



Wylie City Council

NOTICE OF MEETING

Regular Meeting Agenda December 13, 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

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 November 14, 2016 Regular Meeting of the Wylie City Council. (C. Ehrlich, City Secretary)**
- B. Consider, and act upon, Ordinance No. 2016-30 amending Ordinance No. 2016-20, which established the budget for fiscal year 2016-2017; providing for repealing, savings and severability clauses; and providing an effective date of this ordinance. (L. Bantz, Finance Director)**
- C. Consider, and place on file, the City of Wylie Monthly Investment Report for October 31, 2016. (L. Bantz, Finance Director)**
- D. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for October 31, 2016. (L. Bantz, Finance Director)**
- E. Consider, and act upon, approval of a Final Plat for Liberty Private School Addition, creating one commercial lot on 9.673 acres, generally located in the City of Wylie ETJ on FM544 generally located east of FM 544 and north of Bozman Road. (R. Ollie, Development Services Director)**
- F. Consider and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of October 31, 2016. (S. Satterwhite, WEDC Director)**
- G. Consider and act upon the award of bid # W2017-16-B for City of Wylie Community Park Parking Lot Improvements to GT Construction in the amount of \$209,957.00, and authorizing the City Manager to execute any and all necessary documents. (G. Hayes, Purchasing)**
- H. Consider and act upon the approval of wireless services and products from Verizon in the estimated annual amount of \$70,000.00 through a State of Texas Department of Information Resources (DIR) contract, and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing)**
- I. Consider and act upon the award of bid #W2017-17-B for Wylie Fire Rescue Burn House Improvements to GT Construction Inc. in the amount of \$62,395.00, and authorize the City Manager to execute any necessary documents. (G. Hayes, Purchasing)**

- J. Consider and act upon the approval of the purchase of additional roofing services from D & G Quality Roofing in the estimated amount of \$105,000.00 through a cooperative purchasing contract with Choice Partners/Harris County Department of Education; and authorize the City Manager to execute any necessary documents. (G. Hayes, Purchasing)**
- K. Consider, and act upon, Resolution 2016-32(R) authorizing the City Manager of the City of Wylie, Texas to execute an Encroachment on Easement agreement with Oncor Electric Delivery Company LLC to construct, operate and maintain a hike and bike trail in the Oncor easement which is recorded in Volume 620, Page 284 of the Deed Records of Collin County, Texas for the Wylie Municipal Complex East Meadow Trail project. (M. Sferra, Community Services Director)**

REGULAR AGENDA

- 1. Hold a Public Hearing and consider, and act upon, a change in zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating approximately 13 residential lots on 5.23 acres, generally located west of Kreymer Lane and north of Stone Road, (1023 S. Kreymer Ln) ZC 2016-13 (R. Ollie, Development Services Director)**

Executive Summary

The applicant is requesting rezoning for 5.23 acres from the current AG/30 (Agricultural) to SF-10/24 (Single Family). The property was annexed into the City in November 2016. Additionally, this request is part of an overall larger request that includes an additional 16 acres to the north (already within city limits) that was rezoned in August 2016

- 2. Hold a Public Hearing and consider, and act upon, a change in zoning from Commercial Corridor (CC) and Light Industrial (LI) to Planned Development- Commercial Corridor (PD-CC), creating a single commercial lot on 4.904 acres, generally located at the southeast corner of FM 544 and Springwell Parkway. ZC 2016-14 (R. Ollie, Development Services Director)**

Executive Summary

The applicant is requesting a change in zoning to a Planned Development with Commercial Corridor being the underlying zoning district. The applicant has requested the change of zoning to a planned development as the developer encountered issues with compliance of the zoning ordinance due to the unique location of the lot having 3 street frontages. The proposal includes the development of a grocery store to be called Lidl that measures 35,962 square feet.

- 3. Hold a Public Hearing and consider and act upon amending Planned Development 2015-11-Single Family District (PD2015-11-SF) to allow a minimum lot size of 7,200 sf on Lots 2-9 Block B, Lots 13-16 & 19-22 Block C, Lots 2-6 & 9-13 Block D, and Lots 2-8 Block F on approximately 38 acres, generally located at the northeast corner of W. Alanis Drive and South Ballard Avenue. ZC2016-16 (R. Ollie, Development Services Director)**

Executive Summary

The applicant is requesting to amend the current PD to allow for the re-configuration of the 7,200 sf minimum lots which were provided as a transition between Stone Ranch and Westwinds Meadows. The layout was re-configured due to the existing Gas Easement running east & west along the northern property line of the subdivision. At the request of Atmos Gas, lots should side the easement instead of backing the lots to the easement.

4. **Hold a Public Hearing and consider, and act upon, approval of a Replat of Block B, Lots 8R and Lot 9R of Woodbridge Center Phase 1, creating 2 lots on 2.096 acres, generally approximately 500 feet southwest of the intersection of FM 544 and Woodbridge Parkway.** (R. Ollie, Development Services Director)

Executive Summary

The property totals 2.096 acres and will create 2 lots from two existing lots. The developer of Lot 9R, Block B needed additional acreage for his development and this Replat is moving the lot line that is shared between Lot 9R and Lot 8R to the east to increase the acreage of Lot 9R. The developer for lot 9R desires to develop a one story restaurant to contain an IHOP. The site plan for this restaurant was approved by Planning & Zoning Commission on December 6, 2016.

5. **Hold a Public Hearing and consider, and act upon, a Replat of Block B, Lots 1, 2, and 3 of Freddy's Addition, generally located at the southeast corner of FM 544 and Regency Drive.** (R. Ollie, Development Services Director)

Executive Summary

The property totals 3.789 acres and will create three lots. Lot 1R and Lot 3R both have approved site plans for the development of restaurants. This replat will not affect the development of those 2 lots, but does provide additional easements for Lot 1R. The request from the developer is to divide lot 2R into two lots to be labeled as Lot 2R-1 and Lot 2R-2 in Block B of the Freddy's Addition Final Plat.

6. **Consider, and act upon, a request in accordance with Ordinance 2007-21 from Woodbridge North 1, Ltd to waive the requirement for an appraisal and to abandon a portion of Hooper Road being a variable width Public Right-of-Way, within the W.M. Sachse Survey, Abstract No. 835 and LK Pegues Survey, Abstract No. 703, consisting of 0.529 acres or approximately 23, 023 square feet.** (R. Ollie, Development Services Director)

Executive Summary

In accordance with Ordinance 2007-21, Section 2.12.A.5, the applicant, Don Herzog is requesting to abandon approximately 23,023 square feet of right-of-way and waive the requirement for a certified appraisal. The subject right-of-way is situated in the W.M. Sachse Survey, Abstract No. 835 and LK Pegues Survey, Abstract No. 703, of the Deed Records of Collin County, Texas.

7. **Consider and act upon Resolution No. 2016-33 (R) authorizing and approving WEDC Resolution 2016-02 (R) adopted by the Board of Directors of the Wylie Economic Development Corporation authorizing a loan in the aggregate amount of \$300,000 from Billy R. Jarrard, Jr. and pledging the ½ cent sales tax for economic development as collateral to secure the repayment of said loan.** (S. Satterwhite, WEDC Executive Director)

Executive Summary

The WEDC Board of Directors met on December 7, 2016 and approved the attached Resolution which authorizes the borrowing of \$300,000 from Billy R. Jarrard, Jr. and the pledging of the WEDC ½ cent sales tax for economic development as collateral for the repayment of the same. The loan is entered into as part of a Real Estate Contract to fund the purchase of 0.29-acre from Billy R. Jarrard, Jr. The property is located near the northwest corner of Birmingham and State Highway 78 and is being purchased to

complement two adjacent properties that will be marketed as a single tract for new commercial development

- 8. Consider and act upon a request to provide alternative roofing options to the current cedar shingle roof located at 301 N Ballard Avenue, for City of Wylie Brown House. (E. Ollie, Development Services Director)**

Executive Summary

The subject property suffered major damage to the roof during the April 11, 2016 hail storm. The Brown House is a City owned recreation facility. The Applicant is seeking alternative roofing options to the current cedar shingle roof.

READING OF ORDINANCES

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

WORK SESSIONS

- **Work Session to discuss status of Bart Peddicord Community Center. (M. Sferra, Community Services Director)**
- **Work Session to discuss the status of the Public Safety Building (C. Holsted, Asst. City Manager)**

RECONVENE INTO REGULAR 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 December 9, 2016 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: www.wylietexas.gov.



Wylie City Council

Minutes

City Council Meeting

Monday, November 14, 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, Councilman Jeff Forrester, and Councilman William Whitney III. Councilwoman Candy Arrington and Councilwoman Diane Culver were 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; WEDC Executive Director, Sam Satterwhite; City Secretary, Carole Ehrlich; Public Information Officer, Craig Kelly, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Spencer Hughes of Heavens Journey Fellowship Church gave the invocation and Police Chief Anthony Henderson led the Pledge of Allegiance.

PRESENTATIONS

- **Wylie Way Students** (*E. Hogue, Mayor*)

Mayor Hogue and Mayor pro tem Stephens presented medallions to students demonstrating “Shining the Wylie Way.” Each nine weeks one student from each WISD campus is chosen as the “Wylie Way Student.”

- **Presentation to Wylie Heat Special Olympics by Wylie PD & FD.**

Police Chief Anthony Henderson presented a check in the amount of \$1,141.00 to the Wylie Heat Special Olympics. The Wylie Fire Rescue and Wylie Police Department, along with the

Wylie Heat Special Olympians competed in a flag football challenge to raise funds for the organization.

- **Presentation to the Wylie Police Department from the Dallas Magic Club.**

Frank Seltzer, President of the Dallas Magic Club, presented a check in the amount of \$5,000 to the Wylie Police Department. Funds were raised for the Wylie PD through the Magic of Wylie Week. Seltzer thanked the Magic of Wylie sponsors and all the citizens who attended the magic shows.

- **Employee Milestone Anniversaries.** (*L. Fagerstrom, Human Resources Manager*)

Mayor Hogue and City Manager Mindy Manson presented awards to employees celebrating milestone years of service with the City. They included:

- Stephanie Storm, Records Analyst – 10 years
- Joel Pieper, Streets Crewleader – 15 years
- Ray Jackson, Fire Captain – 15 years
- Robert Ballard, Battalion Chief – 15 years
- **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.**

Matthew Freeman, Director of the North Texas Chapter of the Texas Court Clerks Association, presented the Level III Municipal Court Clerk Certification (CMCC) to Municipal Court Supervisor Lisa Davis. He noted that only a few Municipal Court clerks in Texas have earned this highest achievement in Municipal Court education. Wylie Municipal Court Judge Maldonado praised Davis for the accomplishment.

- **Proclamation: Homeless Awareness Week.** (*E. Hogue, Mayor*)

Mayor Hogue read a proclamation proclaiming November 12 – November 18, 2016 as “Homelessness Awareness Week” in the City of Wylie.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

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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 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)**

Council Action

A motion was made by Councilman Dahl, seconded by Councilman Forrester to approve the Consent Agenda as presented. A vote was taken and the motion passed 5-0 with Councilwoman Culver and Councilwoman Arrington absent.

REGULAR AGENDA

Tabled from 10-25-2016

Remove from table and consider

Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilman Whitney to remove Item #1 from the table and consider. A vote was taken and the motion passed 5-0 with Councilwoman Culver and Councilwoman Arrington 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)**

Council Action

A motion was made by Councilman Forrester, seconded by Councilman Whitney to approve 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. A vote was taken and the motion passed 5-0 with Councilwoman Culver and Councilwoman Arrington absent.

Tabled from 10-25-2016

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 5-0 with Councilwoman Culver and Councilwoman Arrington absent.

- 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. (R. Ollie, Development Services Director)**

Staff/Council Comments

Development Services Director Ollie stated that the applicant had requested the **withdrawal** of this annexation.

Council Action

A motion was made by Councilman Dahl, seconded by Mayor pro tem Stephens to **accept the withdrawal** of 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 by the property owner. A vote was taken and the motion passed 5-0 with Councilwoman Culver and Councilwoman Arrington absent

- 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)**

Staff Comments

Development Services Director Ollie addressed Council stating that 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.

Ollie explained that this legislation would be grandfathered for any business that currently allowed smoking, however if a business currently did not allow smoking and wanted to allow smoking, the requirements in this ordinance would have to be met. She noted that letters explaining the new requirements would go out to all existing restaurants and food establishments.

Councilman Whitney commented that he believed this regulation was another overreach by government on businesses and added another overhead for businesses in Wylie who chose to allow smoking.

Council Action

A motion was made by Councilman Dahl, seconded by Councilman Forrester 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. A vote was taken and the motion passed 4-1 with Mayor Hogue, Mayor pro tem Stephens, Councilman Forrester and Councilman Dahl voting for and Councilman Whitney voting against. Councilwoman Culver and Councilwoman Arrington were absent.

- 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)**

Staff Comments

Wylie Economic Development Corporation Executive Director Sam Satterwhite addressed Council stating that 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.

Satterwhite explained 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.

Council Action

A motion was made by Councilman Whitney, seconded by Mayor pro tem Stephens 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. A vote was taken and the motion passed 5-0 with Councilwoman Culver and Councilwoman Arrington absent

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*)

Staff Comments

Finance Director Bantz addressed Council stating that 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.

Bantz explained that 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. 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.

Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilman Whitney 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. A vote was taken and the motion passed 5-0 with Councilwoman Culver and Councilwoman Arrington absent

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*)

Staff Comments

Finance Director Bantz addressed Council stating that 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.

Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilman Dahl to approve 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. A vote was taken and the motion passed 5-0 with Councilwoman Culver and Councilwoman Arrington absent

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)

Staff Comments

Mayor Hogue asked Mayor pro tem Stephens who chaired the 2016 interview panel if there were any applicants that met the qualifications for this board. Mayor pro tem Stephens replied Mr. Bryan Brokaw has all the qualifications to serve on this board and has been contacted and is willing to serve.

Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilman Forrester to accept the resignation of WEDC Board member Mitch Herzog and appoint Bryan Brokaw to fill the WEDC Board of Directors vacancy for a term beginning November 1, 2016 and ending June 30, 2019. A vote was taken and the motion passed 5-0 with Councilwoman Culver and Councilwoman Arrington absent

READING OF ORDINANCES

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

City Secretary Ehrlich read the captions to Ordinance No.'s 2016-27, 2016-18, 2016-28, and 2016-29 into the official record.

ADJOURNMENT

A motion was made by Mayor pro tem Stephens, seconded by Councilman Dahl to adjourn the meeting at 7:25 p.m. A vote was taken and the motion passed 5-0 with Councilwoman Culver and Councilwoman Arrington absent.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary



Wylie City Council

AGENDA REPORT

Meeting Date: 12/13/2016
Department: Finance
Prepared By: Linda Bantz
Date Prepared: 11/15/2016

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

Subject

Consider, and act upon, Ordinance No. 2016-30 amending Ordinance No. 2016-20, which established the budget for fiscal year 2016-2017; providing for repealing, savings and severability clauses; and providing an effective date of this ordinance.

Recommendation

Motion to approve Ordinance No. 2016-30 amending Ordinance No. 2016-20, which established the budget for fiscal year 2016-2017; providing for repealing, savings and severability clauses; and providing an effective date of this ordinance.

Discussion

During a Work Session on June 28, 2016, the City Council heard a presentation from Segal-Waters Consulting regarding the market update compensation study they performed for the City. After discussion the Council directed staff to set aside the funds for employee salary adjustments in the 2016-2017 budget to implement the recommendations made by the consultant. This is now being brought back for Council consideration in the form of an ordinance amending the 2016-2017 Budget Ordinance to allocate these funds to the proper departments. **Exhibit 2**

As part of this budget amendment, staff is also recommending reallocating funds budgeted for the purchase of the new Emergency Communications radio system, in the amount of \$245,704, from account 100-5241-58850 (Major Tools & Equipment) to account 100-5181-57410 (Principal Payments). This will properly classify the funds for accounting purposes. **Exhibit 3**

Staff is also recommending allocating funds, in the amount of \$29,000, to be used for the purchase of a replacement vehicle for the Police Department. **Exhibit 4**

Finally, staff is recommending updating the Police Department's staffing chart to reflect changes proposed by the Police Chief. This change would include adding a fourth Lieutenant and removing the Assistant Chief position. Any budgetary impact from this change will be reflected in the Salary Savings portion of the Mid-Year Budget Amendment which will be presented to Council in April 2017. **Exhibit 5**

ORDINANCE NO. 2016-30

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING ORDINANCE NO. 2016-20, WHICH ESTABLISHED THE BUDGET FOR FISCAL YEAR 2016-2017; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the City Council of the City of Wylie, Texas (“City Council”) desires to amend Ordinance No. 2016-20 (2016-2017 Budget) of the City of Wylie, Texas (“Wylie”) for the purpose of distributing funds that were previously budgeted for salary changes to the proper departments and accounts; and

WHEREAS, the consulting firm hired by Wylie as authorized by the City Council, has completed the market update compensation study and presented it to the City Council for review and consideration (“Market Update Compensation Study”); and

WHEREAS, the City Council originally budgeted One Million One Hundred Ninety-Four Thousand and 00/100s Dollars (\$1,194,000.00) for salary changes; and

WHEREAS, based upon the Market Update Compensation Study, the actual estimated cost of the salary changes, including benefits, is One Million Seventy-Two Thousand Seven Hundred Sixty-Two and 15/100s Dollars (\$1,072,764.15), as shown in Exhibit 2;

WHEREAS, funds in the amount of Two Hundred Forty-Five Thousand Seven Hundred Four and 00/100s Dollars (\$245,704.00), previously budgeted for the purchase of the new Emergency Communications radio system, will be reallocated from account 100-5241-58850 (Major Tools & Equipment) to account 100-5181-57410 (Principal Payments), as shown in Exhibit 3;

WHEREAS, funds in the amount of Twenty-Nine Thousand and 00/100s Dollars (\$29,000), for the purchase of a replacement vehicle for the Police Department, will be allocated, as shown in Exhibit 4;

WHEREAS, the Police Department’s staffing chart will be updated to reflect the proposed staffing changes, as shown in Exhibit 5;

WHEREAS, the City Council has investigated and determined that it will be beneficial and advantageous to the citizens of Wylie to amend Ordinance No. 2016-20 (2016-2017 Budget) as set forth above.

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

SECTION I: The proposed amendments to the FY2016-2017 Budget of the City of Wylie, as heretofore adopted by Ordinance No. 2016-20, are, completely adopted and approved as amendments to the said FY2016-2017 Budget.

SECTION II: All portions of the existing FY2016-2017 Budget and Ordinance No. 2016-20, except as specifically herein amended, shall remain in full force and effect, and not be otherwise affected by the adoption of the amendatory ordinance.

SECTION III: Should any paragraph, sentence, sub-division, 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 or parts as declared to be invalid, illegal, or unconstitutional.

SECTION IV: 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 V: That all other ordinances and code provisions in conflict herewith are hereby repealed to the extent of any such conflict or inconsistency and all other provisions of the Wylie City Code not in conflict herewith shall remain in full force and effect.

SECTION VI: The repeal of any ordinance, or parts thereof, by the enactment of the 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 affecting any rights of the municipality under any section or provision 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, on this 13th day of December, 2016.

