby approved.

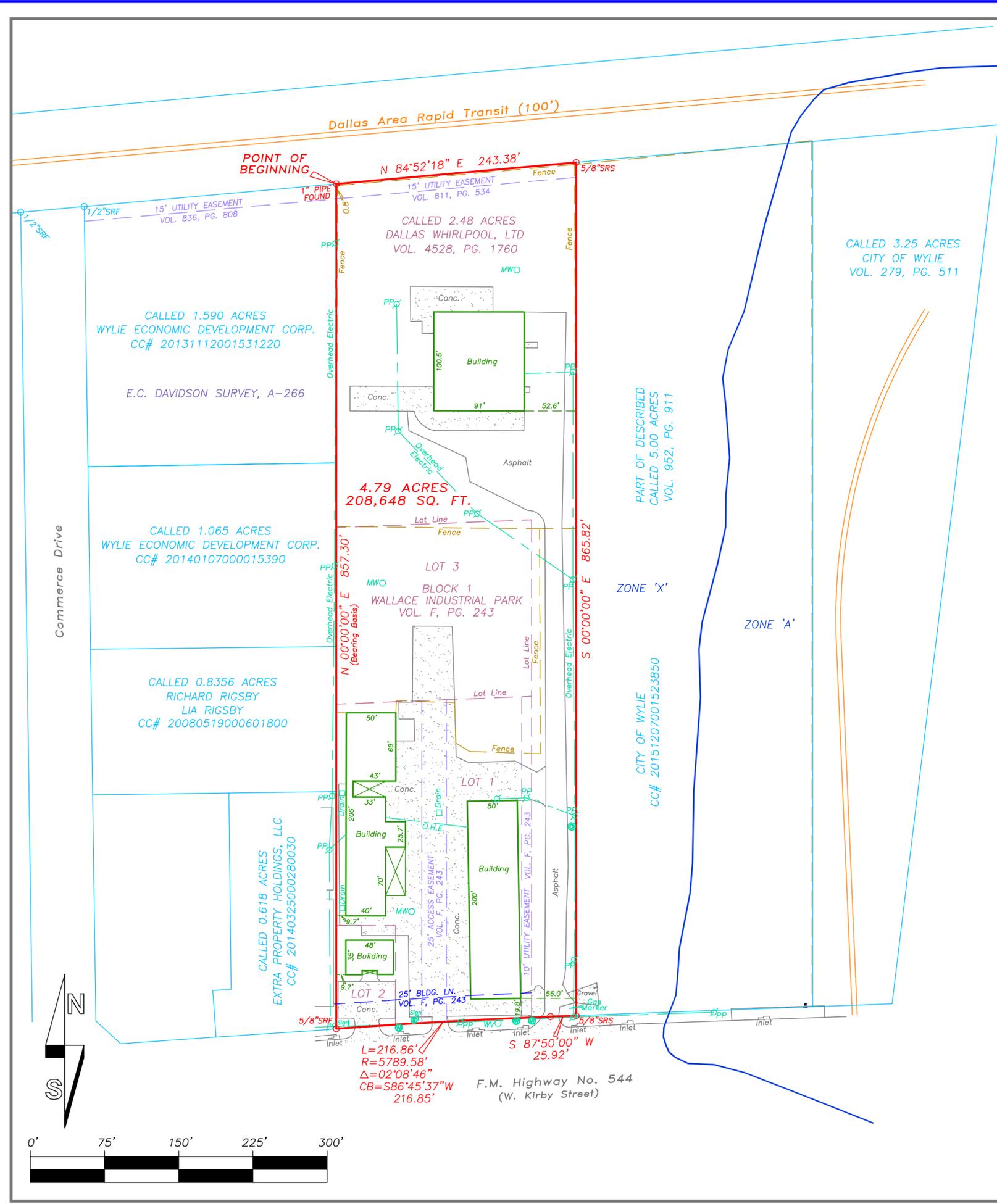
SECTION 2: This Resolution shall take effect immediately upon its passage.

DULY PASSED AND APPROVED by the Board of Directors of the Wylie Economic Development Corporation on this 28th day of October, 2016.