Eric Hogue, Mayor

**ATTESTED AND CORRECTLY
RECORDED:**

Carole Ehrlich, City Secretary

Budget Amendment
Redistribution of Funds Set Aside for Market Update Comp Study

Fund	Department	Account Number	Debit	Credit
100	5112	51110	11,183.59	
		51310	1,940.35	
		51440	693.38	
		51450	162.16	
100	5113	51110	10,682.24	
		51310	1,853.37	
		51440	662.30	
		51450	154.89	
100	5131	51110	16,380.98	
		51310	2,842.10	
		51440	1,015.62	
		51450	237.52	
100	5152	51110	7,384.63	
		51310	1,281.23	
		51440	457.85	
		51450	107.08	
100	5153	51110	9,404.23	
		51310	1,631.63	
		51440	583.06	
		51450	136.36	
100	5154	51110	1,073.37	
		51310	186.23	
		51440	66.55	
		51450	15.56	
100	5155	51110	15,556.66	
		51310	2,699.08	
		51440	964.51	
		51450	225.57	

Fund	Department	Account Number	Debit	Credit
100	5211	51110	201,101.65	
		51112	8,634.05	
		51310	34,891.14	
		51440	13,003.61	
		51450	3,041.17	
100	5231	51110	321,362.88	
		51112	2,877.94	
		51135	22,923.26	
		51310	59,733.65	
		51440	21,524.17	
		51450	5,033.88	
100	5241	51110	2,365.14	
		51310	410.35	
		51440	146.64	
		51450	34.29	
100	5251	51110	13,668.22	
		51310	2,371.44	
		51440	847.43	
		51450	198.19	
100	5311	51110	1,382.87	
		51310	239.93	
		51440	85.74	
		51450	20.05	
100	5312	51110	7,861.54	
		51310	1,363.98	
		51440	487.42	
		51450	113.99	
100	5313	51110	2,272.81	
		51310	394.33	
		51440	140.91	
		51450	32.96	

Fund	Department	Account Number	Debit	Credit
100	5411	51110	19,315.14	
		51310	3,351.18	
		51440	1,197.54	
		51450	280.07	
100	5511	51110	18,107.45	
		51310	3,141.64	
		51440	1,122.66	
		51450	262.56	
100	5551	51110	72,943.64	
		51112	8,115.79	
		51310	14,063.81	
		51440	5,025.68	
		51450	1,175.36	
112	5612	51110	466.93	
		51112	677.05	
		51310	81.01	
		51440	70.93	
		51450	16.59	
112	5613	51112	4,923.54	
		51310	181.96	
		51440	305.26	
		51450	71.39	
112	5614	51110	3,296.90	
		51310	572.01	
		51440	204.41	
		51450	47.81	
112	5625	51110	6,472.73	
		51112	26,896.67	
		51310	1,898.89	
		51440	2,068.90	
		51450	483.86	
611	5711	51110	15,983.00	
		51310	2,773.05	
		51440	990.95	
		51450	231.75	

Fund	Department	Account Number	Debit	Credit
611	5712	51110	14,555.48	
		51310	2,525.38	
		51440	902.44	
		51450	211.05	
611	5714	51110	3,069.42	
		51310	532.54	
		51440	190.30	
		51450	44.51	
611	5715	51110	12,613.75	
		51310	2,188.49	
		51440	782.05	
		51450	182.90	
100	5181	56040		966,250.25
112	5000	56040		48,736.84
611	5719	56040		57,777.06

Budget Amendment
Reallocation of Funds Budgeted for E. Comm. Radio System Replacement

<u>Fund</u>	<u>Department</u>	<u>Account Number</u>	<u>Debit</u>	<u>Credit</u>
100	5241	58850		245,704.00
100	5181	57410	245,704.00	

Budget Amendment
Allocation of Funds for PD Vehicle Replacement

<u>Fund</u>	<u>Department</u>	<u>Account Number</u>	<u>Debit</u>	<u>Credit</u>
100	5211	58510	27,000.00	
100	5211	52130	2,000.00	

CURRENT

STAFFING	BUDGET 2013-2014	BUDGET 2014-2015	BUDGET 2015-2016	BUDGET 2016-2017
Police Chief	1.0	1.0	1.0	1.0
Asst. Police Chief	0.0	0.0	1.0	1.0
Police Lieutenant	3.0	3.0	3.0	3.0
Police Sergeant	7.0	7.0	7.0	7.0
Police Corporal	0.0	0.0	4.0	4.0
Detective	7.0	7.0	10.0	10.0
Patrol Officer	28.5	29.0	25.0	25.0
Traffic Officer	0.0	1.0	3.0	3.0
School Resource Officer	4.0	5.0	5.0	5.0
Bailiff/Warrant Officer	1.0	1.0	1.5	1.5
Crime Prevention Officer	1.0	1.0	1.0	1.0
Administrative Assistant I	1.0	1.0	1.0	1.0
Administrative Assistant	1.0	1.0	1.0	1.0
Records Supervisor	0.0	0.0	1.0	1.0
Records Clerk	2.0	2.0	2.0	2.0
Crime Scene Technician	0.0	0.0	1.0	1.0
PSO - Quartermaster	1.0	1.0	0.0	0.0
Crossing Guard	3.0	3.0	3.0	3.5
TOTAL	60.5	63.0	70.5	71.0

PROPOSED

STAFFING	BUDGET 2013-2014	BUDGET 2014-2015	BUDGET 2015-2016	BUDGET 2016-2017
Police Chief	1.0	1.0	1.0	1.0
Asst. Police Chief	0.0	0.0	1.0	0.0
Police Lieutenant	3.0	3.0	3.0	4.0
Police Sergeant	7.0	7.0	7.0	7.0
Police Corporal	0.0	0.0	4.0	4.0
Detective	7.0	7.0	10.0	10.0
Patrol Officer	28.5	29.0	25.0	25.0
Traffic Officer	0.0	1.0	3.0	3.0
School Resource Officer	4.0	5.0	5.0	5.0
Bailiff/Warrant Officer	1.0	1.0	1.5	1.5
Crime Prevention Officer	1.0	1.0	1.0	1.0
Administrative Assistant I	1.0	1.0	1.0	1.0
Administrative Assistant	1.0	1.0	1.0	1.0
Records Supervisor	0.0	0.0	1.0	1.0
Records Clerk	2.0	2.0	2.0	2.0
Crime Scene Technician	0.0	0.0	1.0	1.0
PSO - Quartermaster	1.0	1.0	0.0	0.0
Crossing Guard	3.0	3.0	3.0	3.5
TOTAL	60.5	63.0	70.5	71.0



Wylie City Council

AGENDA REPORT

Meeting Date: December 13, 2016
Department: Finance
Prepared By: Finance
Date Prepared: November 15, 2016

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

Subject

Consider, and place on file, the City of Wylie Monthly Investment Report for October 31, 2016.

Recommendation

Motion to accept and place on file, the City of Wylie Monthly Investment Report for October 31, 2016.

Discussion

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

City Of Wylie

2016-2017 Investment Report

October 31, 2016

Money Market Accounts:

MMA

Certificates of Deposit:

CCD

Treasury Bills:

T-Bills

Treasury Notes:

T-Notes

Government Agency Notes:

AN

Invest. Number	Principal Amount	Type Of Security	Interest Rate	Issuer	Purchase Date	Maturity Date
1	\$14,582,259.20	MMA	0.3828%	Texpool	12/31/2006	NA
2	\$15,106,354.22	MMA	0.4202%	TexStar	3/15/2011	NA
	\$29,688,613.42					

Total

Weighted Average Coupon:

0.4018%

Weighted Average Maturity (Days):

1.00

Money Markets:

\$29,688,613.42

Certificates of Deposits:

\$0.00

\$29,688,613.42



Wylie City Council

AGENDA REPORT

Meeting Date: December 13, 2016
Department: Finance
Prepared By: Finance
Date Prepared: November 15, 2016

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

Subject

Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for October 31, 2016.

Recommendation

Motion to accept and place on file, the City of Wylie Monthly Revenue and Expenditure Report for October 31, 2016.

Discussion

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

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

October 31, 2016

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2016-2017	CURRENT MONTH ACTUAL 2016-2017	YTD ACTUAL 2016-2017	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 8.33%
GENERAL FUND REVENUE SUMMARY					
TAXES	26,960,371	109,244	109,244	0.41%	A
FRANCHISE FEES	2,680,000	0	0	0.00%	B
LICENSES AND PERMITS	811,000	70,004	70,004	8.63%	
INTERGOVERNMENTAL REV.	897,145	59,274	59,274	6.61%	
SERVICE FEES	3,230,000	44,537	44,537	1.38%	C
FINES AND FORFEITURES	570,800	41,092	41,092	7.20%	
INTEREST INCOME	20,000	3,180	3,180	15.90%	
MISCELLANEOUS INCOME	170,500	2,694	2,694	1.58%	
OTHER FINANCING SOURCES	2,112,861	2,112,861	2,112,861	100.00%	D
REVENUES	37,452,677	2,442,886	2,442,886	6.52%	
USE OF FUND BALANCE	0	NA	NA	NA	E
USE OF CARRY-FORWARD FUNDS	200,647	NA	NA	NA	
TOTAL REVENUES	37,653,324	NA	NA	NA	
GENERAL FUND EXPENDITURE SUMMARY					
CITY COUNCIL	114,462	15,424	15,424	13.48%	F
CITY MANAGER	856,726	52,607	52,607	6.14%	
CITY SECRETARY	348,366	19,397	19,397	5.57%	
CITY ATTORNEY	155,000	0	0	0.00%	
FINANCE	1,119,128	53,893	53,893	4.82%	
FACILITIES	677,036	36,890	36,890	5.45%	
MUNICIPAL COURT	438,994	24,480	24,480	5.58%	
HUMAN RESOURCES	468,877	18,178	18,178	3.88%	
PURCHASING	156,815	10,077	10,077	6.43%	
INFORMATION TECHNOLOGY	1,220,987	25,382	25,382	2.08%	
POLICE	8,124,668	578,524	578,524	7.12%	
FIRE	7,528,316	554,138	554,138	7.36%	
EMERGENCY COMMUNICATIONS	1,870,837	79,800	79,800	4.27%	
ANIMAL CONTROL	519,207	31,005	31,005	5.97%	
PLANNING	604,465	37,431	37,431	6.19%	
BUILDING INSPECTION	588,546	32,210	32,210	5.47%	
CODE ENFORCEMENT	234,925	10,680	10,680	4.55%	
STREETS	3,193,606	98,655	98,655	3.09%	
PARKS	2,439,930	114,025	114,025	4.67%	
LIBRARY	1,815,203	104,012	104,012	5.73%	
COMBINED SERVICES	5,177,232	86,718	86,718	1.67%	
TOTAL EXPENDITURES	37,653,324	1,983,526	1,983,526	5.27%	
REVENUES OVER/(UNDER) EXPENDITURES	0	459,360	459,360	1.25%	
<p>A. Property Tax Collections for FY16-17 as of October 31 are 0.49%, in comparison to FY15-16 for the same time period of .58%.</p> <p>B. Franchise Fees: The majority of franchise fees are recognized in the third and fourth quarter with electric fees making up the majority.</p> <p>C. Service Fees: Trash fees billed in October are applicable towards FY 2015-16 revenue with the remaining fees coming from other seasonal fees.</p> <p>D. Other Financing Sources includes the annual transfer from the Utility Fund.</p> <p>E. Use of Fund Balance: Excess fund balance reserved for hail storm damage repairs.</p> <p>F. Due to one-time expenditures including annual membership dues. This will level out throughout the fiscal year.</p>					

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

October 31, 2016

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2016-2017	CURRENT MONTH ACTUAL 2016-2017	YTD ACTUAL 2016-2017	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 8.33%
UTILITY FUND REVENUES SUMMARY					
SERVICE FEES	15,945,000	53,589	53,589	0.34%	G
INTEREST INCOME	10,000	1,888	1,888	18.88%	
MISCELLANEOUS INCOME	67,000	5,256	5,256	7.84%	
OTHER FINANCING SOURCES	0	0	0	0.00%	
REVENUES	16,022,000	60,733	60,733	0.38%	
USE OF FUND BALANCE	0	NA	NA	NA	H
USE OF CARRY-FORWARD FUNDS	45,000	NA	NA	NA	
TOTAL REVENUES	16,067,000	NA	NA	NA	
UTILITY FUND EXPENDITURE SUMMARY					
UTILITY ADMINISTRATION	378,444	20,342	20,342	5.38%	
UTILITIES - WATER	2,417,190	96,734	96,734	4.00%	
CITY ENGINEER	498,167	27,085	27,085	5.44%	
UTILITIES - SEWER	683,848	46,329	46,329	6.77%	
UTILITY BILLING	418,867	15,152	15,152	3.62%	
COMBINED SERVICES	12,315,999	2,834,865	2,834,865	23.02%	I
TOTAL EXPENDITURES	16,712,515	3,040,507	3,040,507	18.19%	
REVENUES OVER/(UNDER) EXPENDITURES	-645,515	-2,979,774	-2,979,774	-17.81%	
G. Most Utility Fund Revenue billed in October was applicable to FY 2015-16.					
H. Use of Fund Balance: Excess fund balance reserved for hail storm damage repairs.					
I. Due to annual transfer to the General Fund. This will level out throughout the fiscal year.					



Wylie City Council

AGENDA REPORT

Meeting Date: December 13, 2016
Department: Planning
Prepared By: Renaë' Ollie
Date Prepared: December 7, 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 Liberty Private School Addition, creating one commercial lot on 9.673 acres, generally located in the City of Wylie ETJ on FM544 generally located east of FM 544 and north of Bozman Road.

Recommendation

Motion to approve a Final Plat for Liberty Private School Addition, creating one commercial lot on 9.673 acres, generally located in the City of Wylie ETJ on FM544 generally located east of FM 544 and north of Bozman Road.

Discussion

OWNER: Cobb-Foster, LLC

APPLICANT: D. Michael Foster

The 9.673 acre tract is located in the City's ETJ in Collin County. It is on the eastside of FM544 between Alanis and Elm Drives.

The plat will dedicate 6' of Right-of-Way for FM544, for a total of 50' from the centerline of FM544.

The lot is for a proposed private school, which, being in the ETJ, is not subject to the City of Wylie Zoning Regulations or Building Inspections.

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 5-0 to recommend approval subject to additions and alterations as required by the City Engineering Department.

ALANIS DRIVE
(CALLED 100' RIGHT-OF-WAY)

OPEN SPACE
LOT 13 BLOCK B
DEDICATED TO AND
MAINTAINED BY H.O.A.
VOL. 2014, PG. 459
P.R.C.C.T.

ALANIS CROSSING
PHASE I
VOL. 2014, PG. 459
P.R.C.C.T.

TOMMY PULLIAM
AND WIFE TONI PULLIAM
CLERKS' NO. 00-008111
D.R.D.C.T.

OPEN SPACE
LOT 8 BLOCK A
0.661 AC
DEDICATED TO AND
MAINTAINED BY H.O.A.

30' SANITARY
SEWER EASEMENT
VOL. 2014, PG. 396
P.R.C.C.T.

10' UTILITY
EASEMENT
VOL. 2014, PG. 396
P.R.C.C.T.

SUN MEADOW DRIVE
(CALLED 50' RIGHT-OF-WAY)

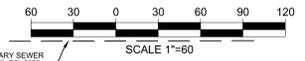
15' EAST FORK SPECIAL
UTILITY DISTRICT
VOL. 2014, PG. 396
P.R.C.C.T.

RICE RUN DRIVE
(CALLED 50' RIGHT-OF-WAY)

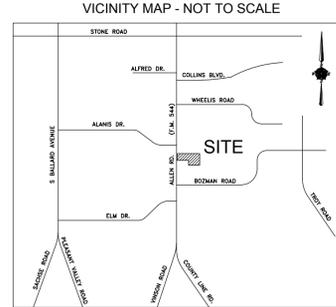
LOT 1

LOT 2

A. MARVIN FULLER, JR.
AND WIFE MELISA K. FULLER
VOL. 4349, PG. 1562
D.R.C.C.T.



POINT OF BEGINNING



GECKLER ADDITION
LOT 1, BLOCK A
CALLED 14.274 ACRES
DOCUMENT NO.
20150505010001490
O.P.R.C.T.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	105.22'	S4°53'49"E
L2	140.39'	N85°06'11"E
L3	116.00'	S85°06'11"W
L4	74.09'	S4°53'49"E
L5	15.00'	S85°06'11"W
L6	89.09'	N4°53'49"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHORD
C1	14.16'	20.00'	40°33'30"	S23° 03' 35"W 13.86'
C2	3.94'	44.00'	5°08'01"	S40° 46' 19"W 3.94'

BASIS OF BEARINGS
N 89°16'22" E 1091.14'

LOT 1, BLOCK A
421,368 SQ. FT.
9.673 ACRES

COBB-FOSTER, LLC.
DOCUMENT NO.
20160705000848430
O.P.R.C.T.

WILLIAM LESLIE COLLINS, JR.
CALLED 14.248 ACRES
DOCUMENT NO.
20120202000124080
O.P.R.C.T.

WILLIAM LESLIE COLLINS, JR.
DOCUMENT NO.
20120202000124080
O.P.R.C.T.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS

That I, Mike Foster, acting herein by and through his duly authorized office, does hereby adopt this plat designating the herein above described property as **LIBERTY PRIVATE SCHOOL ADDITION**, an addition to the City of Wylie of Texas, and does hereby dedicate to the public use forever, the streets, right-of-way shown hereon and other public improvement shown thereon. The streets and alleys, if any are dedicated for streets purpose. The easements and public use area, as shown, are dedicated, for the public use forever, for the purposes indicated on he this plat. No buildings, 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 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 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 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 _____, 20__.

By: _____
Signature of Owner

Printed Name and Title
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 Mike Foster (Partner), Owner, known to me to be the person whose name is subscribed to the foregoing instruments and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this ___ day of _____, 20__.

Notary Public in and for the State of Texas

My Commission Expires On: _____

SURVEYORS CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

I certify that the accompanying plat correctly shows **Liberty Private School Addition** being part of the JD Shelby Survey, Abstract No. 819 in the County of Collin, Texas.

I certify that iron stakes and/or monuments were placed under my supervision at all lot corners and there are no encroachments across any of the lines.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. 11/22/2016

Gary E. Johnson
Registered Professional Land Surveyor No. 5299

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned a Notary Public in and for the said County and State, on this day personally appeared Gary E. Johnson, 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 and in the capacity therein stated.

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

Notary Public

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Cobb-Foster, LLC is the sole owner of a tract of land situated in the J.D. Shelby Survey, Abstract No. 819, Collin County, Texas, and being all of that certain called 9.673 acre tract of land conveyed to Cobb-Foster, LLC, by General Warranty recorded in Document Number 20160705000848430, of the Official Public Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

Beginning at a 5/8 inch iron rod found with yellow cap stamped "5430" at the Northwest corner of said Cobb-Foster tract, and the Southwest corner of Lot 1, Block A, Geckler Addition, an Addition to the County of Collin, Texas, according to the plat recorded in Document No. 20150505010001490, Official Public Records, Collin County, Texas, said 5/8 inch iron rod also lying in the easterly right-of-way line of Allen Road (FM 544), a variable width right-of-way;

Thence North 89 degrees 16 minutes 22 seconds East (BASIS OF BEARINGS) along the northerly line of said Cobb-Foster Tract and the Southerly line of said Lot 1, Block A, a distance of 1,091.14 feet to a 5/8 inch iron rod found with yellow cap stamped "5430" at the Northeast corner of said Cobb-Foster Tract and the Southeast corner of said Lot 1, Block A, lying in the westerly line of a tract of land conveyed to Veta Lowayne Biggs Vaughn and James Richard Stiles, Jr. by Trustee's Special Warranty Deed recorded in Document Number 20141202001312140, Official Public Records, Collin County, Texas;

Thence South 01 degree 08 minutes 36 seconds East, along the easterly line of said Cobb-Foster Tract and the westerly line of said Stiles tract, a distance of 455.74 feet to a 1/2 inch iron rod set with yellow cap stamped "TXHS" being the most Southeast corner of said Cobb-Foster Tract and the Northeast corner of land conveyed to William Leslie Collins, Jr. by General Warranty Deed recorded in Document Number 20120202000124080, Official Public Records, Collin County, Texas;

Thence South 89 degrees 16 minutes 24 seconds West, along a Southerly line of said Cobb-FosterTract common with a northerly line of said William Leslie Collins, Jr. Tract, a distance of 581.67 feet to a 5/8 inch iron rod found with yellow cap stamped "5430" for an interior ell corner of said Cobb-FosterTract;

Thence North 00 degrees 43 minutes 34 seconds West, continuing along said common line a distance of 142.43 feet to a 5/8 inch iron rod found with yellow cap stamped "5430" for an interior ell corner of said Cobb-FosterTract;

Thence South 89 degrees 17 minutes 11 seconds West, continuing along said common line, a distance of 489.96 feet to a 5/8 inch iron rod found with yellow cap stamped "5430" for the Southwest corner of said Cobb-Foste Tract and the Northwest corner of said William Leslie Collins, Jr. Tract, and lying in the easterly right-of-way line of said Allen Road;

Thence North 04 degrees 53 minutes 49 seconds West, along the aforesaid westerly line of said Cobb-FosterTract and the easterly right-of-way line of said Allen Road, a distance of 314.00 feet to the Point of Beginning and containing 421,368 square feet or 9.673 acres of land.

"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 undersign, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the **Liberty Private School Addition** subdivision or 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, 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

OWNER
COBB-FOSTER, LLC,
P.O BOX 6498
MCKINNEY, TEXAS 75071
972-342-2771

PZ 12-06-16
CC 12-13-16

SURVEYOR
TEXAS HERITAGE
SURVEYING, LLC

10610 Metric Drive, Suite 124, Dallas, TX 75243
Office 214-340-9700 Fax 214-340-9710
txheritage.com
Firm #10169300



FINAL PLAT
LIBERTY PRIVATE SCHOOL ADDITION
LOT 1, BLOCK A
BEING 9.673 ACRES SITUATED IN THE
J.D. SHELBY SURVEY, ABSTRACT NO. 819,
COLLIN COUNTY, TEXAS

- GENERAL NOTES:
- 1) According to the F.I.R.M. NO. 48085C0535 J, The subject property lies in Zone X and does not lie within a flood prone hazard area.
 - 2) The purpose of this plat is to create one Lot.
 - 3) Bearings are Based on State Plane Coordinate System, Texas North Central Zone 4202, North American Datum of 1983, 2011.
 - 4) Selling a portion of this addition by metes and bound is a violation of city ordinance and state law, and is subject to fines and withholding of utilities and building permits.

- LEGEND:
- IRF IRON ROD FOUND
 - IRS IRON ROD YELLOW CAP "TXHS" SET
 - SQ.FT. SQUARE FEET
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 - M.R.D.C.T. MAP RECORDS, COLLINS COUNTY, TEXAS
 - CM CONTROL MONUMENT
 - EFSUD EAST FORK SPECIAL UTILITY DISTRICT
 - VOL. VOLUME
 - PG. PAGE
 - ESMT. EASEMENT
 - B.L. BUILDING LINE
 - TYP. TYPICAL



Wylie City Council

AGENDA REPORT

Meeting Date: December 13, 2016
Department: WEDC
Prepared By: Angel Wygant
Date Prepared: November 28, 2016

Item Number: F
(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 October 31, 2016.

Recommendation

Motion to approve, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of October 31, 2016.

Discussion

The Wylie Economic Development Corporation (WEDC) Board of Directors approved the attached financials on November 18, 2016.