Marvin Fuller, President

ATTEST TO:

John Yeager, WEDC Secretary



STATE OF TEXAS
COUNTY OF COLLIN

DESCRIPTION

BEING all that tract of land in the City of Wylie, Collin County, Texas, out of the E.C. Davidson Survey, A-266, and being all of Lots 1, 2, and 3, Block 1 of Wallace Industrial Park as recorded in Volume F, Page 243 of the Plat Records of Collin County, Texas, and being all of that called 2.48 acres of land described in a deed to Dallas Whirlpool, LTD as recorded in Volume 4528, Page 1760 of the Land Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 1 inch pipe found on the South line of Dallas Area Rapid Transit (100'), at the Northwest corner of said 2.48 acres, and at the Northeast corner of that called 1.590 acres of land described in a deed to Wylie Economic Development Corporation as recorded under CC# 20131112001531220 of the Official Public Records of Collin County, Texas;

THENCE North 84 degrees 52 minutes 18 seconds East, 243.38 feet along the South line of D.A.R.T. to a 5/8 inch steel rod set at the Northeast corner of said 2.48 acres, and at the Northwest corner of that tract of land in deed to the City of Wylie as recorded under CC# 20151207001523850 of the Official Public Records of Collin County, Texas, and being described as called 5.00 acres in Volume 952, Page 911 of the Deed Records of Collin County, Texas;

THENCE South 00 degrees 00 minutes 00 seconds East, 865.82 feet to a 5/8 inch steel rod set on the North line of F.M. Highway No. 544, and at the Southeast corner of said 2.48 acres;

THENCE South 87 degrees 50 minutes 00 seconds West, 25.92 feet along the North line of said F.M. Highway No. 544 to an "X" set at point of curve;

THENCE Southwesterly, 216.86 feet along said F.M. Highway No. 544 and a curve to the left having a radius of 5789.58 feet and a central angle of 02 degrees 08 minutes 46 seconds (Chord bears South 86 degrees 45 minutes 37 seconds West, 216.85 feet) to a 5/8 inch steel rod found at the Southwest corner of said Lot 2, and at the Southeast corner of that called 0.618 acres of land described in a deed to Extra Property Holdings, LLC as recorded under CC# 20140325000280030 of the Official Public Records of Collin County, Texas;

THENCE North 00 degrees 00 minutes 00 seconds East (Bearing Basis), 857.30 feet along the West line of said Lots 1, 2, 3, and said 2.48 acres to the POINT OF BEGINNING containing 4.79 acres of land.

FLOOD ZONE DEFINITIONS:
F.I.R.M. 48085C0420J, dated June 2, 2009

Zone 'A' - "Special flood hazard areas subject to inundation by the 1% annual chance flood. No base flood elevations determined.

Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."

Notes Corresponding to Schedule B:
10.f.) 15' Utility Easement, Vol. 811, Pg. 534 - Shown hereon.

SRS = STEEL ROD SET
SRF = STEEL ROD FOUND

Note: Bearings based on West line of called 2.48 acres (Vol. 4528, Pg. 1760).
Note: Verify exact location of underground utilities prior to construction.
Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of October, 2016; the visible improvements on the ground are as shown on the survey; there are no visible intrusions, protrusions, overlapping of improvements or conflicts found except as shown on the survey plat.

October 5, 2016

Matthew Busby
Matthew Busby
R.P.L.S. No. 5751

STATE OF TEXAS
REGISTERED
LAND SURVEYOR
MATTHEW BUSBY
5751
PROFESSIONAL SURVEYOR

BOUNDARY SURVEY

4.79 ACRES
E.C. DAVIDSON SURVEY, A-266
CITY OF WYLIE
COLLIN COUNTY, TEXAS

Boundary Solutions Inc.
Professional Land Surveyors

P.O. BOX 250
CADDO MILLS, TX 75135
OFFICE: 214-499-8472
FAX: 972-782-7611
EMAIL: mbusby_bsi@yahoo.com

COMMERCIAL AND RESIDENTIAL
BOUNDARY, TOPOGRAPHIC, &
ALTA/ACSM LAND TITLE
SURVEYS

CLIENT:
Dallas Whirlpool, LTD
to
Wylie Economic Development Corporation

G.F.# 1913502851
Address:
900 W. Kirby St.

Drawn by: mjb
B.S.I.Job# 1609-015

Depth = 900 ft



2.7 AC
WEDC

4.79 AC
Dallas Whirlpool

4.79 AC
City of Wylie

544

Width = 239 ft

Width = 243 ft



Wylie City Council

AGENDA REPORT

Meeting Date: November 14, 2016
Department: Finance
Prepared By: Linda Bantz
Date Prepared: November 4, 2016

Item Number: 5
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: Ordinance, Online Examples,
Fee Survey

Subject

Consider, and act upon, Ordinance No. 2016-29, an Ordinance of the City Council of the City of Wylie, Texas, amending Wylie's Code of Ordinances, Ordinance no. 2005-07, as amended, Appendix C (Wylie Comprehensive Fee Schedule), Section I (Water and Sewer Fees), Subsection O (Penalty) and Section 2-3 (Fee for using credit/debit card to purchase city services) of Article 1 (in general) of Chapter 2 (administration) to remove provisions requiring the assessment of a fee for the processing of a payment by credit or debit card and the assessment of a fee for the acceptance of such payment online; authorizing the acceptance of payment by credit or debit card of fees, fines, court costs or other charges and authorizing the collection of a service charge if, for any reason, a payment by credit or debit card is not honored; providing for a penalty for the violation of this ordinance; providing for repealing, savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption of this Ordinance.

Recommendation

Motion to approve Ordinance No. 2016-29 amending Subsection O (Penalty) of Section 1 (Water and Sewer Fees) of the Wylie Comprehensive Fee Schedule, and Section 2-3 (Fee for using credit/debit card to purchase city services) of Article 1 (in general) and of Chapter 2 (administration) as provided for in Agenda Item #5

Discussion

To provide a better service level for our utility billing and municipal court customers, Staff is proposing the City Council consider implementing an advanced account access and online payment system. The current utility billing online access only allows a customer to submit a payment and they must know the dollar amount to pay. The new online system would allow utility billing customers to see current amount owed in addition to prior account history of water usage, charges and payments and usage graphs. The court does not currently accept online payments. The additional services included for those customers would enable them to make certain payments online. Examples are attached showing the new information that would be available for our customers to access if this is implemented.

These improved services will also generate additional costs to the City. Currently there is a \$3.00 fee charged for in person/telephone credit/debit card payments and a \$1.75 fee charged for online payments. Staff is proposing that credit card fees be paid as an operating cost as part of the City's budget. State law prohibits the City from charging more than 5% of the transaction amount as a fee. This results in a varying impact on all City departments where charges range from a very small amount to larger amounts meaning that a set dollar fee will not work. Credit/debit card usage is a large part of the payments we receive because of the time in which we live. We are anxious to provide more online services to significantly improve our services to our customers. This will make these payments more convenient for our customers thus increasing our collections of amounts owed to the City.

Cost to the Utility Fund for these fees for improved services for utility billing customers were largely included in the water and sewer rate study the Council discussed on July 26, 2016. The new rate structure includes fees of approximately \$100,000 for the City to absorb the costs for online utility billing payments. An additional cost of \$40,000 would be experienced for the City to absorb fees for in person/telephone credit/debit card payments. Cost to the General Fund would be approximately \$50,000. Attached is a survey we did of our peer cities which shows that the majority do not charge these fees to their utility billing customers and a high percentage do not charge in the court. Earlier in 2016 the City began absorbing credit/debit card fees for cards used at the Recreation Center and saw a very positive response. City departments are also being asked to review other fees as part of an overall fee review.

ORDINANCE NO. 2016-29

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, AMENDING WYLIE'S CODE OF ORDINANCES, ORDINANCE NO. 2005-07, AS AMENDED, APPENDIX C (WYLIE COMPREHENSIVE FEE SCHEDULE), SECTION I (WATER AND SEWER FEES), SUBSECTION O (PENALTY) AND SECTION 2-3 (FEE FOR USING CREDIT/DEBIT CARD TO PURCHASE CITY SERVICES) OF ARTICLE 1 (IN GENERAL) OF CHAPTER 2 (ADMINISTRATION) TO REMOVE PROVISIONS REQUIRING THE ASSESSMENT OF A FEE FOR THE PROCESSING OF A PAYMENT BY CREDIT OR DEBIT CARD AND THE ASSESSMENT OF A FEE FOR THE ACCEPTANCE OF SUCH PAYMENT ONLINE; AUTHORIZING THE ACCEPTANCE OF PAYMENT BY CREDIT OR DEBIT CARD OF FEES, FINES, COURT COSTS OR OTHER CHARGES AND AUTHORIZING THE COLLECTION OF A SERVICE CHARGE IF, FOR ANY REASON, A PAYMENT BY CREDIT OR DEBIT CARD IS NOT HONORED; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE.