111-WYLIE ECONOMIC DEVEL CORP

ACCOUNT# TITLE

ASSETS

1000-10110	CLAIM ON CASH & CASH EQUIV	1,182,425.08	
1000-10115	CASH - WEDC - INWOOD	0.00	
1000-10135	ESCROW	0.00	
1000-10180	DEPOSITS	13,000.00	
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	0.00	
1000-12810	LEASE PAYMENTS RECEIVABLE	0.00	
1000-12950	LOAN PROCEEDS RECEIVABLE	0.00	
1000-12996	LOAN RECEIVABLE	62,610.02	
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	637,173.00	
			8,859,559.85

TOTAL ASSETS

8,859,559.85

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	{ 0.01}
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

111-WYLIE ECONOMIC DEVEL CORP

ACCOUNT#	TITLE		
2000-20201	AP PENDING	4,479.67	
2000-20210	ACCOUNTS PAYABLE	1,479.38	
2000-20530	PROPERTY TAXES PAYABLE	0.00	
2000-20540	NOTES PAYABLE	637,173.00	
2000-20810	DUE TO GENERAL FUND	0.00	
2000-22270	DEFERRED INFLOW	257,610.02	
2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00	
2000-22280	DEFERRED INFLOW - LEASE INT	0.00	
2000-22915	RENTAL DEPOSITS	0.00	
	TOTAL LIABILITIES		900,754.06
<u>EQUITY</u>			
3000-34110	FUND BALANCE - RESERVED	0.00	
3000-34590	FUND BALANCE-UNRESERV/UNDESIG	8,062,270.66	
	TOTAL BEGINNING EQUITY	8,062,270.66	
	TOTAL REVENUE	4,304.61	
	TOTAL EXPENSES	107,769.48	
	REVENUE OVER/(UNDER) EXPENSES	(103,464.87)	
	TOTAL EQUITY & OVER/(UNDER)		7,958,805.79
	TOTAL LIABILITIES, EQUITY & OVER/(UNDER)		<u>8,859,559.85</u>

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
		<u>30,663.00</u>

TOTAL ASSETS

30,663.00

LIABILITIES

2000-20310	COMPENSATED ABSENCES PAYABLE	84,693.61
2000-20311	COMP ABSENCES PAYABLE-CURRENT	0.00
2000-21410	ACCRUED INTEREST PAYABLE	4,018.84
2000-28205	WEDC LOANS/CURRENT	(52,748.78)
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
		<u>3,819,573.68</u>

TOTAL LIABILITIES

3,819,573.68

EQUITY

3000-34590	FUND BALANCE-UNRESERV/UNDESIG	(3,726,460.28)
3000-35900	UNRESTRICTED NET POSITION	(114,969.00)
		<u>(3,841,429.28)</u>
	TOTAL BEGINNING EQUITY	(3,841,429.28)
	TOTAL REVENUE	0.00
	TOTAL EXPENSES	(52,518.60)
		<u>52,518.60</u>
	REVENUE OVER/(UNDER) EXPENSES	52,518.60
	TOTAL EQUITY & OVER/(UNDER)	(3,788,910.68)

922-GEN LONG TERM DEBT (WEDC)

ACCOUNT# TITLE

TOTAL LIABILITIES, EQUITY & OVER/(UNDER)

30,663.00

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CITY OF WYLIE
 REVENUE AND EXPENSE REPORT - (UNAUDITED)
 AS OF: OCTOBER 31ST, 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	2,467,295.00	0.00	0.00	0.00	0.00	2,467,295.00	0.00
INTERGOVERNMENTAL REV.	0.00	0.00	0.00	0.00	0.00	0.00	0.00
INTEREST INCOME	12,958.00	1,254.61	0.00	1,254.61	0.00	11,703.39	9.68
MISCELLANEOUS INCOME	1,538,358.00	3,050.00	0.00	3,050.00	0.00	1,535,308.00	0.20
OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	<u>4,018,611.00</u>	<u>4,304.61</u>	<u>0.00</u>	<u>4,304.61</u>	<u>0.00</u>	<u>4,014,306.39</u>	<u>0.11</u>
<u>EXPENDITURE SUMMARY</u>							
DEVELOPMENT CORP-WEDC	<u>4,484,297.00</u>	<u>107,769.48</u>	<u>0.00</u>	<u>107,769.48</u>	<u>29,015.05</u>	<u>4,347,512.47</u>	<u>3.05</u>
TOTAL EXPENDITURES	<u>4,484,297.00</u>	<u>107,769.48</u>	<u>0.00</u>	<u>107,769.48</u>	<u>29,015.05</u>	<u>4,347,512.47</u>	<u>3.05</u>
REVENUE OVER/(UNDER) EXPENDITURES	(465,686.00)	(103,464.87)	0.00	(103,464.87)	(29,015.05)	(333,206.08)	28.45

CITY OF WYLIE
 REVENUE AND EXPENSE REPORT - (UNAUDITED)
 AS OF: OCTOBER 31ST, 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	2,467,295.00	0.00	0.00	0.00	0.00	2,467,295.00	0.00
TOTAL TAXES	2,467,295.00	0.00	0.00	0.00	0.00	2,467,295.00	0.00
<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	258.12	0.00	258.12	0.00	741.88	25.81
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	2,962.85	263.93	0.00	263.93	0.00	2,698.92	8.91
4000-46160 LOAN REPAYMENT (PRINCIPAL)	8,995.15	732.56	0.00	732.56	0.00	8,262.59	8.14
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	1,254.61	0.00	1,254.61	0.00	11,703.39	9.68
<u>MISCELLANEOUS INCOME</u>							
4000-48110 RENTAL INCOME	72,600.00	3,050.00	0.00	3,050.00	0.00	69,550.00	4.20
4000-48310 RECOVERY - PRIOR YEAR EXPEN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4000-48410 MISCELLANEOUS INCOME	115,758.00	0.00	0.00	0.00	0.00	115,758.00	0.00
4000-48430 GAIN/(LOSS) SALE OF CAP ASS	1,350,000.00	0.00	0.00	0.00	0.00	1,350,000.00	0.00
TOTAL MISCELLANEOUS INCOME	1,538,358.00	3,050.00	0.00	3,050.00	0.00	1,535,308.00	0.20
<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	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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	0.00	0.00	0.00	0.00
TOTAL OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUES	4,018,611.00	4,304.61	0.00	4,304.61	0.00	4,014,306.39	0.11

CITY OF WYLIE
REVENUE AND EXPENSE REPORT - (UNAUDITED)
AS OF: OCTOBER 31ST, 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	267,575.00	16,288.10	0.00	16,288.10	0.00	251,286.90	6.09
5611-51130 OVERTIME	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51140 LONGEVITY PAY	1,168.00	0.00	0.00	0.00	0.00	1,168.00	0.00
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	801.62	0.00	801.62	0.00	11,798.38	6.36
5611-51220 PHONE ALLOWANCE	4,656.00	1,164.00	0.00	1,164.00	0.00	3,492.00	25.00
5611-51230 CLOTHING ALLOWANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51260 MOVING ALLOWANCE	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51310 TMRS	42,427.00	2,489.98	0.00	2,489.98	0.00	39,937.02	5.87
5611-51410 HOSPITAL & LIFE INSURANCE	32,521.00	2,611.04	0.00	2,611.04	0.00	29,909.96	8.03
5611-51415 EXECUTIVE HEALTH PLAN	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-51420 LONG-TERM DISABILITY	1,471.00	154.02	0.00	154.02	0.00	1,316.98	10.47
5611-51440 FICA	17,443.00	611.90	0.00	611.90	0.00	16,831.10	3.51
5611-51450 MEDICARE	4,079.00	240.91	0.00	240.91	0.00	3,838.09	5.91
5611-51470 WORKERS COMP PREMIUM	716.00	414.16	0.00	414.16	0.00	301.84	57.84
5611-51480 UNEMPLOYMENT COMP (TWC)	810.00	0.00	0.00	0.00	0.00	810.00	0.00
TOTAL PERSONNEL SERVICES	385,466.00	24,775.73	0.00	24,775.73	0.00	360,690.27	6.43
<u>SUPPLIES</u>							
5611-52010 OFFICE SUPPLIES	5,500.00	0.00	0.00	0.00	0.00	5,500.00	0.00
5611-52040 POSTAGE & FREIGHT	980.00	0.00	0.00	0.00	0.00	980.00	0.00
5611-52130 TOOLS/ EQUIP (NON-CAPITAL)	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-52810 FOOD SUPPLIES	2,250.00	0.00	0.00	0.00	0.00	2,250.00	0.00
5611-52990 OTHER	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
TOTAL SUPPLIES	13,730.00	0.00	0.00	0.00	0.00	13,730.00	0.00
<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	0.00	187.50	2,812.50	6.25
5611-54990 OTHER	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL MATERIALS FOR MAINTENANC	3,000.00	0.00	0.00	0.00	187.50	2,812.50	6.25
<u>CONTRACTUAL SERVICES</u>							
5611-56030 INCENTIVES	1,175,281.00	0.00	0.00	0.00	23,627.55	1,151,653.45	2.01
5611-56040 SPECIAL SERVICES	127,600.00	3,482.50	0.00	3,482.50	5,200.00	118,917.50	6.80
5611-56080 ADVERTISING	144,700.00	0.00	0.00	0.00	0.00	144,700.00	0.00
5611-56090 COMMUNITY DEVELOPMENT	52,000.00	550.00	0.00	550.00	0.00	51,450.00	1.06
5611-56110 COMMUNICATIONS	9,350.00	355.14	0.00	355.14	0.00	8,994.86	3.80
5611-56180 RENTAL	29,328.00	4,694.00	0.00	4,694.00	0.00	24,634.00	16.01
5611-56210 TRAVEL & TRAINING	36,000.00	0.00	0.00	0.00	0.00	36,000.00	0.00
5611-56250 DUES & SUBSCRIPTIONS	19,560.00	1,605.00	0.00	1,605.00	0.00	17,955.00	8.21
5611-56310 INSURANCE	4,310.00	2,723.22	0.00	2,723.22	0.00	1,586.78	63.18
5611-56510 AUDIT & LEGAL SERVICES	23,000.00	0.00	0.00	0.00	0.00	23,000.00	0.00
5611-56570 ENGINEERING/ARCHITECTURAL	20,000.00	5,689.50	0.00	5,689.50	0.00	14,310.50	28.45
5611-56610 UTILITIES-ELECTRIC	2,400.00	0.00	0.00	0.00	0.00	2,400.00	0.00
TOTAL CONTRACTUAL SERVICES	1,643,529.00	19,099.36	0.00	19,099.36	28,827.55	1,595,602.09	2.92

CITY OF WYLIE
 REVENUE AND EXPENSE REPORT - (UNAUDITED)
 AS OF: OCTOBER 31ST, 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	1,910,906.00	0.00	0.00	0.00	0.00	1,910,906.00	0.00
5611-57410 PRINCIPAL PAYMENT	0.00	52,518.60	0.00	52,518.60	0.00	(52,518.60)	0.00
5611-57415 INTEREST EXPENSE	0.00	11,375.79	0.00	11,375.79	0.00	(11,375.79)	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	1,910,906.00	63,894.39	0.00	63,894.39	0.00	1,847,011.61	3.34
<u>CAPITAL OUTLAY</u>							
5611-58110 LAND-PURCHASE PRICE	128,866.00	0.00	0.00	0.00	0.00	128,866.00	0.00
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	391,300.00	0.00	0.00	0.00	0.00	391,300.00	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	5,000.00	0.00	0.00	0.00	0.00	5,000.00	0.00
5611-58830 FURNITURE & FIXTURES	2,500.00	0.00	0.00	0.00	0.00	2,500.00	0.00
5611-58910 BUILDINGS	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5611-58995 CONTRA CAPITAL OUTLAY	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL OUTLAY	527,666.00	0.00	0.00	0.00	0.00	527,666.00	0.00
<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
TOTAL DEVELOPMENT CORP-WEDC	4,484,297.00	107,769.48	0.00	107,769.48	29,015.05	4,347,512.47	3.05
TOTAL EXPENDITURES	4,484,297.00	107,769.48	0.00	107,769.48	29,015.05	4,347,512.47	3.05
REVENUE OVER (UNDER) EXPENDITURES	(465,686.00)	(103,464.87)	0.00	(103,464.87)	(29,015.05)	(333,206.08)	28.45

*** END OF REPORT ***

Wylie Economic Development Corporation
 Balance Sheet Sub Ledger
 October 31, 2016

Notes Payable

		Date of Purchase	Payment	Beginning Bal.	Principal	Interest	Rate of Interest	Principal Balance
October 1, 2016								3,636,637.08
ANBTX - 88130968	HUGHES/RANDACK(#47 of 60)	10/23/12	10,107.00	138,752.56	9,645.36	461.64	3.99	129,107.20
ANBTX - 88130976	WOODBRIIDGE PKWY (#26 of 60)	8/15/14	13,267.93	691,316.94	11,765.29	1,502.64	2.61	679,551.65
ANBTX - 88148481	BUCHANAN (#26 of 60)	8/13/14	7,331.95	242,652.56	6,569.62	762.33	3.77	236,082.94
ANBTX - 88149711	PEDDICORD / WHITE (#22 OF 120)	12/12/14	7,382.45	616,779.19	5,223.72	2,158.73	4.20	611,555.47
ANBTX - 88158043	K&M / HOBART (#13 of 48)	9/2/15	8,745.25	296,208.55	7,757.89	987.36	4.00	288,450.66
ANBTX - 88157334	LINDUFF/EDGE (#4 of 15)	10/21/15	17,059.81	1,650,927.28	11,556.72	5,503.09	4.00	1,639,370.56
October 31, 2016					\$52,518.60	\$11,375.79		3,584,118.48

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Wylie Economic Development Corporation
Inventory Subledger
October 31, 2016

Inventory - Land

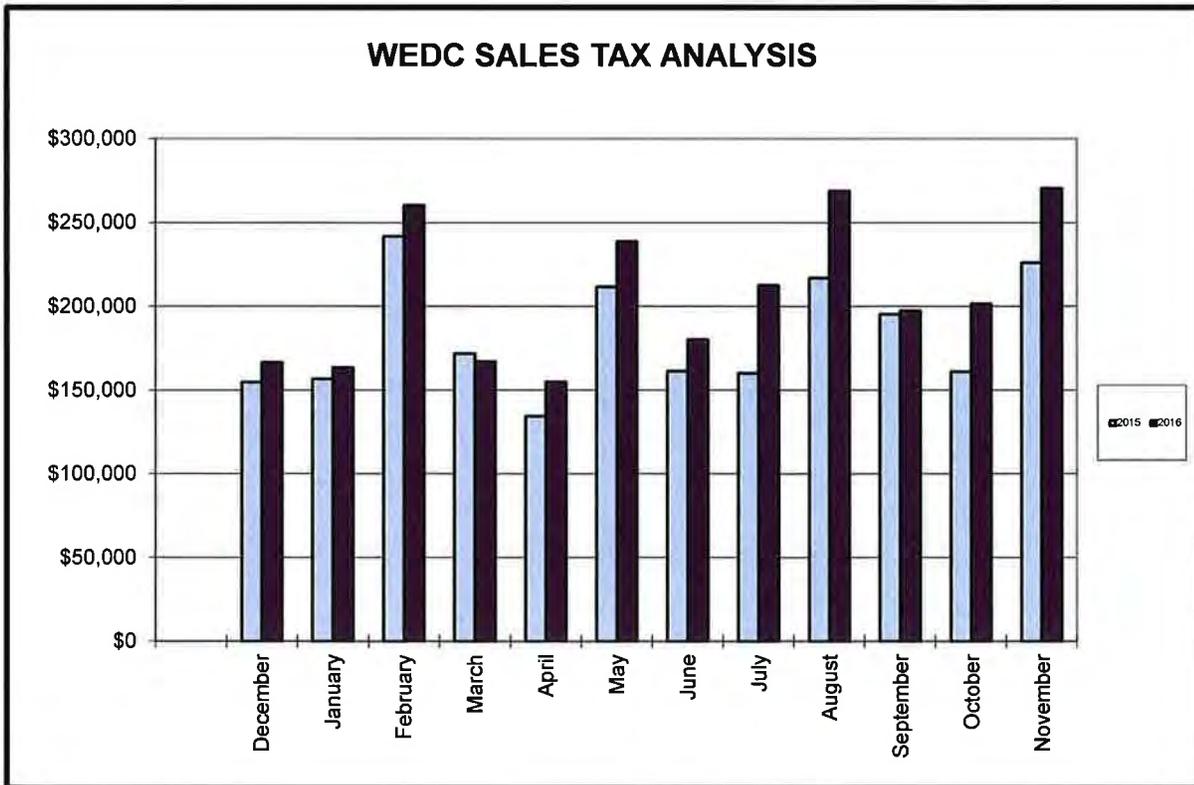
	Date of Pur.	Address	Acreage	Improvements	Cost Basis	Sub-totals
Cooper						
McMasters	7/12/05	709 Cooper	0.48	n/a	\$202,045	
Heath	12/28/05	706 Cooper	0.46	\$32,005	186,934	
Perry	9/13/06	707 Cooper	0.49	Demo	200,224	
Bowland/Anderson	10/9/07	Cooper Dr.	0.37	n/a	106,419	
KCS	8/1/08	Cooper Dr.	0.41	n/a	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	Demo	503,233	
Glenn	4/24/15	209 Industrial Ct	0.18	69,426	326,773	
		R.O.W.	0.12	n/a		
Mann Made	2/10/16	398 S. Hwy 78	1.23	Demo	750,244	
C.O.W	4/13/16	R.O.W.	0.29	n/a	52,653	2,602,295
Regency						
Regency Pk.	6/4/10	25 Steel Road	0.65	n/a	25,171	25,171
Commerce						
Hobart Investments	11/12/13	Commerce	1.60	n/a	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	Demo	220,034	
Udoh	2/12/14	109 Marble	0.17	n/a	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	na	150,964	1,117,956
Alanis						
White Property (Alanis)	12/12/14	Alanis	6.63	n/a	420,336	420,336
South Ballard						
Birmingham Trust	6/3/15	505 - 607 S. Ballard	0.95	Demo	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 NOVEMBER 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	270,426	44,348	19.62%
Sub-Total	\$1,932,632	\$2,191,785	\$2,481,757	\$289,972	13.23%
AUDIT ADJ					
TOTAL	\$1,932,632	\$2,191,785	\$2,481,757	\$289,972	13.23%





Wylie City Council

AGENDA REPORT

Meeting Date:	<u>December 13, 2016</u>	Item Number:	<u>G</u> <i>(City Secretary's Use Only)</i>
Department:	<u>Public Services</u>	Account Code:	<u>121-5622-58150</u>
Prepared By:	<u>G. Hayes</u>	Budgeted Amount:	<u>\$210,000</u>
Date Prepared:	<u>11/30/16</u>	Exhibits:	<u></u>

Subject

Consider and act upon the award of bid #W2017-16-B for City of Wylie Community Park Parking Lot Improvements to GT Construction Inc. in the amount of \$209,957.00, and authorizing the City Manager to execute any necessary documents.

Recommendation

A motion to approve the award of bid #W2017-16-B for City of Wylie Community Park Parking Lot Improvements to GT Construction Inc. in the amount of \$209,957.00, and authorizing the City Manager to execute any necessary documents..

Discussion

The Parks A&I budget for FY 16-17 has funds approved for parking lot improvements for the Community Park parking lot. On November 9, 2016, the City received six (6) competitive sealed bids in response to bid #W2017-16-B, and the apparent low bidder is GT Construction Inc. of Wylie, Texas.

GT Construction Inc. has successfully performed similar work for the City during the past several years and staff has been satisfied with the performance and workmanship. Based on the bidder's compliance with the bid specifications, lowest bid, experience and reputation, staff recommends the award of bid #W2017-16-B to GT Construction Inc. in the amount of \$209,957.00 as the lowest responsive responsible bidder.



Wylie City Council

AGENDA REPORT

Meeting Date:	<u>December 13, 2016</u>	Item Number:	<u>H</u> <i>(City Secretary's Use Only)</i>
Department:	<u>Purchasing</u>	Account Code:	<u>Various departments</u>
Prepared By:	<u>G. Hayes</u>	Budgeted Amount:	<u>\$70,000.00</u>
Date Prepared:	<u>11/30/16</u>	Exhibits:	<u></u>

Subject

Consider and act upon the approval of wireless services and products from Verizon in the estimated annual amount of \$70,000.00 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 lease of wireless services and products from Verizon in the estimated annual amount of \$70,000.00 through a State of Texas Department of Information Resources (DIR) contract, and authorizing the City Manager to execute any necessary documents.

Discussion

Various departments within the City currently purchase wireless services and products from Verizon under a Texas State contract. The previous contract has expired and staff is recommending approval of the continuation of such purchases from Verizon under the new contract.

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-3415 (annual contract with renewals)
City of Wylie Agreement W2017-28-I.



Wylie City Council

AGENDA REPORT

Meeting Date: December 13, 2016
Department: Purchasing
Prepared By: G. Hayes
Date Prepared: 12/2/2016

Item Number: I
(City Secretary's Use Only)
Account Code: 132-5642-54910
Budgeted Amount: \$60,000.00
Exhibits: _____

Subject

Consider and act upon the award of bid #W2017-17-B for Wylie Fire Rescue Burn House Improvements to GT Construction Inc. in the amount of \$62,395.00, and authorize the City Manager to execute any necessary documents.

Recommendation

A motion to award bid #W2017-17-B for Wylie Fire Rescue Burn House Improvements to GT Construction Inc. in the amount of \$62,395.00, and authorize the City Manager to execute any necessary documents.

Discussion

The Wylie Fire Rescue burn building was completed in the early 2000's. It has provided many years of low maintenance training opportunities to not only Wylie Firefighters, but also many others in the region.

To ensure that the building is meeting current safety standards and is compliant with National Fire Protection Association standards (NFPA), an engineering firm was hired to complete an in-depth inspection of the structure. That inspection revealed some necessary repairs to the concrete roof structure which must be completed before the engineering firm will certify the building as NFPA compliant.

The repairs will include the replacement of two pre-fabricated roof panels which are sagging due to normal use and exposure to numerous fires, and have been designed by the engineering firm that will be certify the building. The repairs also include the installation of two support beams that will support both the new and existing panels, as well as additional safety upgrades.

Staff recommends the awards of bid #W2017-17-B to GT Construction Inc. in the amount of \$62,395.00. Completion of the repairs will ensure the safety of those that participate in the live fire training, and allow the building to be re-certified as NFPA compliant.