WHEREAS, the City Council of the City of Wylie, Texas ("City Council") has investigated and determined that it would be advantageous and beneficial to the City of Wylie, Texas ("Wylie") to amend the Wylie Code of Ordinances, Ordinance No. 2005-07, as amended ("Code of Ordinances"), by modifying Subsection O (Penalty) of Section I (Water and Sewer Fees) of Appendix C (Wylie Comprehensive Fee Schedule) and Section 2-3 (Fee for Using Credit/Debit Card to Purchase City Services) of Article 1 (In General) of Chapter 2 (Administration) for the purpose of removing provisions requiring the assessment of a fee for the processing of a payment for certain services by credit or debit card and the assessment of a fee for the acceptance of such payment online; and

WHEREAS, Chapter 132 of the Texas Local Government Code authorizes municipalities to accept payment by credit or debit card of a municipal fee, fine, court cost or other charge and to collect a service charge if, for any reason, a payment by credit or debit card is not honored by the credit card company on which the funds are drawn, said amount being equal to that charged for the collection of a check drawn on an account with insufficient funds ("Service Charge"); and

WHEREAS, the City Council has investigated and determined that it is in the best interest of Wylie and its citizens to allow individuals to pay fees, fines, court costs and other charges by credit or debit card and that there should be no fee for the processing of a payment by credit or debit card; and

WHEREAS, the City Council has further investigated and determined that it is in the best interest of Wylie and its citizens to assess the Service Charge, if necessary, as provided below.

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

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

SECTION 2: Amendment to Subsection O (Penalty) of Section I (Water and Sewer Fees) of Appendix C (Wylie Comprehensive Fee Schedule) of the Wylie Code of Ordinances. Subsection O (Penalty) of Section I (Water and Sewer Fees) of Appendix C (Wylie Comprehensive Fee Schedule) of the Wylie Code of Ordinances is hereby amended as follows¹:

“I. Water and Sewer Fees

...

O. *Penalty.*

(1) ...

(2) ...

(3) ...

~~(4) — A convenience fee of \$3.00 per transaction will be collected at the point of sale for those persons wishing to use a credit/debit card to purchase city services.~~

~~(5) — A convenience fee per transaction of \$1.75 for residential customers and business customers be collected at the time of sale for those persons wishing to use credit/debit card to purchase city services online.~~

...”

SECTION 3: Amendment to Section 2-3 (Fee for Using Credit/Debit Card to Purchase City Services) of Article 1 (In General) of Chapter 2 (Administration) of the Wylie Code of Ordinances. Section 2-3 (Fee for Using Credit/Debit Card to

¹ Deletions are evidenced by ~~strikethrough~~.

Purchase City Services) of Article 1 (In General) of Chapter 2 (Administration) of the Wylie Code of Ordinances is hereby amended as follows²:

~~“Sec. 2-3. – Fee for using credit/debit card to purchase city services.~~

- ~~(a) — A convenience fee of \$3.00 per transaction will be collected at the point of sale for those persons wishing to use a credit/debit card to purchase city services.~~
- ~~(b) — A convenience fee per transaction of \$1.75 for residential customers and business customers will be collected at the time of sale for those persons wishing to use credit/debit card to purchase city services on-line through the city's website.”~~

SECTION 4: Amendment to Article 1 (In General) of Chapter 2 (Administration) of the Wylie Code of Ordinances. Article 1 (In General) of Chapter 2 (Administration) of the Wylie Code of Ordinances is hereby amended to add the following provision:

“Sec. 2-3. - Acceptance of payment by credit card authorized; service charge.

- (a) City employees who are responsible for collecting fees, fines, court costs or other charges are authorized to accept payment by credit or debit card of such fees, fines, court costs or other charges.
- (b) A service charge in an amount equal to that charged for the collection of a check drawn on an account with insufficient funds is hereby established and shall be charged by the City if, for any reason, a payment by credit or debit card is not honored by the credit card company on which the funds are drawn.”

SECTION 5: Penalty. Any person, firm, corporation or entity that violates this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined a sum not exceeding two thousand dollars (\$2,000.00) if the violation relates to the public health and sanitation, otherwise the fine shall be a sum not exceeding five hundred dollars (\$500.00). Each continuing day’s violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the Wylie from filing suit to enjoin the violation. Wylie retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 6: Savings/Repealing. All provisions of the Code of Ordinances shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of

² Deletions are evidenced by ~~striketrough~~.

the ordinance. Any remaining portions of such ordinances shall remain in full force and effect.

SECTION 7: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof, regardless of whether any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 8: Effective Date. This Ordinance shall become effective from and after its passage and publication as required by the City Charter and by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, on this 14th day of November, 2016.