Wylie City Council

AGENDA REPORT

Meeting Date: December 13, 2016
Department: Purchasing
Prepared By: Glenna Hayes
Date Prepared: 12/5/2016

Item Number: J
(City Secretary's Use Only)
Account Code: Hail Storm Repairs
Budgeted Amount: \$105,000
Exhibits: _____

Subject

Consider and act upon the approval of the purchase of additional roofing services from D & G Quality Roofing in the estimated amount of \$105,000.00 through a cooperative purchasing contract with Choice Partners/Harris County Department of Education; and authorize the City Manager to execute any necessary documents.

Recommendation

A motion to purchase additional roofing services from D & G Quality Roofing in the estimated amount of \$105,000.00 through a cooperative purchasing contract with Choice Partners/Harris County Department of Education; and authorize the City Manager to execute any necessary documents.

Discussion

On September 6, 2016, the Wylie City Council approved the purchase of services from D & G Roofing in the estimated amount of \$265,000 through a cooperative purchasing contract with Choice Partners/Harris County Department of Education. The approval was for roofing, siding and gutter repairs to Fire Stations 1, 2 and 3, the Animal Shelter main building and dog shelter, and the Wylie Senior Center.

Staff recommends the approval of additional roofing, gutter and siding services from D & G Roofing in the estimated amount of \$105,000 for repairs to the Brown House, Community Park, Founders Park, Eureka Park, Friendship Park, Joel Scott Park, Pheasant Creek Park, Valentine Park, Olde City Park, Public Works Service Center, Brown Street Pump Station and Nortex Pump Station.

The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to 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.

Wylie Agreement #W2016-102-I / Choice Partners contract # 14/012DA-05.



Wylie City Council

AGENDA REPORT

Meeting Date: December 13, 2016
Department: Public Services
Prepared By: Mike Sferra
Date Prepared: December 5, 2016

Item Number: K
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: N/A
Exhibits: 1. Resolution
2. Encroachment on
Easement Document

Subject

Consider, and act upon, Resolution 2016-32(R) authorizing the City Manager of the City of Wylie, Texas to execute an Encroachment on Easement agreement with Oncor Electric Delivery Company LLC to construct, operate and maintain a hike and bike trail in the Oncor easement which is recorded in Volume 620, Page 284 of the Deed Records of Collin County, Texas for the Wylie Municipal Complex East Meadow Trail project.

Recommendation

Motion to approve Resolution 2016-32(R) authorizing the City Manager of the City of Wylie, Texas to execute an Encroachment on Easement agreement with Oncor Electric Delivery Company LLC to construct, operate and maintain a hike and bike trail in the Oncor easement which is recorded in Volume 620, Page 284 of the Deed Records of Collin County, Texas for the Wylie Municipal Complex East Meadow Trail project.

Discussion

On November 10, 2015, Council approved Resolution 2015-25(R) authorizing the City Manager to execute an Interlocal Agreement with Collin County to implement a \$500,000 Collin County Parks and Open Space grant for construction of the Wylie Municipal Complex East Meadow Trail project. The proposed trail will connect with the existing trail system located east of the Municipal Complex. The overall project improvements include the following: 6,200 linear feet of twelve-foot wide concrete trail, a boardwalk connection to the Creek Hollow subdivision, site preparation, grading, concrete parking lot with lighting, benches, signage and litter receptacles.

The proposed trail will cross the existing Oncor Easement (overhead power lines) in two locations as shown on the exhibit. Oncor Electric Delivery Company will allow the City to construct the twelve-foot wide concrete hike and bike trail within their easement upon execution of the Encroachment on Easement Agreement.

RESOLUTION NO. 2016-32(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 ENCROACHMENT ON EASEMENT AGREEMENT WITH ONCOR ELECTRIC DELIVERY COMPANY LLC TO CONSTRUCT, OPERATE AND MAINTAIN A HIKE AND BIKE TRAIL IN THE ONCOR EASEMENT WHICH IS RECORDED IN VOLUME 620, PAGE 284 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS FOR THE WYLIE MUNICIPAL COMPLEX EAST MEADOW TRAIL PROJECT.

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 Encroachment on Easement Agreement with Oncor Electric Delivery Company LLC.

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

RESOLVED THIS THE 13th day of December, 2016

ERIC HOGUE, Mayor

ATTEST TO:

CAROLE EHRLICH, City Secretary

EXHIBIT “A”

Encroachment on Easement Agreement

Oncor Electric Delivery
115 W. 7th Street
Suite 505
Fort Worth, Texas 76102
(o) 817-215-6441
jon.bowers@oncor.com

Jon T. Bowers SR/WA
Sr. Right of Way Agent



December 1, 2016

City of Wylie
300 Country Club Road
Wylie, TX 75098

Re: Request # 2016-0034JB

Proposed 12' wide Hike and Bike Trail in Wylie, Collin County, Texas.

To whom it may concern:

Included, please find the Encroachment on Easement Document for the proposed Hike and Bike Trail inside an Oncor Easement in Collin County, Texas.

Please print the attachment twice and have both documents signed, notarized and return both to my attention for final signature and recording by Oncor.

Once the documents have been fully signed, I will then forward one (1) signed copy to you for your file. You may call me at 817-215-6441 should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Jon T. Bowers". The signature is written in a cursive style with a long, sweeping underline.

Jon T. Bowers SR/WA
Oncor Sr. Right of Way Agent
Transmission Engineering

ENCROACHMENT ON EASEMENT

WHEREAS, **Oncor Electric Delivery Company LLC** ("**Oncor**"), is the owner of an easement in Collin County, Texas, which is recorded in Volume 620, Page 284, of the Deed Records of Collin County, Texas ("**Easement**"); and

WHEREAS, the **City of Wylie** ("**Owner**"), desires permission to construct, operate and maintain a twelve (12) foot wide **Hike and Bike Trail** ("**Encroaching Facility**") within the area or boundaries of the Easement ("**Easement Area**").

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Oncor and Owner do hereby agree as follows:

1. **Location of Encroaching Facility.** Owner may locate the Encroaching Facility in the Easement Area, but only as described and shown on the attached drawing marked **Exhibit "A"** and incorporated herein. Owner may not relocate the Encroaching Facility within the Easement Area without the consent and approval of Oncor, which consent and approval shall be at Oncor's sole discretion. Owner acknowledges and agrees that Oncor holds easement rights on the Easement Area; therefore, Owner shall obtain whatever rights and permission, other than Oncor's, that are necessary.
2. **Restrictions on Use of Easement Area.** Owner shall use only so much of the Easement Area as may be necessary to construct, maintain and repair the Encroaching Facility. Owner shall, at its own cost and expense, comply with all applicable laws, including but not limited to existing zoning ordinances, governmental rules and regulations enacted or promulgated by any governmental authority and shall promptly execute and fulfill all orders and requirements imposed by such governmental authorities for the correction, prevention and abatement of nuisances in or upon or connected with said Encroaching Facility. At the conclusion of any construction, Owner shall remove all debris and other materials from the Easement Area and restore the Easement Area to the same condition it was in prior to the commencement of Owner's construction thereon or in proximity thereto.

Owner shall not place trash dumpsters, toxic substances or flammable material in the Easement Area. Further, if the Easement Area has transmission or distribution facilities located thereon, Owner shall not place upon the Easement Area any improvements, including but not limited to, buildings, light standards, fences (excluding barriers installed around transmission towers, if applicable), shrubs, trees or signs unless approved in advance in writing by Oncor. Additional general construction limitations on encroachments are described and listed in **Exhibit "B"**, attached hereto and by reference made a part hereof.

3. **Maintenance of Encroaching Facility.** Owner, at Owner's sole expense, shall maintain and operate the Encroaching Facility. Oncor will not be responsible for any costs of construction, reconstruction, operation, maintenance or removal of Owner's Encroaching Facility.

4. **Risk and Liability.** Owner assumes all risks and liability resulting or arising from or relating to Owner's use, the existing condition or location, or existing state of maintenance, repair or operation of the Easement Area. It is further agreed that Oncor shall not be liable for any damage to the Encroaching Facility as a result of Oncor's use or enjoyment of its Easement. Any Oncor property damaged or destroyed by Owner or its agents, employees, invitees, contractors or subcontractors shall be repaired or replaced by Oncor at Owner's expense and payment is due upon Owner's receipt of an invoice from Oncor.

5. **Indemnification.** To the extent allowed by law, Owner agrees to defend, indemnify and hold harmless Oncor, its officers, agents and employees from and against any and all claims, demands, causes of action, loss, damage, liabilities, costs and expenses (including attorney's fees and court costs) of any and every kind or character, known or unknown, fixed or contingent, for personal injury (including death), property damage or other harm for which recovery of damages is sought or suffered by any person or persons, including claims based on strict liability, arising out of or in connection with Owner's actions or omissions or the actions or omissions of its officers, agents, associates, employees, contractors or subcontractors or the actions or omissions of any other person entering onto the Easement Area or the Encroaching Facility, when such actions or omissions relate to Owner's use of the Easement Area.

6. **High Voltage Restrictions.** Use of draglines or other boom-type equipment in connection with any work to be performed on the Easement Area by Owner, its employees, agents, invitees, contractors or subcontractors must comply with Chapter 752, Texas Health and Safety Code, the National Electric Safety Code and any other applicable safety or clearance requirements. Notwithstanding anything to the contrary herein, in no event shall any equipment be within fifteen (15) feet of the Oncor power lines situated on the aforesaid property. Owner must notify the **Region Transmission Office at (972) 564-7050** 48 hours prior to the beginning of any work on the Easement Area.

7. **Removal by Oncor.** If at any time in the future, the Encroaching Facility, in the sole judgment of Oncor, interferes with Oncor's use or enjoyment of its easement rights, Oncor shall have the right to remove said Encroaching Facility. Oncor shall notify Owner in writing that within 90 days the Encroaching Facility must be removed at Owner's sole cost. If at the end of the 90 day period the Encroaching Facility has not been removed, Oncor may remove it, at Owner's expense. Oncor will not be responsible nor will compensation be paid for damages incurred by such removal, including, but not limited to, damages for loss of use of the Encroaching Facility or business interruption. However, in an emergency, Oncor shall have the right to immediately remove the Encroaching Facility. If the Encroaching Facility is removed, Oncor will not unreasonably withhold consent for Owner to relocate the Encroaching Facility within the Easement Area.

8. **Default and Termination.** It is understood and agreed that, in case of default by Owner or its agents in any of the terms and conditions herein stated and such default continues for a period of ten (10) days after Oncor notifies Owner of such default in writing, Oncor may at its election forthwith terminate this agreement and upon such termination all of Owner's rights hereunder shall cease and come to an end. This agreement shall also terminate upon the abandonment of the Encroaching Facility.

This agreement shall extend to and be binding upon Owner and its successors and assigns, and is not to be interpreted as a waiver of any rights held by Oncor under its Easement.

Executed this ___ day of _____, 2016.

Oncor Electric Delivery Company LLC

By: _____

Jill L. Alvarez
Attorney-In-Fact

City of Wylie

By: _____

Name: _____

Title: _____

STATE OF TEXAS

§
§
§

COUNTY OF _____

BEFORE ME, the undersigned authority, on this day personally appeared _____, as the _____ of the **City of Wylie**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and he/she is authorized to do so.

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

Notary Public in and for the State of Texas

STATE OF TEXAS

§
§
§

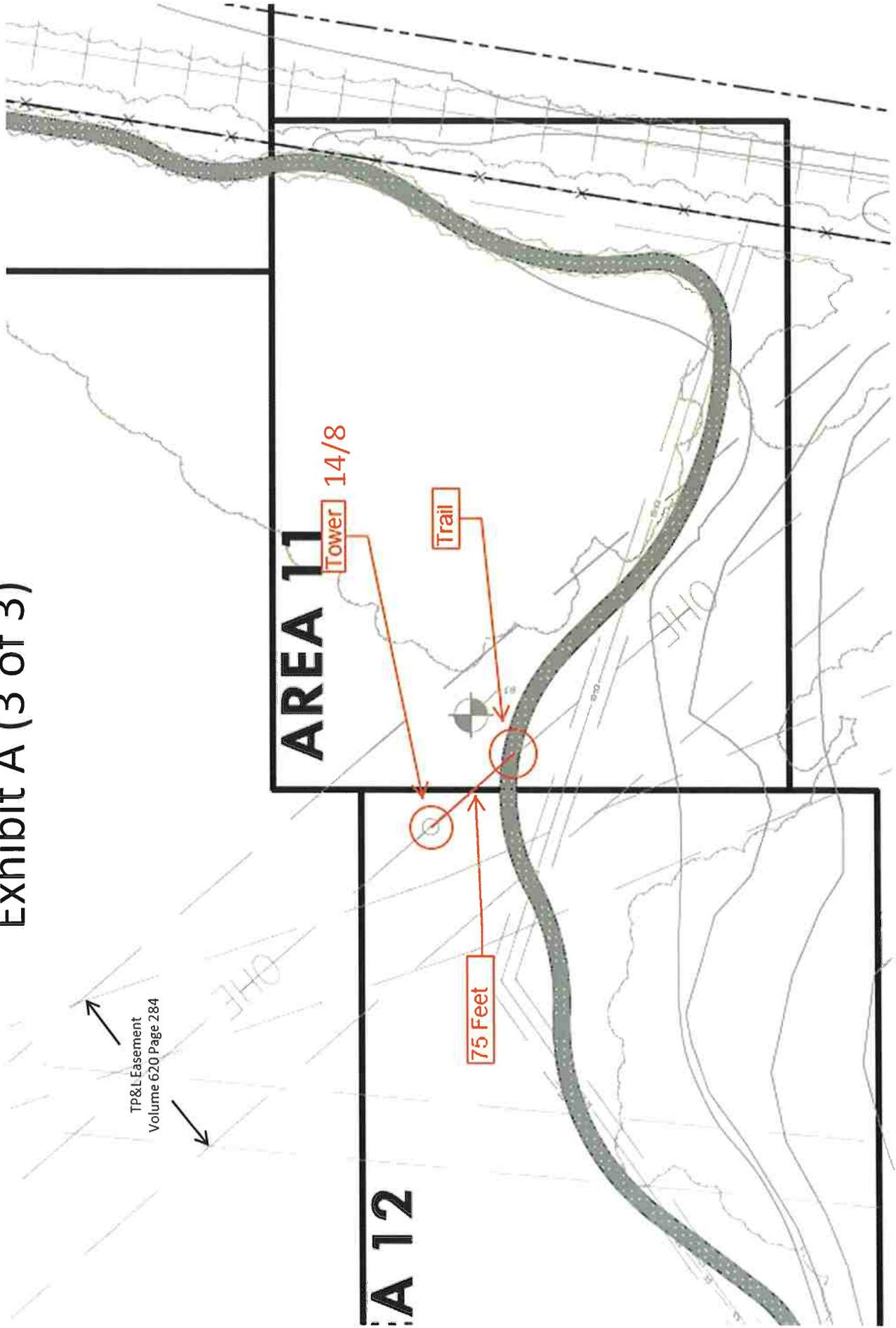
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Jill L Alvarez, as the Attorney-In-Fact of **Oncor Electric Delivery Company LLC**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed, in the capacity therein stated and she is authorized to do so.

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

Notary Public in and for the State of Texas

Exhibit A (3 of 3)



TP&L Easement
Volume 620 Page 284

CONSTRUCTION LIMITATIONS ON
Oncor ELECTRIC DELIVERY COMPANY RIGHT OF WAY
EXHIBIT "B"

1. You are notified, and should advise your employees, representatives, agents, and contractors, who enter the property that they will be working in the vicinity of high voltage electrical facilities and should take proper precautions, included but not limited to the following stipulations and in compliance, at all times, with Chapter 752, V.T.C.A., Health & Safety Code.
2. Blasting is not to be permitted on Oncor right-of-way or under Oncor lines.
3. Construction on electric transmission line easements acquired by Oncor after January 1, 2003 shall comply with the requirements of Public Utility Commission Substantive Rules §25.101, as amended from time to time.
4. Grading will be done in order to leave the right-of-way as near as possible to present condition. Spoil dirt will be removed from the right-of-way and no trash is to be left on right-of-way. Slopes shall be graded so that trucks can go down the right-of-way when required and such that the slopes can be mechanically maintained.
5. Equipment and materials will not be stored on the right-of-way during construction without written approval of the Supervisor of Regional Transmission.
6. Street or road crossings are to be based on drawings submitted. Any change in alignment or elevation will be resubmitted for approval.
7. No signs, lights or guard lights will be permitted on the right-of-way.
8. Equipment shall not be placed within fifteen (15) feet of the power lines.
9. Any pre-approved fencing will not exceed eight (8) feet in height, and if metal in nature, will be grounded, at ten (10) feet intervals, with an appropriate driven ground. Gates should be at least sixteen (16) feet in width to allow Oncor access to the right-of-way.
10. No dumpsters will be allowed on Oncor right-of-way or fee owned property.

11. Draglines will not be used under the line or on Oncor right-of-way.
12. The existing grade shall not be disturbed, excavated or filled within 25 feet of the nearest edge of any tower.
13. Right-of-way will be protected from washing and erosion by Oncor approved method before any permits are granted. No discharging of water will be allowed within any portion of the right of way.
14. No obstruction shall be installed on the right-of-way that would interfere with access to Oncor structures or prevent mechanical maintenance.
15. Before any work is done under Oncor lines or by Oncor structures notify the Region Transmission Department, (972) 564-7050.
16. No hazardous materials will be stored on the right of way.
17. For purposes of this document, "Hazardous Materials" means and includes those substances, including, without limitation, asbestos-containing material containing more than one percent (1%) asbestos by weight, or the group of organic compounds known as polychlorinated biphenyls, flammable explosives, radioactive materials, chemicals known to cause cancer or reproductive toxicity and includes any items included in the definition of hazardous or toxic waste, materials or substances under any Hazardous Material Law. "Hazardous Material Laws" collectively means and includes any present and future local, state and federal law relating to the environment and environmental conditions including, without limitation, the Resource Conservation and Recovery Act of 1976 ("RCRA"), 42 U.S.C. §6901 et seq., the Comprehensive Environmental Response, Compensation and Liability Act of 1980, ("CERCLA"), 42 U.S.C. §§9601-9657, as amended by the Superfund Amendments and Reauthorization Act of 1986 ("SARA"), the Hazardous Material Transportation Act, 49 U.S.C. §6901 et seq., the Federal Water Pollution Control Act, 33 U.S.C. §1251, et seq., the Clean Air Act, 42 U.S.C. §741 et seq., the Clean Water Act, 33 U.S.C. §7401 et seq., the Toxic Substances Control Act, 15 U.S.C. §§2601-2629, the Safe Drinking Water Act, 42 U.S.C. §§300f-330j, and all the regulations, orders, and decrees now or hereafter promulgated thereunder.

18. Brush and cut timber will not be piled or stacked on Oncor right-of-way or will not be burned upon or in close proximity to the conductors or towers.
19. No structures or obstructions, such as buildings, garages, barns, sheds, guard houses, etc., will be permitted on the right-of-way.
20. Landscaping on Oncor right-of-way is permitted when Oncor approves landscaping plans in writing. No lighting or sprinkler systems are allowed on the right-of-way.



Wylie City Council

AGENDA REPORT

Meeting Date: December 13, 2016
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: December 7, 2016

Item Number: 1.
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 5

Subject

Hold a Public Hearing and consider, and act upon, a change in zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating approximately 13 residential lots on 5.23 acres, generally located west of Kreymer Lane and north of Stone Road, (1023 S. Kreymer Ln) **ZC 2016-13**

Recommendation

Motion to approve a change in zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating approximately 13 residential lots on 5.23 acres, generally located west of Kreymer Lane and north of Stone Road, (1023 S. Kreymer Ln) **ZC 2016-13**

Discussion

Owners: Serene Development

Applicant: Jim Koch (Serene Development)

The applicant is requesting rezoning for 5.23 acres from the current AG/30 (Agricultural) to SF-10/24 (Single Family). The property was annexed into the City in November 2016. Additionally, this request is part of an overall larger request that includes an additional 16 acres to the north (already within city limits) that was rezoned in August 2016

The applicant is requesting straight zoning with lots to be a minimum of 10,000 sq ft and single family homes of 2,400 sq ft minimum. As currently planned there would be a total of 65 lots (from all three tracts) on approximately 22 acres.

If approved, construction plans for each residential dwelling will be submitted to Building Inspections for approval and must meet the design standards in accordance with Article 3, Section 3.4 before the issuance of a permit.

If the development is approved, impact fees will be paid by the applicant and a Final Plat submitted for approval which shall dedicate the necessary rights-of-way to the City, including the expansion of Kreymer Lane. Currently, the Capital Improvement Plan has Kreymer Lane as a 10-year project and coordination with Collin County would be required as Kreymer extends into that jurisdiction to the south.

The Comprehensive Land Use Plan categorizes the subject parcels as Sub-Urban Sector, providing primarily residential development of low to medium densities. This sector also allows some very low intensity commercial development. The proposed plan conforms to the Comprehensive Plan.

Notification/Responses: Seven (7) notifications were mailed; with no responses returned at the time of posting.

PLANNING & ZONING COMMISSION DISCUSSION:

The Commissioners voted 6-0 to recommend approval to the City Council.