Eric Hogue, Mayor

**ATTESTED AND
CORRECTLY RECORDED:**

Carole Ehrlich, City Secretary

Date to be published in *The Wylie News*- November 23, 2016

**CITY OF WYLIE
CREDIT/DEBIT CARD FEE SURVEY
November-16**

CITY	COURT	UTILITY BILLING
Allen	X	X
The Colony		
DeSoto	X	
Frisco	X	X
Garland	X	X
Grapevine		
Hurst	X	
Keller		
Lancaster	X	
League City		
Little Elm	X	
Mansfield		
McKinney		
Murphy	X	
Plano	X	
Richardson	X	
Rockwall	X	
Rowlett		
Sachse	X	X
San Marcos		
Greenville	X	

X=City Charges Customer Fee to Use Credit/Debit Card

Utility Billing Home

Quick Pay (no login required)

Just need to pay your bill? Use [Quick Pay](#). No login necessary. You'll need your **account number** and **last payment amount**.

[Quick Pay](#)

Login to Account Management

[Login](#) (or [Register](#)) to access the following features:

- View account detail
 - Transaction history
 - Address info
 - Account info
 - Consumption history
- Pay your bill
 - Pay multiple bills in one payment
 - Save credit card for future payments
- Sign up to go Paperless
- Manage multiple accounts
- Submit service requests

[Login](#)

Online Services

- [Utility Billing Home](#)
- [Quick Pay](#)
- [Manage Accounts](#)
- [Sign up to go Paperless](#)

Need Help?

- [Submit Service Request](#)
- [Contact Us](#)
- (806) 555-1212

Messages

To see [Quick Pay Feature](#) use-
Account #- 019-0400-06, last
Payment amount- 15.00

If you didn't get a chance to read
your Utility flyer that came in the
mail check it out [here](#).

The City mails out the utility bills by
the 4th of each month. Bills are due

Utility Billing Home

Accounts

[Add Account](#)

Account Number	Address	Last Payment	Balance	Pay
040-0240-96 Active	5072 CRAWFORD DR.	(\$5.00) 9/24/2007	View Bill \$370.30 Due 10/15/2007	<input type="checkbox"/>
004-0164-95 Active	5064 AMHURST LN.	(\$101.86) 4/21/2003	View Bill \$113.16 Due 5/27/2003	<input type="checkbox"/>
040-0330-96 Active	5052 CRAWFORD DR.	(\$5.00) 7/26/2007	View Bill \$1,578.46 Due 10/15/2007	<input type="checkbox"/>
001-0680-00 Past Due	6882 FM 549 SOUTH	(\$87.49) 4/24/2003	View Bill \$82.47	<input type="checkbox"/>

[Pay Selected Accounts](#)

Online Services

- [Utility Billing Home](#)
- [Manage Accounts](#)
- [Sign up to go Paperless](#)

Need Help?

- [Submit Service Request](#)
- [Contact Us](#)
- [\(806\) 555-1212](#)

Messages

To see **Quick Pay Feature** use-
Account #- 019-0400-06, last
Payment amount- 15.00

If you didn't get a chance to read
your Utility flyer that came in the
mail check it out [here](#).

Transaction History

5072 CRAWFORD DR.

This account is active.

JANE DOE

Acct# 040-0240-96

Account
Detail

Transaction
History

Address
Info

Account
Info

Consumption
History

Avg Monthly
Payment

Find Transactions

Start Date

10-21-2015



End Date

10-21-2016



Search

Transactions from 10-21-2015 to 10-21-2016

Date	Description	Amount	Running Balance
10/6/2016	Payment	(\$1,985.93)	\$0.00
9/21/2016	Bill	\$1,985.93	\$1,985.93
9/6/2016	Payment	(\$1,881.38)	\$0.00
8/22/2016	Bill	\$1,881.38	\$1,881.38
8/7/2016	Payment	(\$2,288.88)	\$0.00
7/23/2016	Bill	\$2,288.88	\$2,288.88
7/8/2016	Payment	(\$1,264.88)	\$0.00
6/23/2016	Bill	\$1,264.88	\$1,264.88
6/8/2016	Payment	(\$1,186.88)	\$0.00
5/24/2016	Bill	\$1,186.88	\$1,186.88

Available Accounts

5072 CRAWFORD DR.

5064 AMHURST LN.

5052 CRAWFORD DR.

6882 FM 549 SOUTH

Online Services

- [Utility Billing Home](#)
- [Manage Accounts](#)
- [Sign up to go Paperless](#)

Need Help?

- [Submit Service Request](#)
- [Contact Us](#)
- (806) 555-1212

Messages

To see **Quick Pay Feature** use-
Account #- 019-0400-06, last
Payment amount- 15.00

If you didn't get a chance to read
your Utility flyer that came in the

Consumption

5072 CRAWFORD DR.

This account is active.

JANE DOE
Acct# 040-0240-96

Account
Detail

Transaction
History

Address
Info

Account
Info

Consumption
History

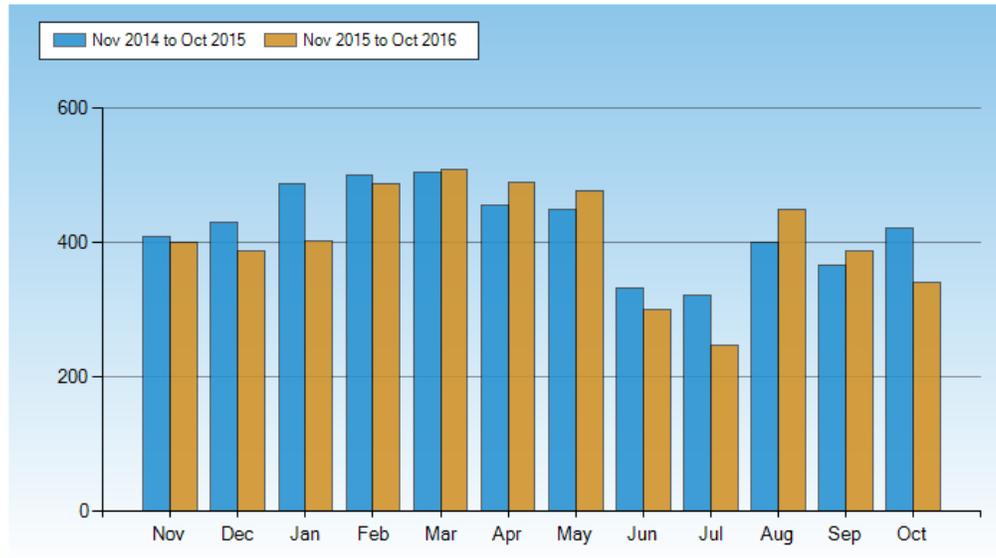
Avg Monthly
Payment

View Consumption For ELECTRIC

Consumption Note- This is a message area configured by the site.

Consumption for ELECTRIC

	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct
Nov 2014 to Oct 2015	410	430	488	501	504	456	450	332	322	401	366	422
Nov 2015 to Oct 2016	401	388	403	487	510	490	477	301	248	450	388	342



Available Accounts

5072 CRAWFORD DR.

5064 AMHURST LN.

5052 CRAWFORD DR.

6882 FM 549 SOUTH

Online Services

- [Utility Billing Home](#)
- [Manage Accounts](#)
- [Sign up to go Paperless](#)

Need Help?

- [Submit Service Request](#)
- [Contact Us](#)
- (806) 555-1212

Messages

To see **Quick Pay Feature** use-
Account #- 019-0400-06, last
Payment amount- 15.00

If you didn't get a chance to read
your Utility flyer that came in the
mail check it out [here](#).

The City mails out the utility bills by
the 4th of each month. Bills are due
and payable upon receipt. If
payment is not **received** at the City
on or before the 18th of each month,
the bill will be considered delinquent

Search Violations

Search By

- Citation Number
- Driver's License
- Vehicle Information
- Name

Citation Number

Date of Birth

Need Help?

- [Contact Us](#)
- [\(806\) 555-1212](#)

Search Examples

To find an example citation, use the following:

Citation Number: **12345**

Date of Birth: **01/06/1980**

DL #: **12345678 TX**

Vehicle: **ABC123 TX**

Name: **Bill Smith**

Citation Number 12345, Date of Birth 1/6/1980

- [Contact Us](#)
- (806) 555-1212

Unpaid Violations

[Prior Violations](#)

Violation	Citation	Payment	<input type="checkbox"/>
SPEEDING 45 MPH in a 30 MPH zone Issued: 3/24/2015 3:40 PM To: BILL SMITH INITIAL APPEARANCE: 8/23/2016 3:00 PM	12345	Balance: \$199.10 Due: 8/23/2016	<input type="checkbox"/>
FAIL TO MAINTAIN FINANCIAL RESPONSIBILITY Issued: 3/24/2015 3:40 PM To: BILL SMITH INITIAL APPEARANCE: 8/23/2016 3:00 PM	12345	Balance: \$364.00 Due: 8/23/2016	<input type="checkbox"/>
RAN RED LIGHT Issued: 3/24/2015 3:40 PM To: BILL SMITH INITIAL APPEARANCE: 4/3/2015 10:00 AM	12345	Balance: \$224.10	<input type="checkbox"/>
EXPIRED REGISTRATION Issued: 3/1/2015 4:45 PM To: BILL SMITH TRIAL: 4/3/2015 10:00 AM	97458		*
EXPIRED MOTOR VEHICLE INSPECTION/NO MV INSPECTION STICKER Issued: 3/1/2015 4:45 PM To: BILL SMITH TRIAL: 4/3/2015 10:00 AM	97458		*
Payment Group: PG000035 Violations in Payment Group		Balance: \$444.10 Payment Amount: \$50.00 Due: 3/31/2015	<input type="checkbox"/>