LOCATION MAP
ZONING CASE #2016-13

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:

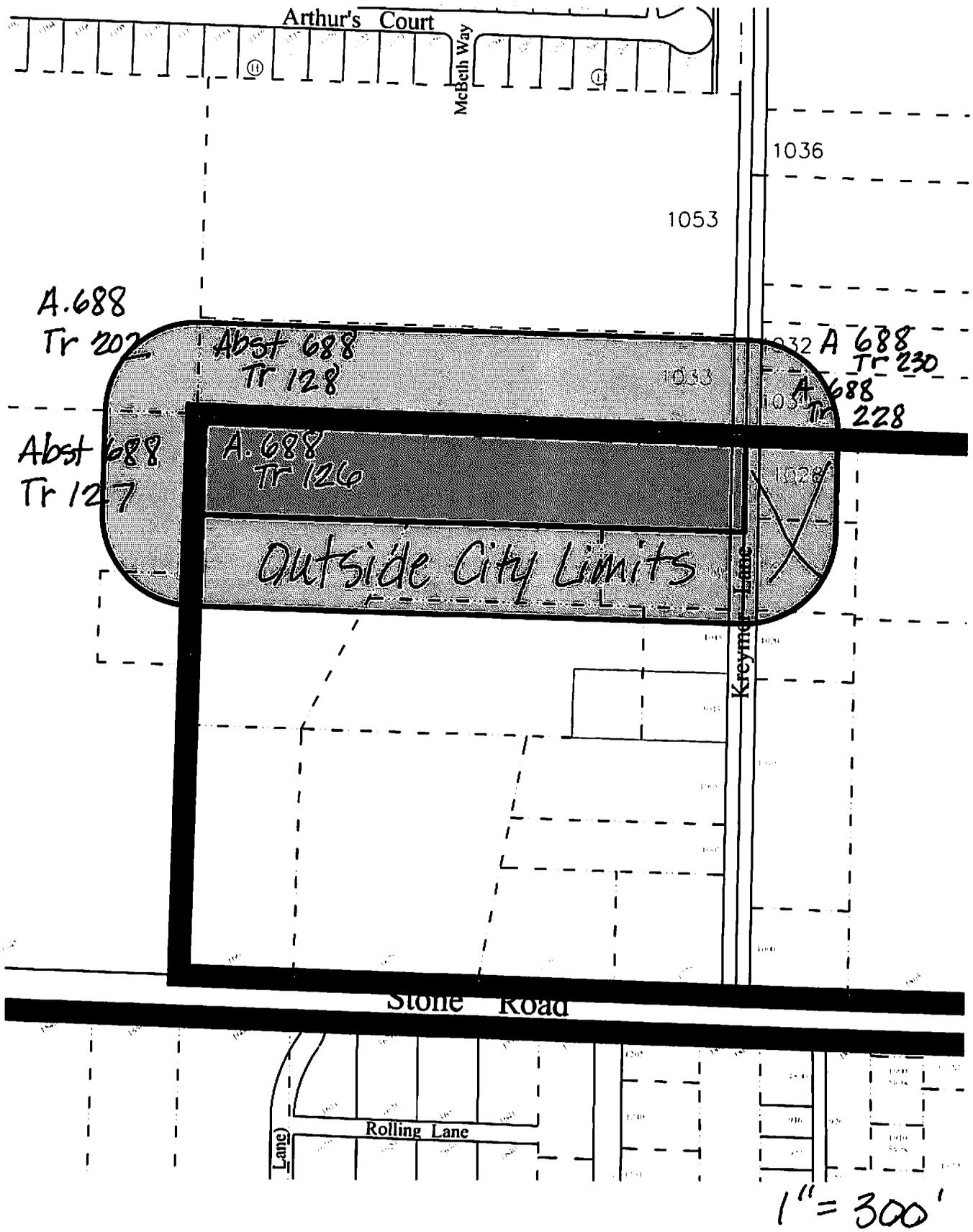
BEGINNING at a point for corner in the west line of Kreymer Lane and in the north line of a called 8.96 acre tract of land conveyed to Baby Abraham and Annamma Abraham by deed recorded in Document No. 20130830001232590 of the Deed Records of Collin County, Texas and marking the southeast corner of said 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.



**OWNER NOTIFICATION MAP
ZONING CASE #2016-13**

NOTIFICATION REPORT

APPLICANT: Jim Koch with Serene Global Group
1719 Analog Drive Richardson, Texas 75081

APPLICATION FILE #2016-13

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Jim Koch Serene Global Group	1719 Analog Drive Richardson, Texas 75081
2	Abst 688	Tract 126	R-6688-005-1260-1	Odie Hall Living Trust	6512 SH 78 Sachse, Texas 75048
3	Abst 688	Tract 127	R-6688-005-1270-1	William Talbert	1545 E. Stone Road Wylie, Texas 75098
4	Abst 688	Tract 128	R-6688-005-1280-1	Kikuchi Living Trust	1033 S. Kreymer Lane Wylie, Texas 75098
5	Abst 688	Tract 202	R-6688-005-2020-1	Bloomfield Homes	1050 E. SH 114 #210 Southlake, Texas 76092
6	Abst 688	Tract 228	R-6688-005-2280-1	Guy Cates	1030 S. Kreymer Lane Wylie, Texas 75098
7	Abst 688	Tract 230	R-6688-005-2300-1	Abby Sandoval	1032 S. Kreymer Lane Wylie, Texas 75098
8					
9					
10					
11					
12					
13					
14					
15					
16					



Wylie City Council

AGENDA REPORT

Meeting Date: December 13, 2016
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: December 7, 2016

Item Number: 2
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 8

Subject

Hold a Public Hearing and consider, and act upon, a change in zoning from Commercial Corridor (CC) and Light Industrial (LI) to Planned Development- Commercial Corridor (PD-CC), creating a single commercial lot on 4.904 acres, generally located at the southeast corner of FM 544 and Springwell Parkway. **ZC 2016-14**

Recommendation

Motion to approve a change in zoning from Commercial Corridor (CC) and Light Industrial (LI) to Planned Development- Commercial Corridor (PD-CC), creating a single commercial lot on 4.904 acres, generally located at the southeast corner of FM 544 and Springwell Parkway. **ZC 2016-14**

Discussion

Owner: Cross Development

Applicant: Kimley-Horn

The applicant is requesting a change in zoning to a Planned Development with Commercial Corridor being the underlying zoning district. The applicant has requested the change of zoning to a planned development as the developer encountered issues with compliance of the zoning ordinance due to the unique location of the lot having 3 street frontages. The proposal includes the development of a grocery store to be called Lidl that measures 35,962 square feet.

Variations between the PD and the Zoning Ordinance are the allowance for the building to be setback 10 feet away from Regency Drive, signage being allowed a maximum height of 10 feet and the architectural exterior material requirements having some variation to the requirements of the zoning ordinance as shown in Exhibit "D" of the Planned Development Regulations. The developer was able to get to 16% stone on the Front Façade of the elevations which is 4% short of the 20% requirement. The developer encountered limitations in allocating area for the stone due to the design of the building including a large percentage of curtain wall windows. Staff has reviewed the final elevations and believes that the exterior materials used complies with the intent of the zoning ordinances in regards to achieving visual variety.

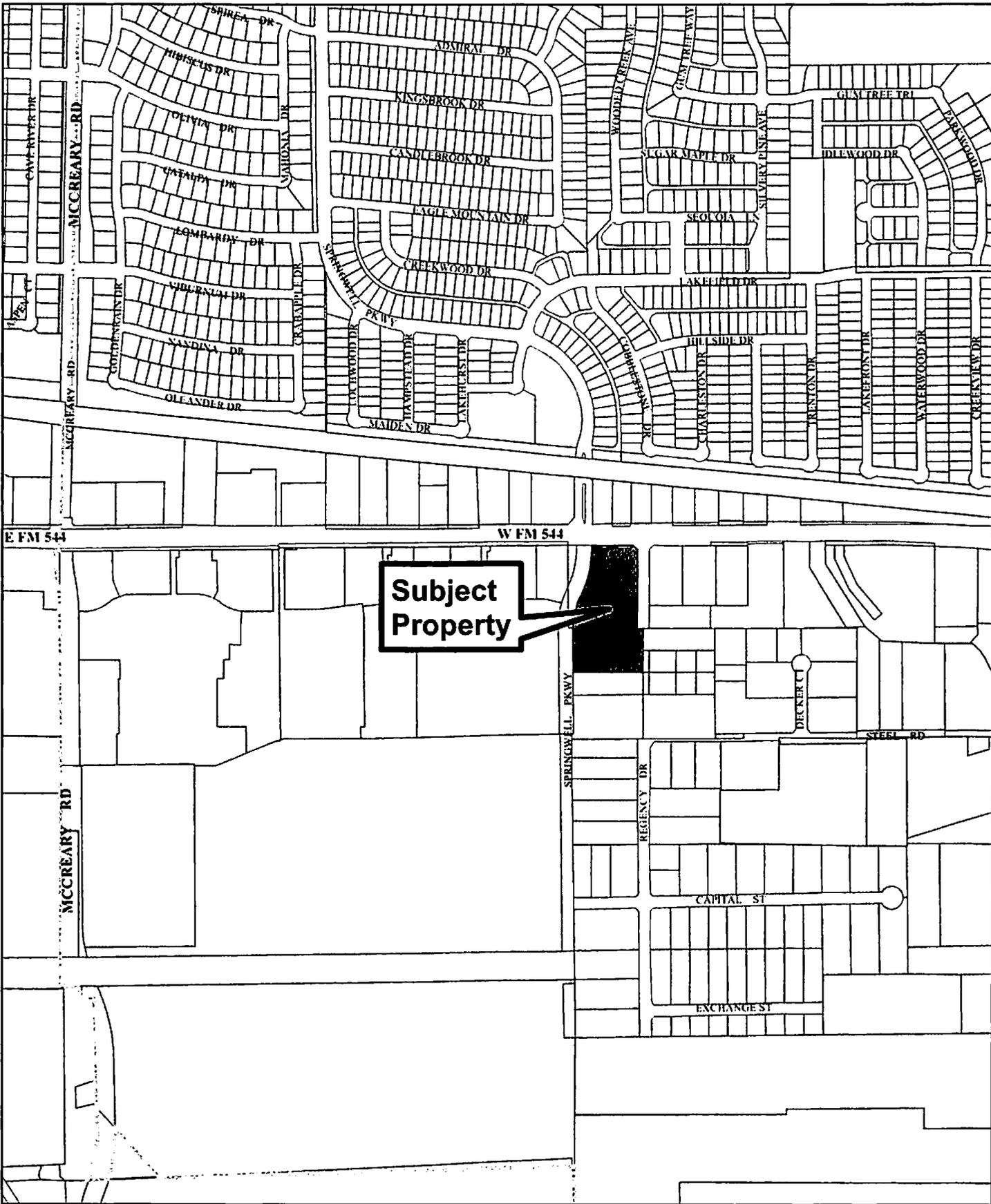
An additional difference from the zoning ordinance in the Planned Development is the allowance for parking lots that measure 18' by 10' with a 2' overhang. The minimum parking requirements will remain the same and the developer is in compliance by providing 185 parking spaces surpassing the minimum requirement of 120 parking spaces. The developer will also be placing a 4' wide meandering sidewalk along FM 544 and Springwell Parkway and complies with all of the landscaping requirements of the zoning ordinance.

The Planned Development is written in a manner that ensures that any variations to the zoning ordinance in the PD can only be allowed to the grocery store's development. Any future development that doesn't match the concept plan shown in the Planned Development will be required to adhere to the underlying Commercial Corridor base zoning.

Notification/Responses: Twenty Seven notifications were mailed to property owners within 200 feet of the proposal and one was returned in favor while none were returned in opposition of the request.

PLANNING & ZONING COMMISSION DISCUSSION:

The Commissioners voted 5-0 to recommend approval to the City Council.



LOCATION MAP

ZBA CASE #2016-14

EXHIBIT "A"

LEGAL DESCRIPTION

DESCRIPTION OF PROPERTY SURVEYED

BEING a tract of land situated in the in the William Sachse Survey, Abstract No. 835, City of Wylie, Collin County, Texas; and being all of Lot 1R-1, Block B of Jacob's Addition, an addition to the City of Wylie according to the plat recorded in Instrument No. 20140228000187910 of the Official Public Records of Collin County, Texas; and being all of a tract of land described in Warranty Deed with Vendors Lien to Aurthur P. Willis recorded in Volume 1849, Page 51 of the Deed Records of Collin County, Texas; and being all of a tract of land described in Special Warranty Deed to Alpay Living Trust of October 18, 1996 recorded in Instrument No. 20060208000171930 of said Official Public Records; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod with cap stamped "Peiser & Mankin" found for corner at the intersection of the south right-of-way line of Farm Market 544 (a 120 foot wide right-of-way) and the east right-of-way line of Springwell Parkway (an 80 foot wide right-of-way);

THENCE with said south right-of-way line of FM 544, North 89°38'06" East, a distance of 230.15 feet to a 1/2-inch iron rod with cap stamped "Peiser & Mankin" found for corner at the north corner of a right-of-way corner clip found at the intersection of said south right-of-way line of FM 544 and the west right-of-way line of Regency Drive (a 60 foot wide right-of-way);

THENCE with said right-of-way corner clip, South 44°19'08" East, a distance of 21.10 feet to a 1/2-inch iron rod found for corner at the south corner of said right-of-way corner clip;

THENCE with said west right-of-way line of Regency Drive, South 0°28'37" East, a distance of 419.72 feet to a 1/2-inch iron rod with cap stamped "Peiser & Mankin" found for corner in the north line of said Willis tract;

THENCE with said north line of the Willis tract, North 89°40'00" East, a distance of 30.03 feet to an "X" cut in concrete set for corner at the northeast corner of said Willis tract;

THENCE with the east line of said Willis tract, South 0°28'01" East, a distance of 230.29 feet to an "X" cut in concrete set for corner at the southeast corner of said Willis tract; from which an "X" cut in concrete found has a chord bearing and distance of South 88°38'24" East, 30.00 feet; from said point an 1/2" iron rod found has a chord bearing and distance of North 89°30'49" East, 30.00 feet;

THENCE with the south line of said Willis tract, South 89°30'49" West, a distance of 377.63 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for corner in said east right-of-way line of Springwell Parkway;

THENCE with said east right-of-way line of Springwell Parkway, the following courses and distances:

North 0°25'34" West, a distance of 231.30 feet to a 1/2-inch iron rod with cap stamped "Peiser & Mankin" found for corner;

North 0°25'34" West, a distance of 0.20 feet to a 5/8" iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right having a central angle of 27°26'10", a radius of 368.84 feet, a chord bearing and distance of North 13°17'31" East, 174.94 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 176.62 feet to a 1/2-inch iron rod found at the beginning of a reverse curve to the left having a central angle of 27°16'46", a radius of 540.00 feet, a chord bearing and distance of North 13°22'12" East, 254.68 feet;

In a northeasterly direction, with said curve to the left, an arc distance of 257.10 feet to a 1/2-inch iron rod found for corner;

North 0°12'34" West, a distance of 17.13 feet to the **POINT OF BEGINNING** and containing 4.903 acres or 213,596 square feet of land.

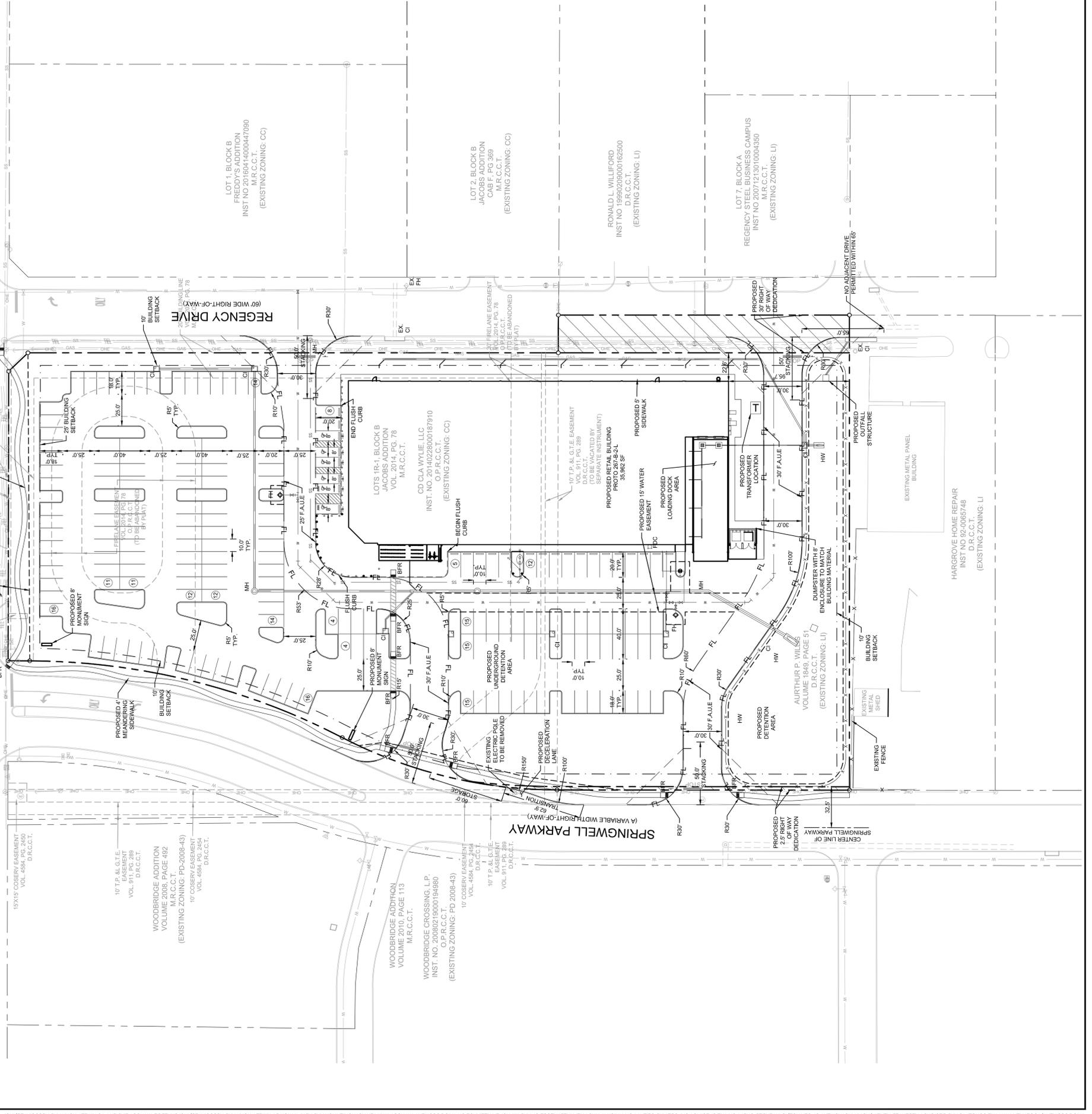
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983

Exhibit “B”

Planned Development District Development Standards

The Property shall be developed and used only in accordance with the following Development Regulations:

- A. **Base Zoning District:** The Property shall be developed and used only in accordance with “CC” Commercial Corridor Zoning District regulations except as otherwise provided herein.
- B. **Concept Plan:** The Property shall be developed and used only in accordance with the Concept Plan attached hereto as Exhibit “C”, and which is hereby approved.
- C. **Permitted Uses.** The Property may be developed and used for any purpose allowed in the CC Commercial Corridor Zoning District.
- D. **Off-Street Parking and Loading.**
 - (1) 18 foot x 10 foot parking spaces with a 2 foot minimum overhang shall be permitted along the perimeter of the site as shown in the Concept Plan.
 - (2) Loading and service areas shall be provided as generally shown on the Concept Plan.
 - (3) The maximum parking for this site shall be limited to 190 parking spaces.
- E. **Signage:** Wall signs shall have a maximum height of 10 feet. Signage shall be provided as generally shown in Exhibit “E” and “F”, and which are hereby approved.
- F. **Screening:** Screening shall be provided as generally shown in the attached Building Elevations attached hereto as Exhibit “D”, and which is hereby approved.
- F. **Building Materials:** Building materials shall be provided as generally shown in the attached Building Elevations attached hereto as Exhibit “D”, and which is hereby approved.
- F. **Building Articulation:** Additional landscaping along Regency Drive, in accordance with the City’s Landscape Code, shall be provided to satisfy the City’s building articulation requirement along the façade facing Regency Drive.
- G. **Site Desirable Requirements:** Due to site shape and restrictions the Property shall only be required to meet 2 of the 8 Site Desirable Requirements.



VICINITY MAP

NT.S

HOOPER

STEEL

CAPITAL

EXCHANGE

STATE

154

2.0

HOOPER CITY LIMIT

HOOPER CITY LIMIT

SITE

GRAPHIC SCALE IN FEET

0 20 40 80

NORTH

REVISIONS

No.	DATE	BY

SITE DATA TABLE

EXISTING ZONING	CC-AND LI
PROPOSED ZONING	PD
PROPOSED USE	CC-COMMERCIAL
LOT AREA SF AND AC	213,575 SF/4.803 AC
ROW DEDICATION	7,654 SF/0.176 AC
NET SITE AREA SF AND AC	205,921 SF/4.727 AC
BUILDING AREA	35,962 SF
(GROSS SQUARE FOOTAGE)	35'-0" (1-STORY)
BUILDING HEIGHT (FEET AND NUMBER OF STORIES)	17.00%
LOT COVERAGE	0.17
FLOOR AREA RATIO	COMMERCIAL
TOTAL PARKING REQUIRED (WITH RATIO)	(1 SPACE PER 300 SF)
	120
MINIMUM PARKING (125% OF REQUIRED PARKING)	150
TOTAL PARKING PROVIDED	185
TOTAL HANDICAP REQUIRED	6
TOTAL HANDICAP PROVIDED*	6

*HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

DESIRABLE SITE DESIGN REQUIREMENTS

- FRONT FACADE FACING STREET
- DIRECT CONNECTION BETWEEN BUILDINGS AND STREET.