Search Examples

To find an example citation, use the following:

Citation Number: **12345**

Date of Birth: **01/06/1980**

DL #: **12345678 TX**

Vehicle: **ABC123 TX**

Name: **Bill Smith**

* Violation cannot be paid online.

Continue 

Select Payment Option

[← back to unpaid violations](#)

Citation Number 12345, Date of Birth 1/6/1980

Deferred Disposition

Violation	Citation	Complete By	Payment
RAN RED LIGHT Issued: 3/24/2015 3:40 PM	12345	1/19/2017	\$224.10 <input checked="" type="checkbox"/>
Subtotal			\$224.10

[Continue to Deferred Disposition →](#)

Make a Payment

Violation	Citation	Balance	Payment
RAN RED LIGHT Issued: 3/24/2015 3:40 PM Due: 4/3/2015	12345	\$224.10	\$224.10 <input checked="" type="checkbox"/>
Subtotal			\$224.10

[Continue to Make a Payment →](#)

Need Help?

- [Contact Us](#)
- (806) 555-1212

Search Examples

To find an example citation, use the following:

Citation Number: **12345**

Date of Birth: **01/06/1980**

DL #: **12345678 TX**

Vehicle: **ABC123 TX**

Name: **Bill Smith**

Submit Payment

Payment Method Change

 *****5454

Expires 1/2025

Name Jon Doe

Address 1200 Oaks Blvd

Zip 55555

Submit Payment - \$230.84

Phone Type

Phone



Deferred Disposition

- ✓ Search Violations
- ✓ Select Payment Option
- ✓ Select a Plea
- ✓ Agreement
- ✓ Important Documents
- ✓ Upload Documents
- ✓ Select Payment Method



Deferred Disposition - Payment Summary

Offense	Citation	Plea	Complete By	Amount
RAN RED LIGHT Issued: 3/24/2015 To: BILL SMITH	12345	No Contest	1/19/2017	\$224.10
			Subtotal	\$224.10
			Processing Fee	\$3.24
			Municipal Online Payments Fee 	\$3.50
			Total	\$230.84

Cancel Payment

To cancel your payment and clear all selected violations from your session, click [Cancel Payment](#).

Need Help?

- [Contact Us](#)
- (806) 555-1212

Search Examples

To find an example citation, use the following:



Wylie City Council

AGENDA REPORT

Meeting Date:	<u>November 14, 2016</u>	Item Number:	<u>6</u>
Department:	<u>Finance</u>		<i>(City Secretary's Use Only)</i>
Prepared By:	<u>G. Hayes</u>	Account Code:	<u>100-5131-56340; \$20,000.00</u> <u>611-5715-56340; \$60,000.00</u>
Date Prepared:	<u>11/2/2016</u>	Budgeted Amount:	<u>\$80,000.00</u>
		Exhibits:	<u>Resolution</u>

Subject

Consider and act upon Resolution No. 2016-31(R) of the City Council of the City of Wylie, Texas, authorizing the purchase of EMONEY® Credit & Debit processing services from ETS Corporation for the Utility Billing and Courts departments, as a sole source purchase in the estimated annual amount of \$80,000 and authorizing the City Manager to execute any necessary documents.

Recommendation

A motion authorizing the approval of Resolution No. 2016-31(R) of the City Council of the City of Wylie, Texas, authorizing the purchase of EMONEY® Credit & Debit processing services from ETS Corporation for the Utility Billing and Courts departments, as a sole source purchase in the estimated annual amount of \$80,000 and authorizing the City Manager to execute any necessary documents.

Discussion

As internet technology, security and ease of use becomes more prevalent for Wylie citizens, the Finance Department has been planning for the expansion of payment services for the Utility Billing and Courts Departments. The expansion methodology must provide a seamless interface with the City's financial system (Incode) and its banking partner (JP Morgan Chase), as well as provide easy to use screens for citizens. After researching companies approved by Incode, Staff selected ETS Corporation, the sole source provider of EMONEY® Credit & Debit processing services, as providing the best fit and solution.