LEGEND

- PROPOSED STANDARD DUTY CONCRETE
- PROPOSED CONCRETE FIRE LANE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED 4 CONCRETE SIDEWALK
- PROPOSED ARCHITECTURAL PAVEMENT
- PROPOSED RIGHT OF WAY DEDICATION
- PROPOSED UNDERGROUND DETENTION AREA

KEY

- CI CURB INLET
- AREA DRAIN
- HW FIRE DEPARTMENT CONNECTION
- FDC FIRE DEPARTMENT CONNECTION
- FA.U.E. FIRE, ACCESS, AND UTILITY EASEMENT
- BS TYPICAL
- BFR BARRIER FREE RAMP
- MP MANHOLE
- MH MANHOLE
- FA.U.E. FIRE, ACCESS, AND UTILITY EASEMENT

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- ALL RADI ARE 2' UNLESS NOTED OTHERWISE.
- ALL FIRELANE RADI ARE A MINIMUM OF 25'.
- ALL FIRELANE RADI ARE A MINIMUM OF 25'.
- HANDICAP MARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS FOR ALL LOTS.
- FIRE LANES SHALL BE PROVIDED IN ACCORDANCE WITH WYLE REQUIREMENTS.
- THE SITE IS LOCATED WITHIN FEMA MAP NUMBER 4886040151. NO FLOODPLAIN EXISTS ON THIS SITE.
- FIRE HYDRANTS SHALL BE PROVIDED IN ACCORDANCE WITH WYLE REQUIREMENTS.
- SIDEWALKS AND BFR SHALL BE PROVIDED WITH FINAL DESIGN.
- ALL UTILITIES SHALL BE SHOWN WITH FINAL DESIGN.
- NATURAL AND HYDROLOGICAL FEATURES INCLUDING WETLANDS ARE NOT PRESENT ON SITE.
- THERE ARE EXISTING TREES ON SITE TO BE REMOVED. THE TREES ARE NOT PROTECTED.
- NO SPURVEANCES BETWEEN THE HEIGHT OF 2.0' AND 9' MAY BE LOCATED WITHIN SIGHT VISIBILITY TRIANGLES.

GRO CER

SEC OF FM 544 AND SPRINGWELL PARKWAY

CITY OF WYLE, TX

PROJECT No. 064500117

DATE: 11/30/2016

SCALE: AS SHOWN

DESIGNED BY: STM

DRAWN BY: P.H

CHECKED BY: K.S

12750 MERT DRIVE, SUITE 1000, DALLAS, TEXAS
PHONE: 972-770-1300 FAX: 972-293-9820

Kimley»Horn

Engineer: SARAH WILLIAMSON
P.E. No. 00882 - Issued 11/29/2016

FOR REVIEW ONLY
Not for construction or permit purposes.

SITE PLAN

GRO CER AT SPRINGWELL PARKWAY AND FM 544

Being 4.903 Acres Out Of The William Sachse SURVEY, Abstract No. 835 City of Wyle, Collin County, Texas Submitted October 21, 2016

Owners:
CD CLA WYLE, LLC
12750 MERT DRIVE, SUITE 1000
DALLAS, TX 75283
SARAH WILLIAMSON, P.E.
2115 GILBERT STREET
DALLAS, TX 75241

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
12750 MERT DRIVE, SUITE 1000
DALLAS, TX 75283
SARAH WILLIAMSON, P.E.
2115 GILBERT STREET
DALLAS, TX 75241

Architect:
Other Architects
5310 HARVEST HILL ROAD, SUITE 136
DALLAS, TX 75244
Contact: Anador Saucedo
Phone: 972.788.1010

SHEET NUMBER
SP-1

LANDSCAPE
ENLARGEMENT

RETAIL
SEC OF FM 544 AND SPRINGWELL PARKWAY
CITY OF WYLE, TX
(P001035)

PROJECT No. 06450117
DATE: 10/21/2016
SCALE: AS SHOWN
DESIGNED BY: LRH
DRAWN BY: LMC
CHECKED BY: LMC

Kimley»Horn
12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-2928

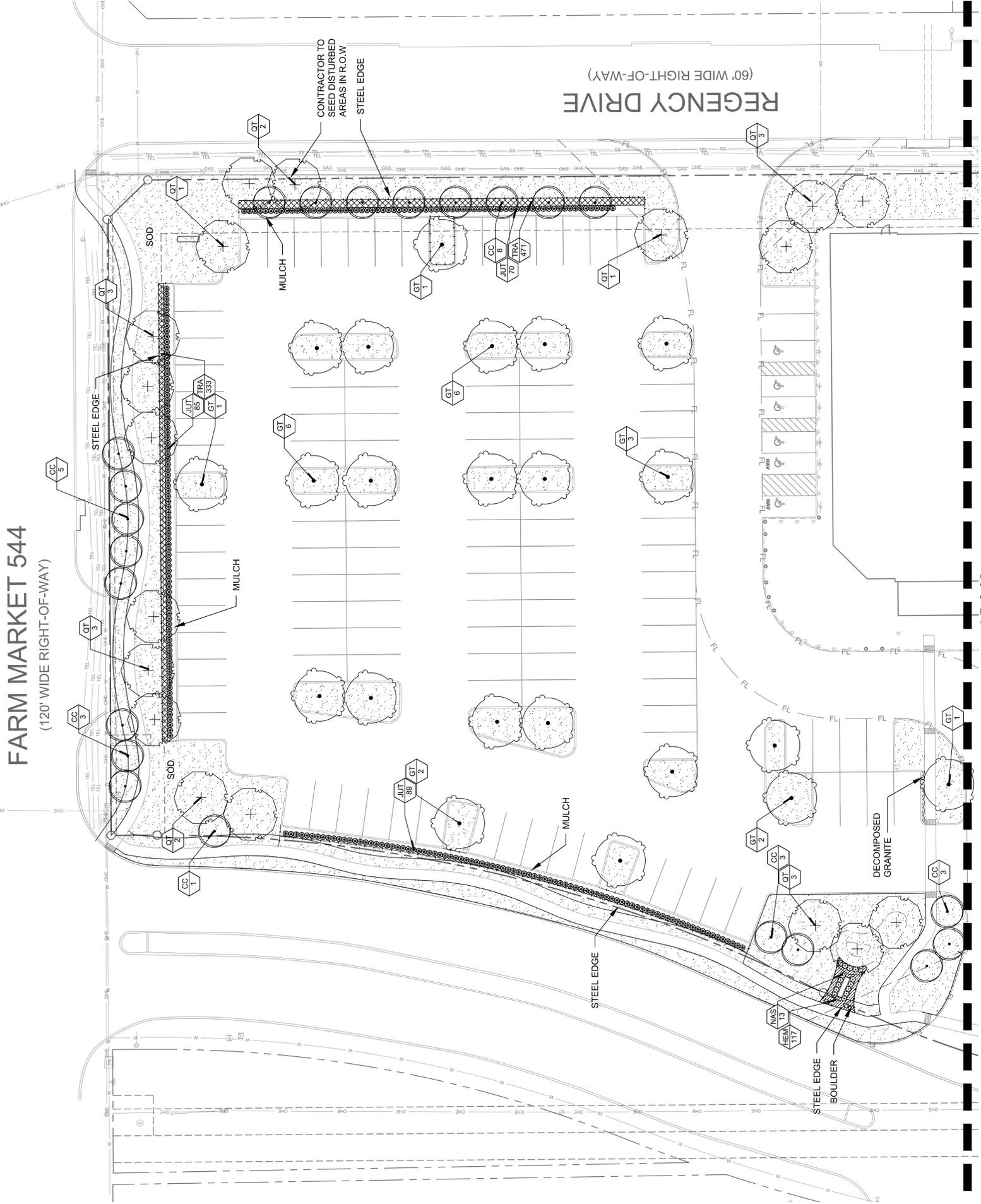
10/21/2016
Not for construction purposes.
LEGAL COUNSEL
P.L.L.C.
KIMLEY-HORN AND ASSOCIATES, INC.

No.	REVISIONS	DATE	BY

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	GT	30	Gleditsia triacanthos / Honey Locust	3" cal, 14" H x 6" spr	Thornless, Full, Straight, Single Leaf
	OT	35	Quercus laevis / Texas Red Oak	3" cal, 14" H x 6" spr	Full, Straight, Single Leader
	CC	27	Cercis canadensis / Eastern Redbud	2.5" dbh, 8' H, 3" spr	Full, Straight, Single Trunk
	JUT	323	Juniperus horizontalis / Blue Juniper	36" H, 24" spr, 30" oc	Full, 3" min. ht
	NAS	38	Nassella tenuissima / Texas Needle Grass	24" H, 18" spr, 24" oc	Full
	HEM	236	Hemerocallis x 'Alicia Gold' / Dwarf Evergreen Day Lily	12" oc	Full
	TRA	1,140	Trentholopappum aestivum 'Aesthetic' / Aesthetic Jasmine	12" oc	Full
	TRA	1,140	Trentholopappum aestivum 'Aesthetic' / Aesthetic Jasmine	12" oc	Full
	SOD	TBD	Cynodon Dactylon / Bermuda Sod		Sold sod, with high sand rolled joints, 100% weed and disease free
	DG	TBD	Decomposed Granite	4" depth	
	MULCH	TBD	Shredded Hardwood Mulch	3" depth, all trees in sod to receive 4" dia. mulch ring	
	BOULDER	7			Size varies, 2-3' H x 3-4' L x 1-3' W, see detail G for installation

NOTE: ALL PLANT MATERIAL INCLUDING STREET TREES AND UNDERSTORY TREES ARE TO BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE AND AS AN INSTRUMENT OF SERVICE. IN THE EVENT OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.
NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD. NOT ALL PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD. ALL SPECIFICATIONS PROVIDED.



LANDSCAPE
ENLARGEMENT

RETAIL
CITY OF WYLE, TX
(P001035)
SEC OF FM 544 AND SPRINGWELL PARKWAY

PROJECT No. 06450117
DATE: 10/21/2016
SCALE: AS SHOWN
DESIGNED BY: LRH
DRAWN BY: LRM
CHECKED BY: LMC



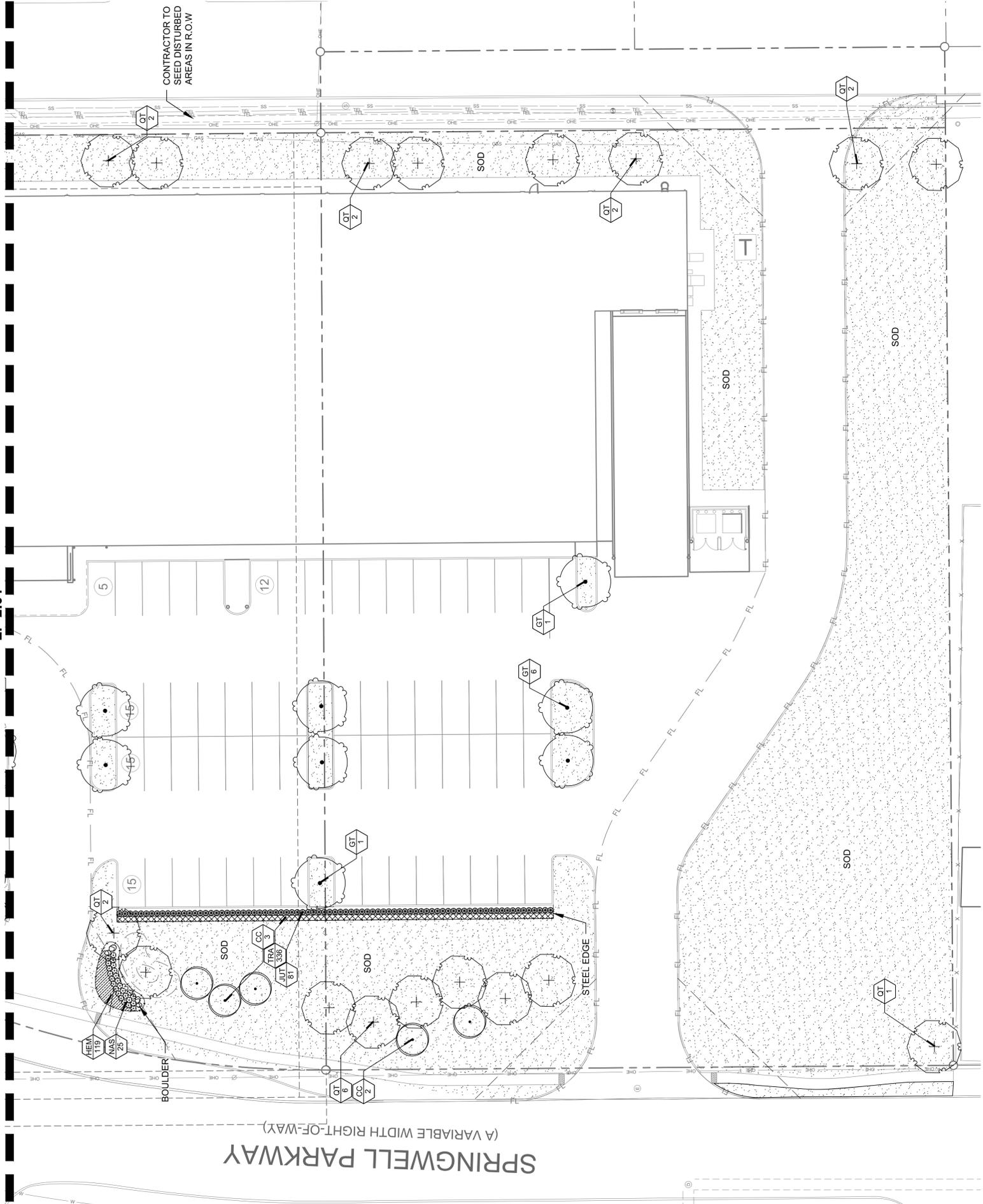
12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS
PHONE: 972-770-1300 FAX: 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM # 9-282

NO.	REVISIONS	DATE	BY

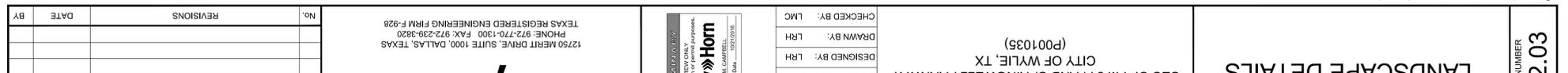
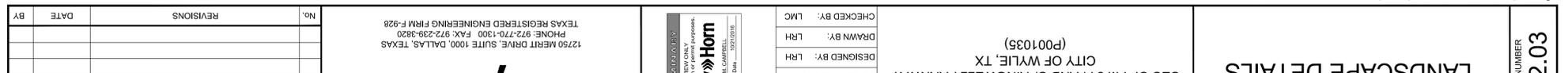
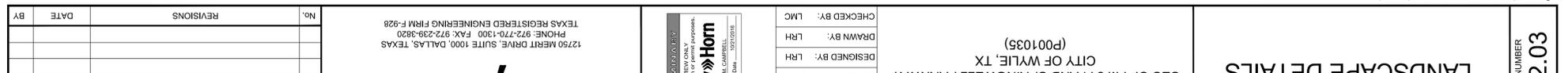
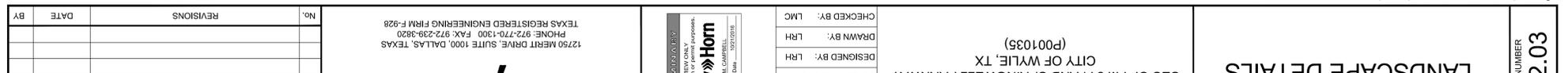
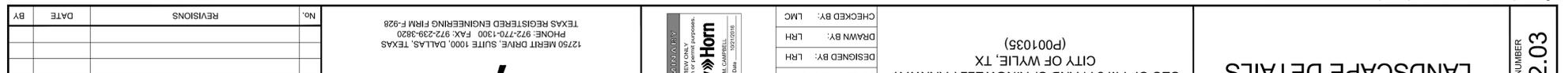
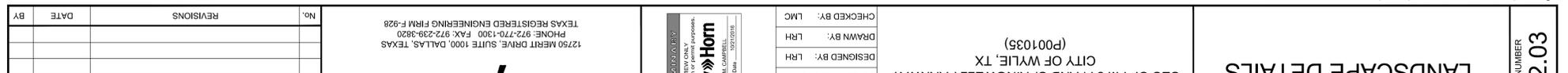
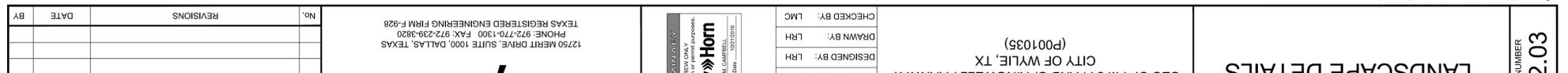
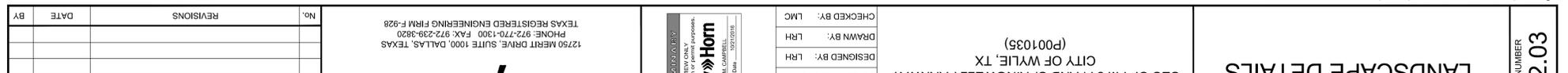
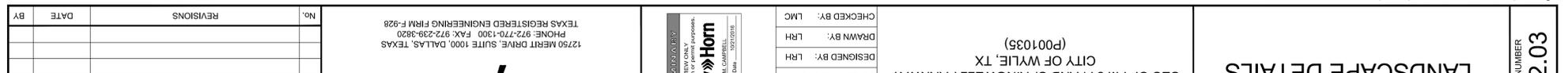
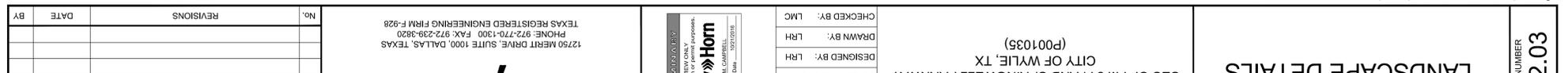
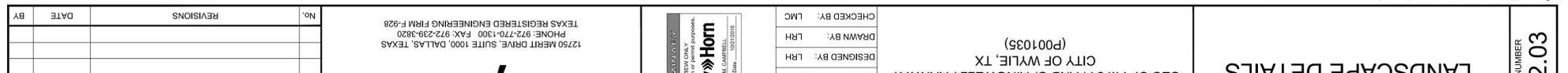
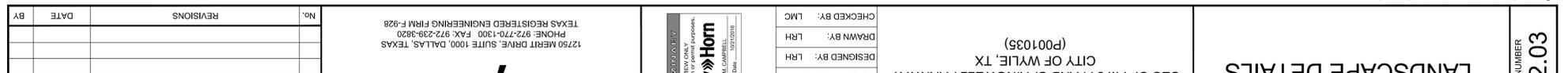
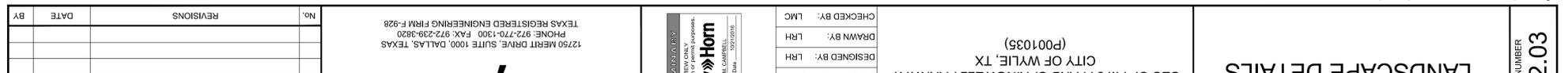
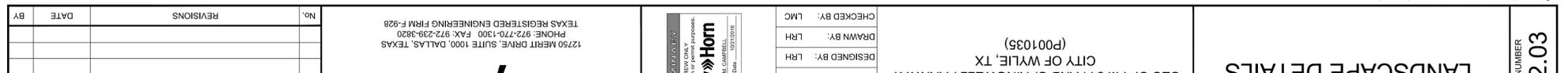
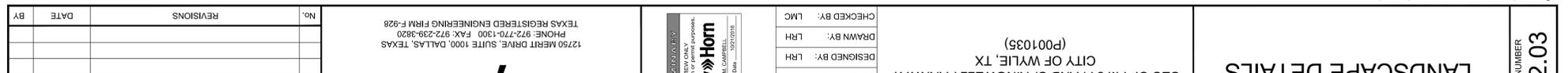
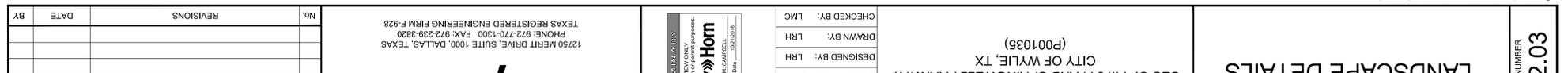
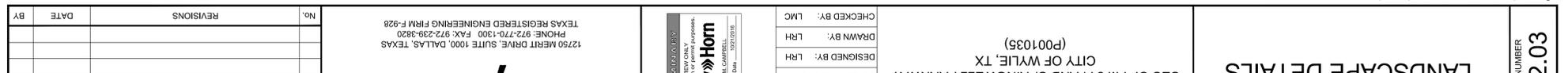
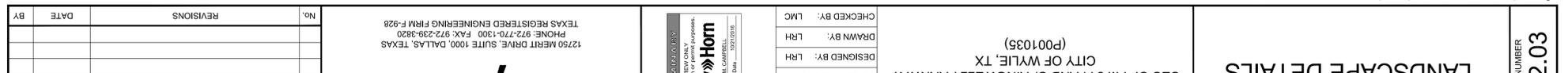
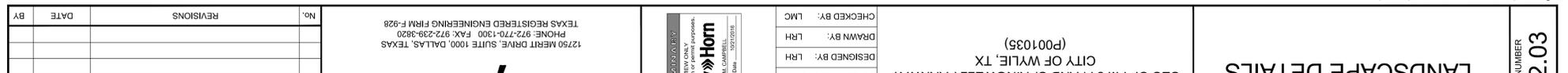
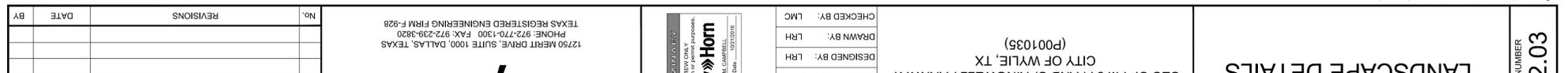
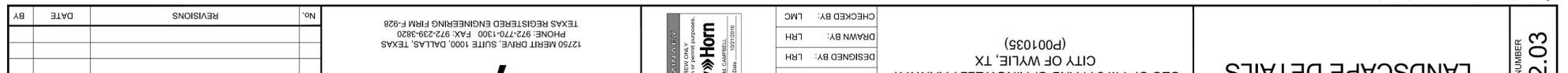
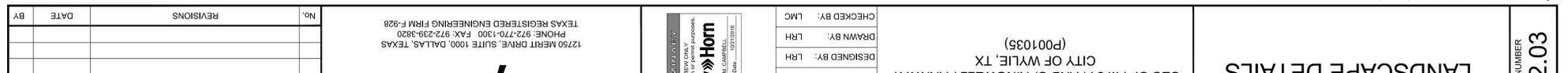
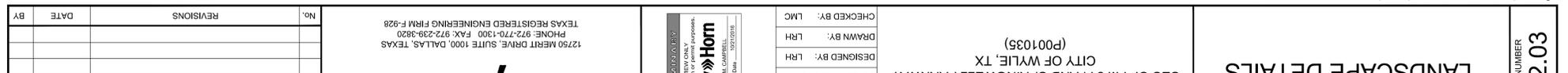
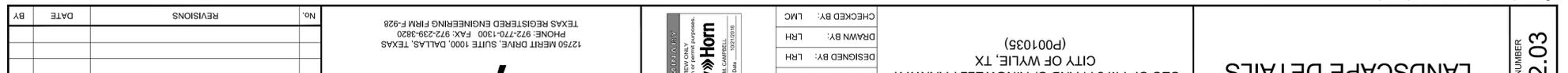
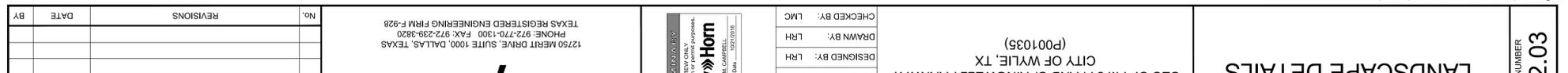
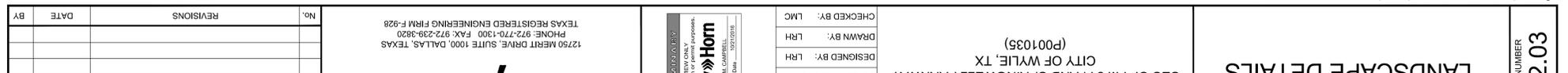
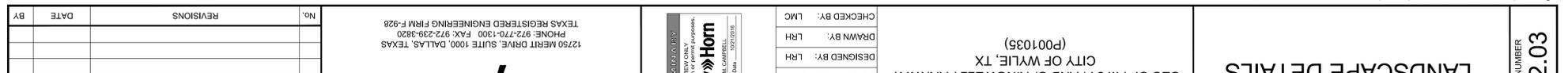
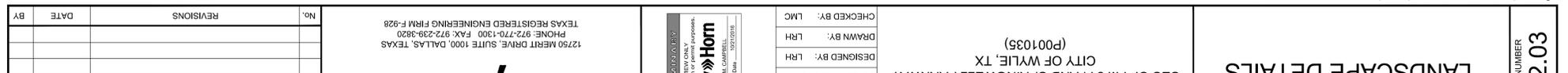
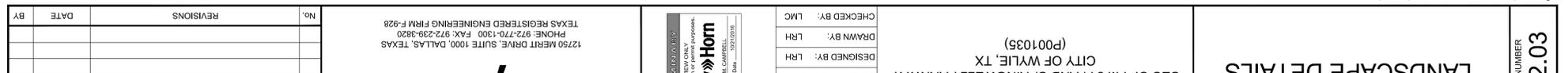
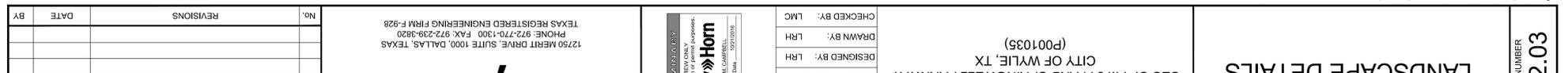
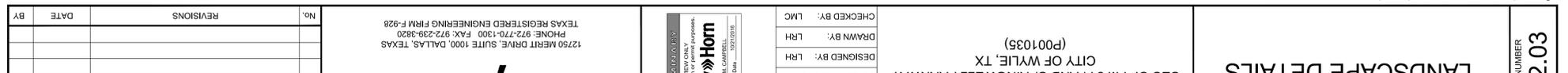
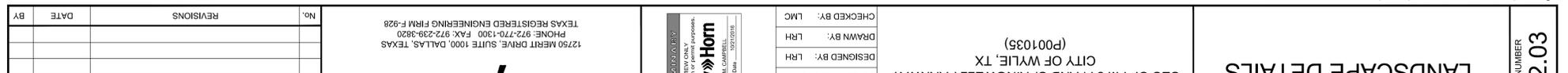
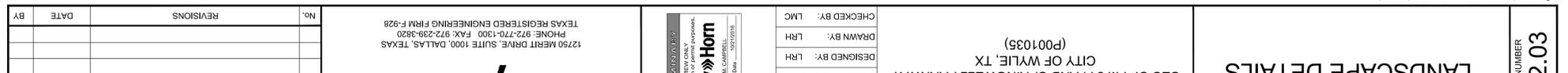
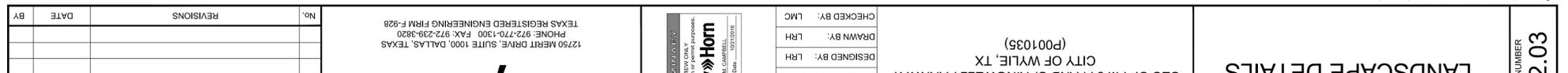
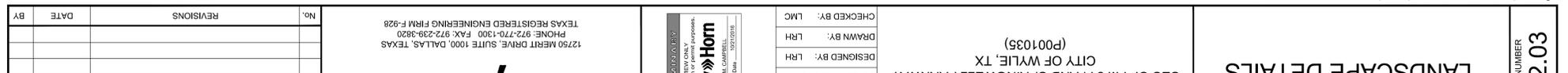
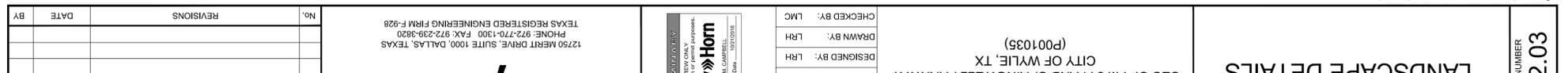
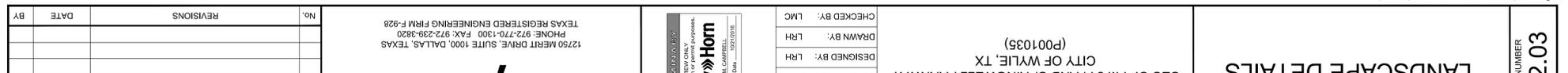
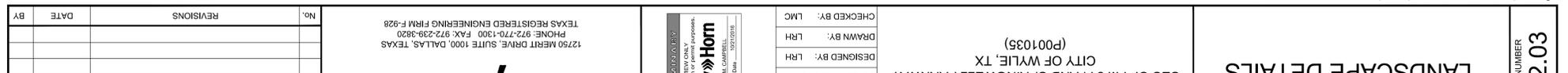
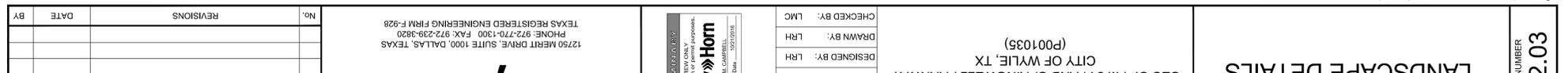
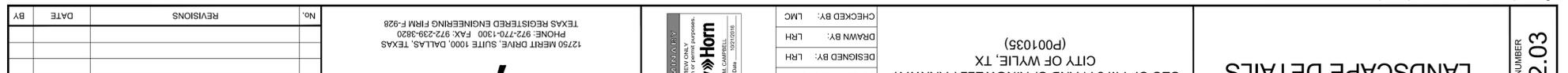
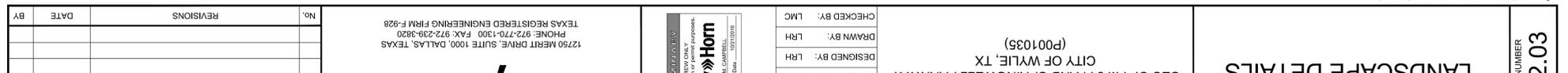
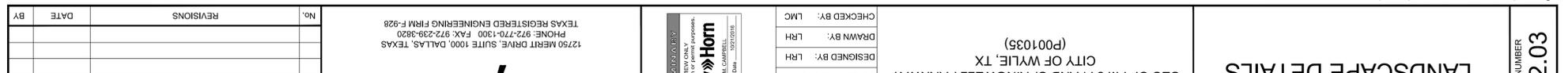
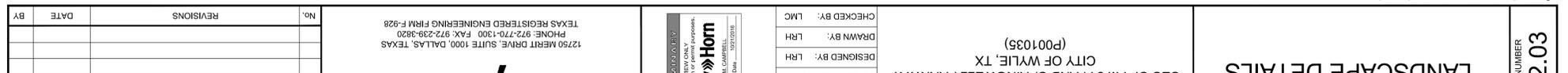
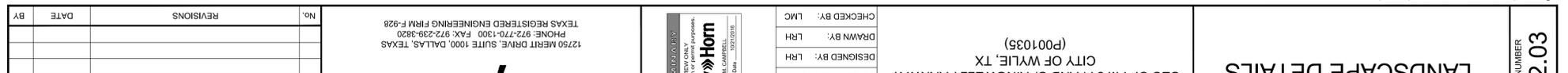
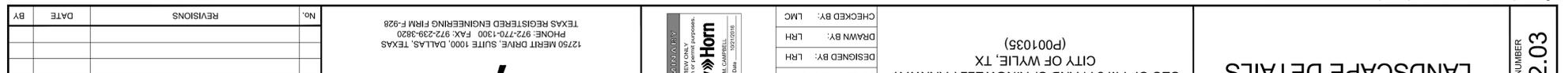
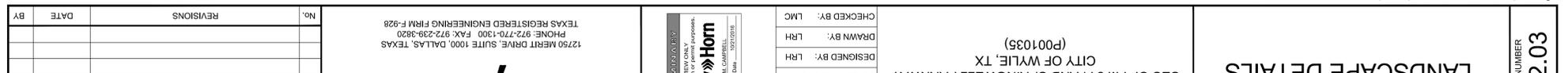
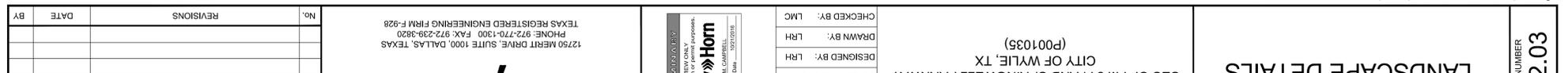
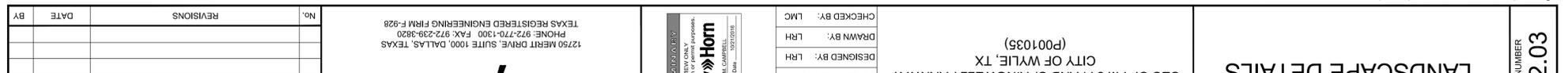
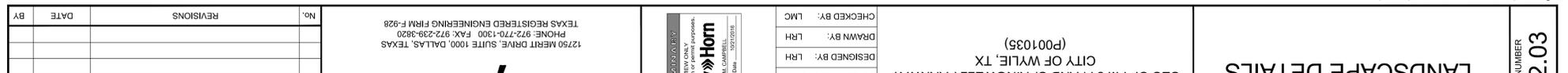
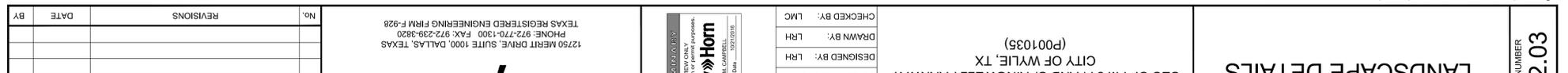
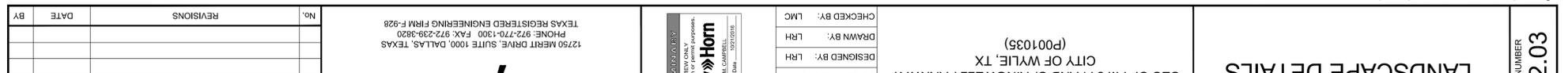
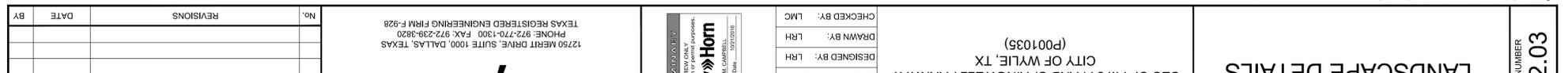
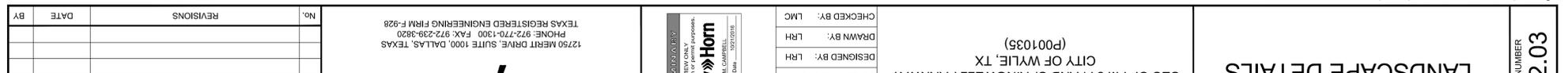
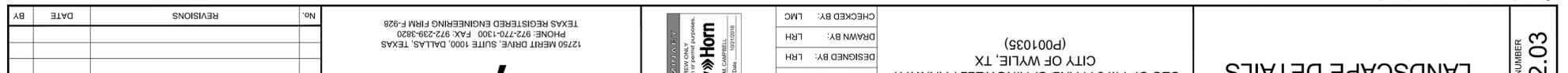
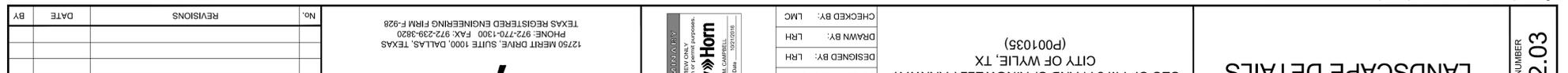
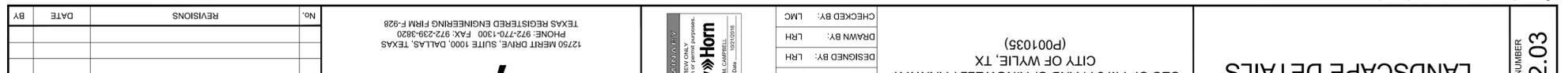
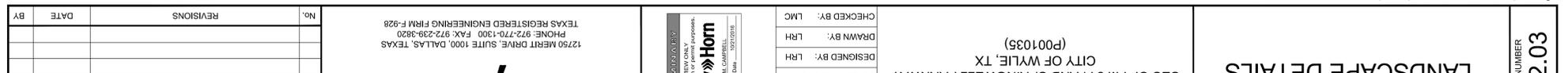
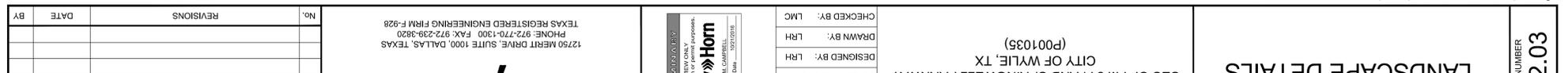
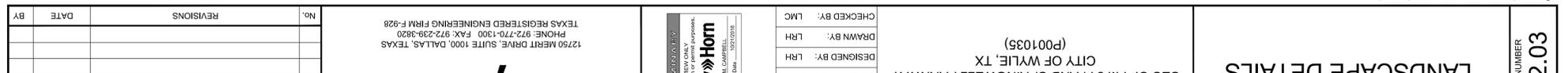
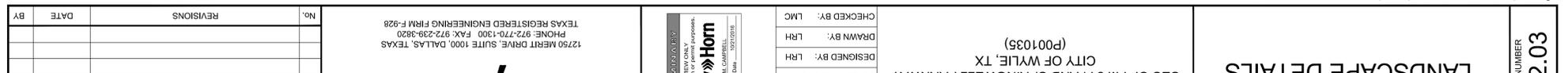
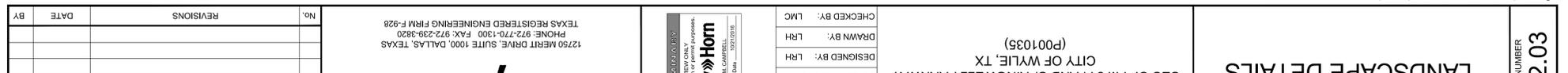
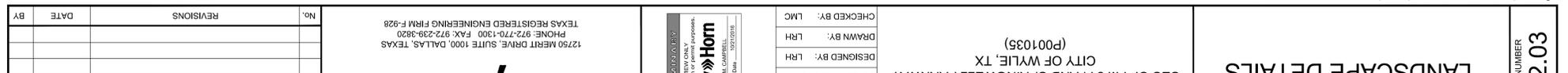
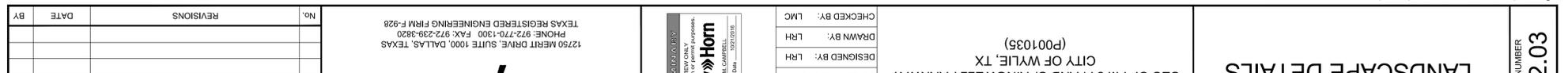
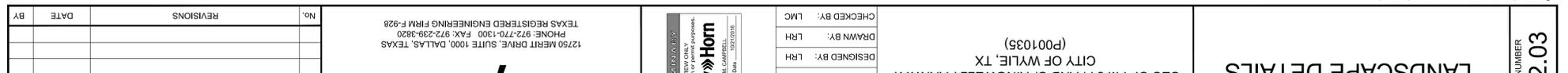
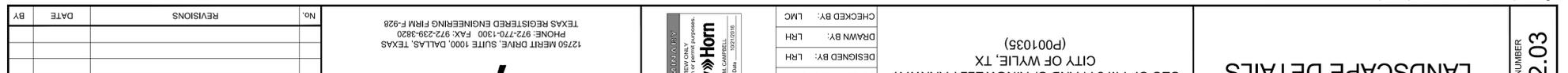
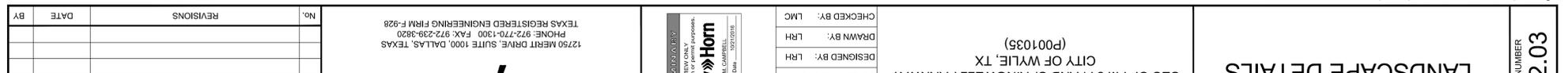
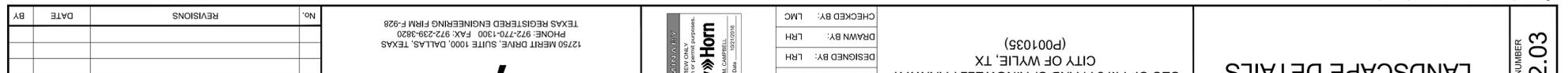
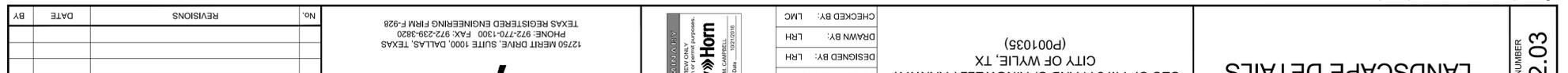
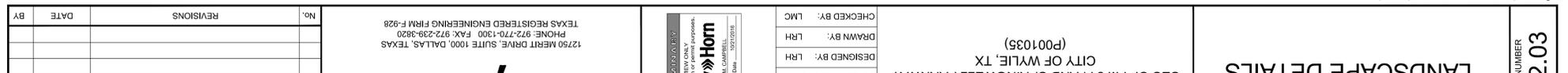
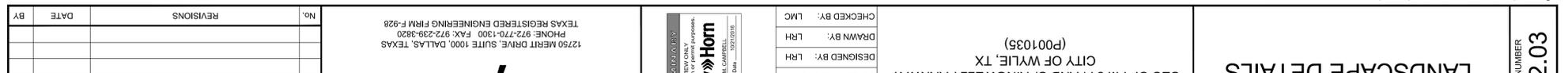
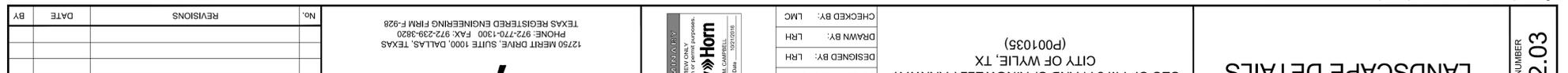
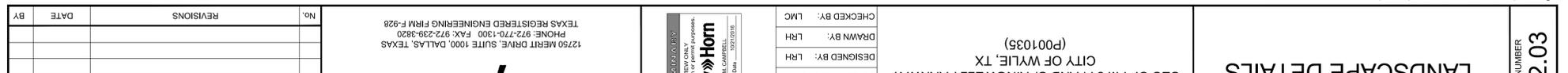
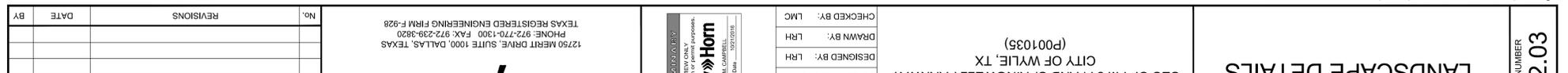
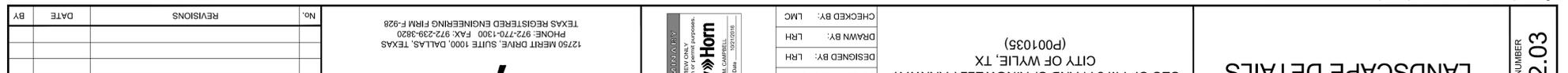
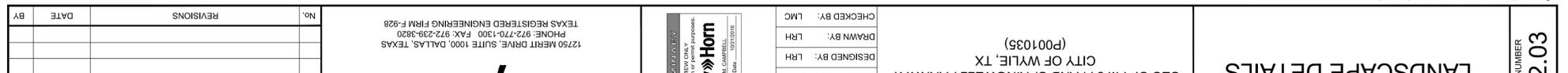
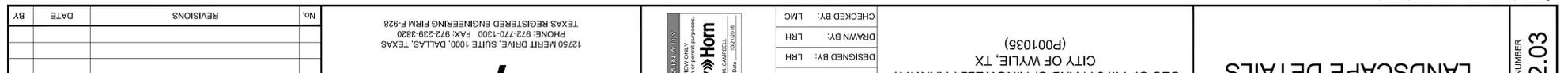
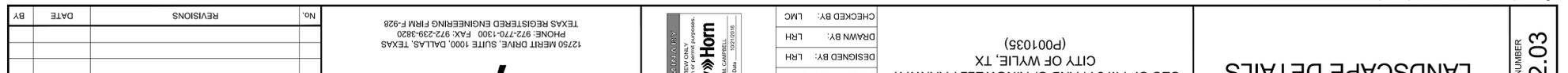
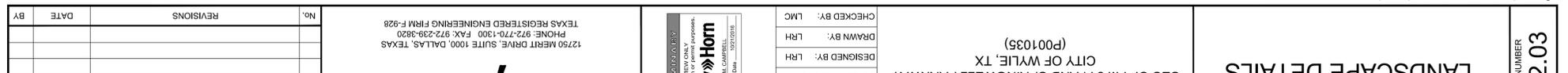
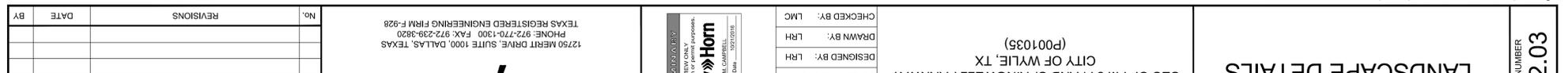
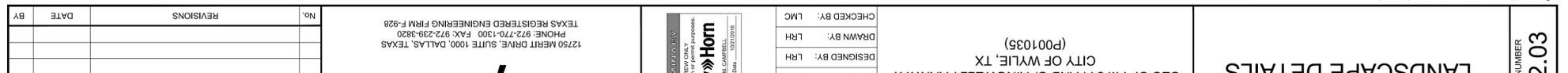
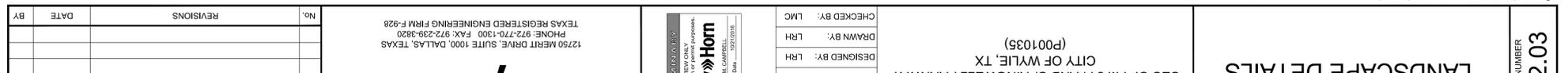
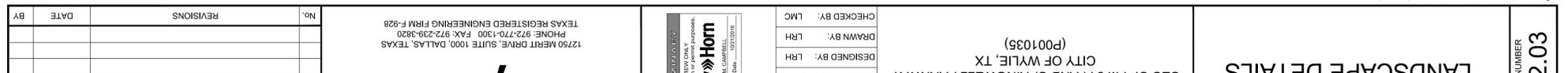
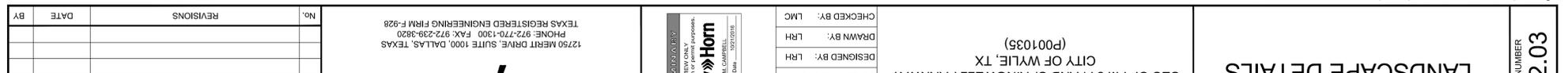
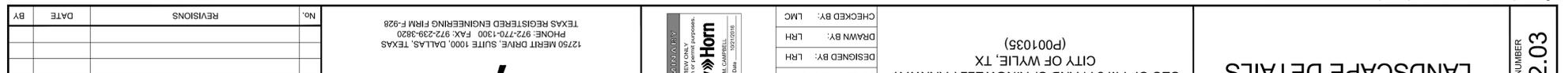
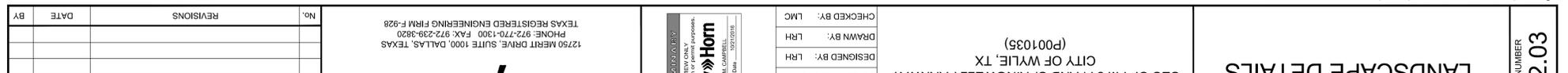
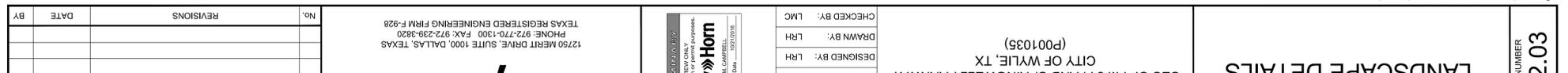
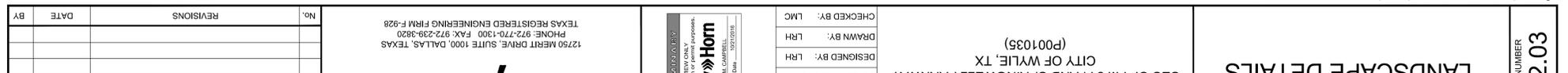
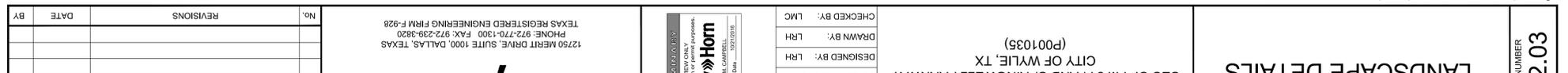
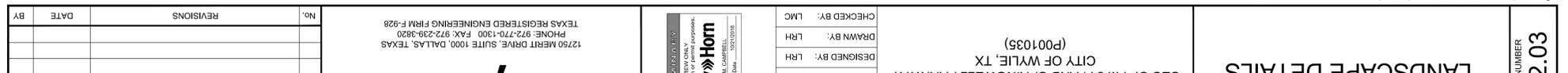
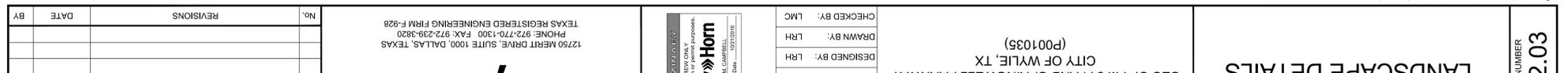
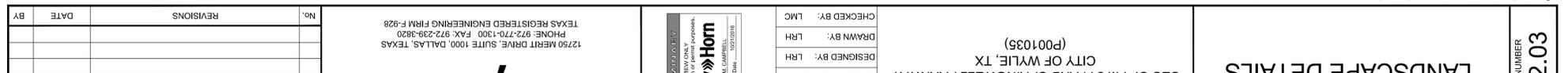
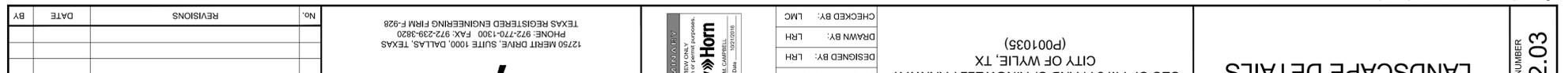
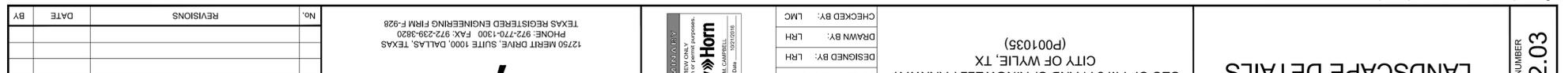
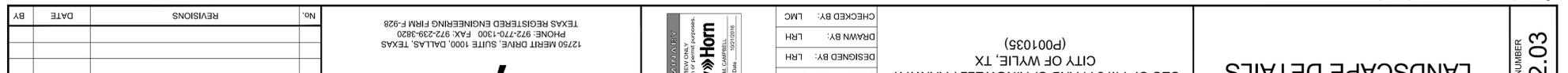
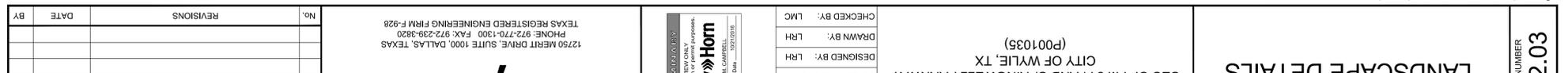
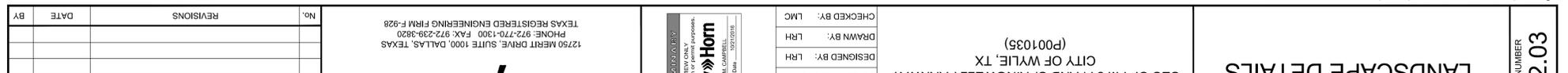
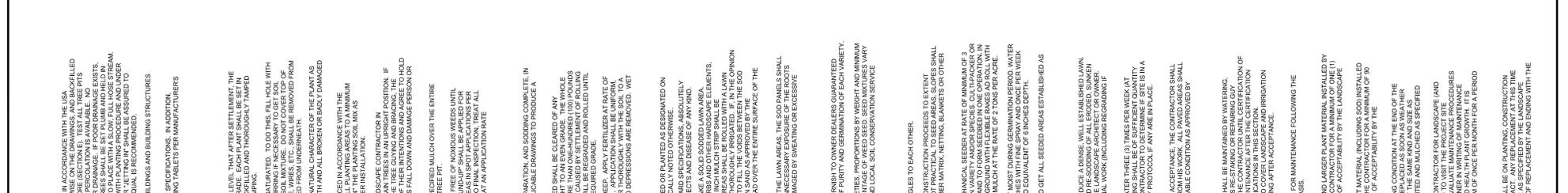
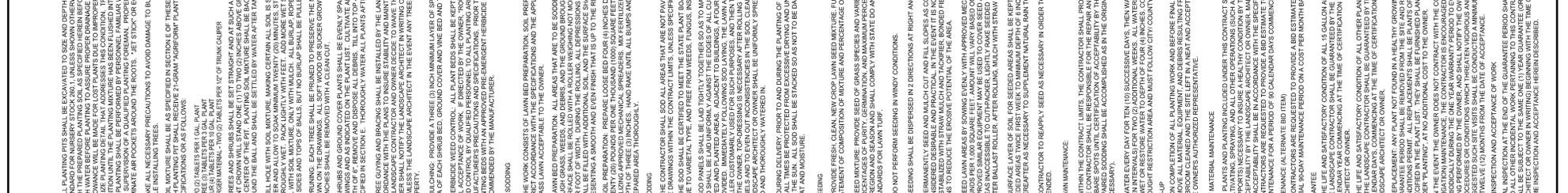
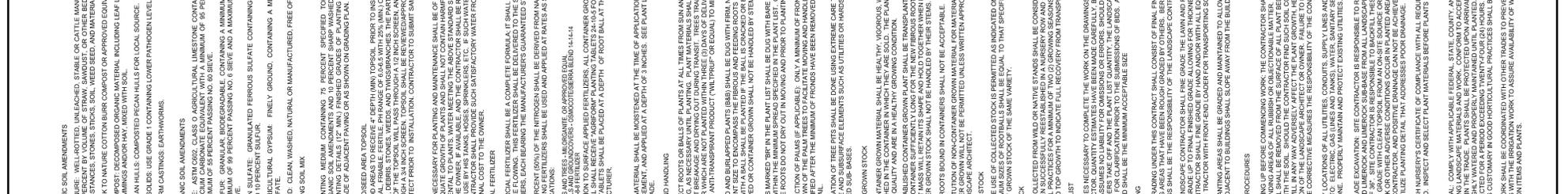
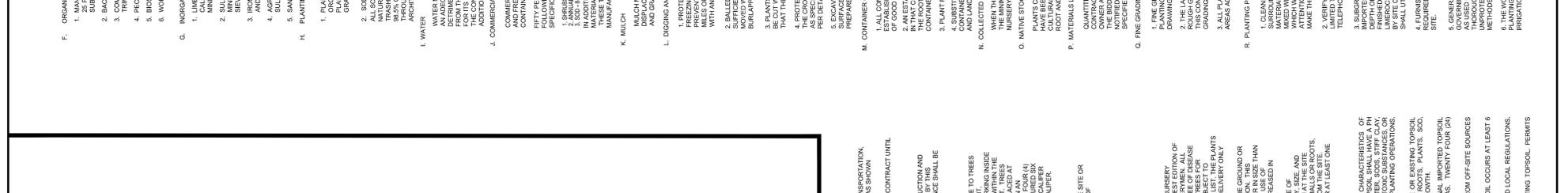
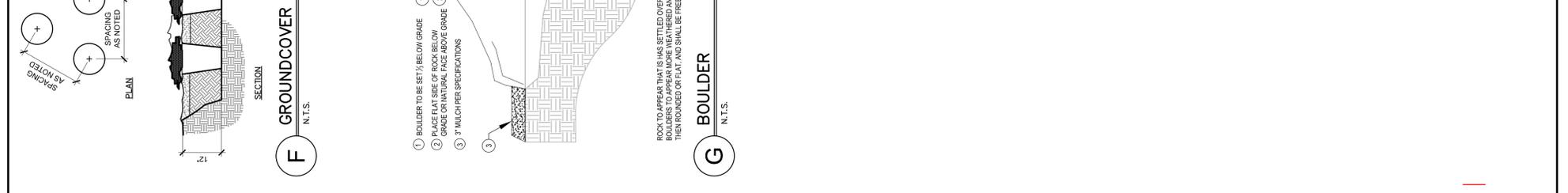
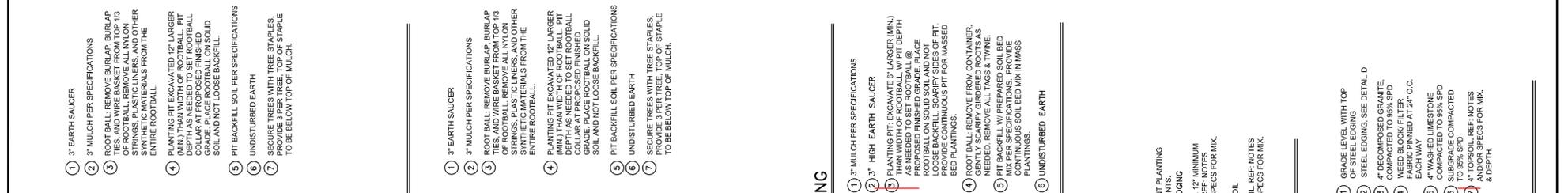
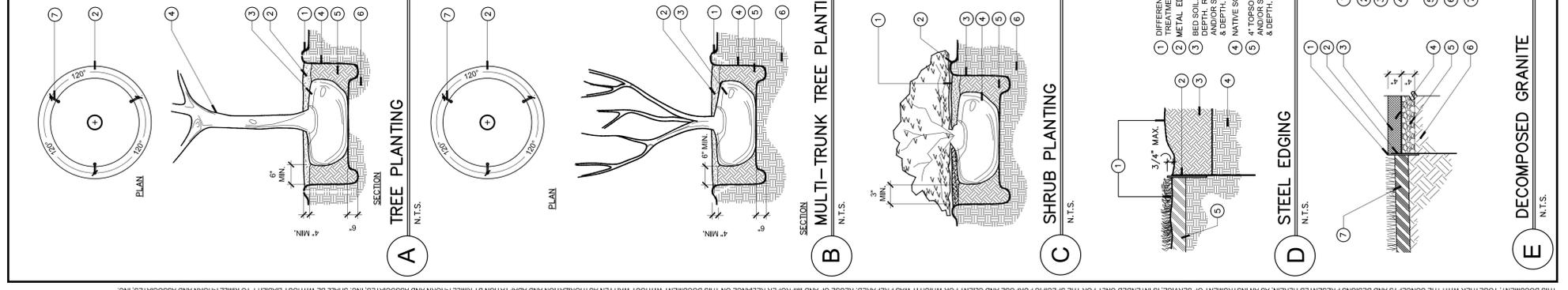
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
GT	30	Clethra trinacomb / Honey Locust	3" cal. 14' h x 6" spr	Thornless, Full, Straight, Single Leader
QT	35	Quercus texana / Texas Red Oak	3" cal. 14' h x 6" spr	Full, Straight, Single Leader
CC	27	Cercis canadensis / Eastern Redbud	2.5" x 8' h x 3" spr	Full, Straight, Single Trunk
JUT	325	Juniperus tamariscifolia / Tam Juniper	36" h, 24" spr, 30" oc	Full, 3 min. ht
NAS	38	Nassella tenuissima / Texas Needle Grass	24" h, 18" spr, 24" oc	Full
HEM	236	Hemerocallis x 'Actes Gold' / Dwarf Evergreen Day Lily	12" oc	12" oc, Full
TRA	1,140	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	12" oc	12" oc, Full
SOD	TBD	Cynodon Dactylon / Bermuda Sod	Solid sod, with tight sand rolled joints, 100% weed and disease free	
DG	TBD	Decomposed Granite	4" depth	
MULCH	TBD	Shredded Hardwood Mulch	3" depth, all trees in sod to receive 4" dia. mulch ring	
BOULDER	7		Size varies, 2.3' H x 3.4' L x 1.3' W - see detail G for installation	