The existing Utility Billing on-line payment system has become outdated, and only provides for the input of an amount and submission of a payment. The interface provided by ETS will allow citizens to create an account and view their current statement, usage and billing history in addition to processing a payment with either a credit card or debit card.

The ETS Courts interface will provide a new level of service for the City. Citizens will be able to create an account, view their case and process payments with either credit card or debit card. This service will provide citizens with an efficient and convenient way to clear their case, and improve collections for the City.

Staff recommends the purchase of EMONEY® Credit & Debit processing services from ETS Corporation (a sole source provider), in the estimated annual amount of \$80,000.00 as providing the best solution.
Wylie Agreement #W2017-26-S.

RESOLUTION NO. 2016-31(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, TO AUTHORIZE THE PURCHASE OF EMONEY® CREDIT & DEBIT PROCESSING SERVICES FROM ETS CORPORATION FOR THE UTILITY BILLING AND COURTS DEPARTMENTS, AS A SOLE SOURCE PURCHASE IN THE ESTIMATED ANNUAL AMOUNT OF \$80,000.00

WHEREAS, the City has determined the need to provide on-line payment options for the Utility Billing and Courts departments; and

WHEREAS, the City has determined that ETS Corporation, the sole source provider of EMONEY® Credit & Debit processing system as providing the best solution for interfacing with the City's financial and banking systems;

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

SECTION 1: The sole source purchase of EMONEY® Credit & Debit processing system from ETS Corporation; and

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

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas on this the 14th day of November, 2016.

ERIC HOGUE, Mayor

ATTEST TO:

CAROLE EHRLICH, City Secretary



Wylie City Council

AGENDA REPORT

Meeting Date: November 14, 2016
Department: City Secretary
Prepared By: Carole Ehrlich
Date Prepared: November 3, 2016

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

Subject

Consider, and act upon, the resignation of Mitch Herzog and the appointment of new board member to the Wylie Economic Development Corporation Board of Directors to fill a vacant seat for a term beginning November 1, 2016 and ending June 30, 2019.

Recommendation

Motion to accept the resignation of Mitch Herzog and appoint _____ to the Wylie Economic Development Corporation Board of Directors to fill a vacant seat for a term beginning November 1, 2016 and ending June 30, 2019.

Discussion

During the 2016 Boards and Commissions interview process, applicants not appointed to a board were retained for further consideration, should a vacancy occur. During the 2016 interviews Bryan Brokaw requested, as his first choice, to be placed on the Wylie Economic Development Corporation Board of Directors. Mr. Brokaw has all the qualifications to serve on the board and has been contacted and is willing to serve.

Staff has attached qualified applicants who were not appointed to a position in 2016. No one qualified to serve on the WEDC has applied since the 2016 appointments.

From: Mitch Herzog [REDACTED]
Date: November 1, 2016 at 8:59:51 AM CDT
To: "Sam S." <sam@wylieedc.com>, Marvin Fuller <marvin.fuller@inwoodbank.com>
Subject: EDC

Sam,

As of today, November 1st 2016, please except my resignation as the Vice President of the Wylie EDC. My company has some projects coming up next year that possibly could cross paths with the EDC and I do not want it to be misconstrued that we possibly may receive some help simply because I am on the board.

It's been awesome being on this board for over 10 years and to see what we have accomplished. I know the EDC will keep it's foot on the gas and continue to make Wylie the best city in the DFW area.

Sincerely,
Mitch Herzog

Add/Edit Request

Assigned to: Tina Link

Request: 8547 Entered on: 03/30/2016 4:54 PM

Customer Information

* Last name: First name: Phone: Alt phone: Email:

* Address: City: State: Zip code:

* Topic:

Request type:

Entered via:

* First Choice: (Your first choice)

* Second Choice: (Your second choice)

* Third Choice: (Your third choice)

* Sub Committee?: (Are you interested in serving on a sub committee?)

* Resident Length?: (How long have you lived in Wylie?)

* Registered Voter?: (Are you a registered voter?)

* County of Voter Registration:

* Occupation:

Date of Birth:

* Business Owner?: (Do you own a business?)

Business Name: (If business owner, please answer the following)

Business Address:

Business Phone:

Business Email:

Attachments: [Add Attachments](#)

Please indicate briefly why you would like to be appointed to a Board or Commission.

* Description:

Reason closed:

Due Date: Leave blank for automatic calculation

Collaboration Area (internal notes, email correspondence)

To add notes or send emails about this Request, enter message below or insert message , then press the appropriate button.

To add an internal note, or send a message to your department manager or another employee about this request, enter your message here (at least four characters) and the buttons to the right will enable. Then press one of the buttons.