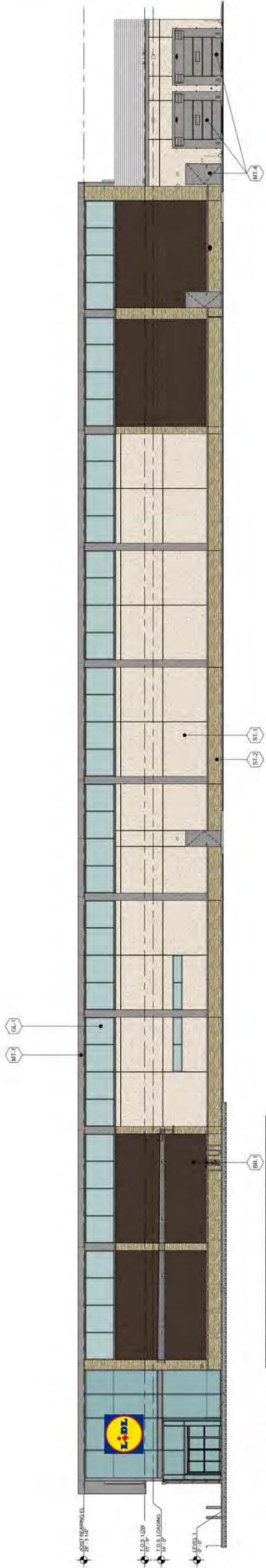
NOTE: ALL PLANT MATERIAL INCLUDING STREET TREES AND UNDERSTORY TREES SHALL BE WATERED WITH AN AUTOMATIC IRRIGATION SYSTEM.
NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.
NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD. NOT ALL DIMENSIONS AND PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.



LP 2.01

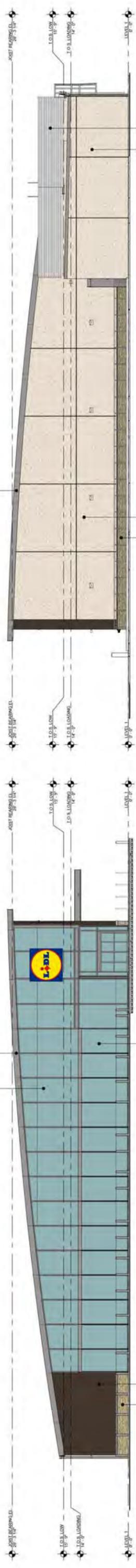


MATERIAL & FINISH SCHEDULE	
MATERIAL	DESCRIPTION
BR-1	BRICK TYPE A
ST-1	STONE TYPE 1
STU-1	STUCCO TYPE 1
MT-1	MANUFACTURER ALLIANCE MATERIALS
MT-2	MANUFACTURER ALLIANCE MATERIALS
MT-3	MANUFACTURER ALLIANCE MATERIALS
MT-4	MANUFACTURER ALLIANCE MATERIALS
MT-5	MANUFACTURER ALLIANCE MATERIALS
MT-6	MANUFACTURER ALLIANCE MATERIALS
MT-7	MANUFACTURER ALLIANCE MATERIALS
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MT-98	MANUFACTURER ALLIANCE MATERIALS
MT-99	MANUFACTURER ALLIANCE MATERIALS
MT-100	MANUFACTURER ALLIANCE MATERIALS



ELEVATION
West

MATERIAL PERCENTAGE CALCULATIONS			
TOTAL SURFACE AREA SQ.FT.	BRICK	STONE	STUCCO
5,489 SQ. FT.	1,729 SQ. FT.	880 SQ. FT.	2,880 SQ. FT.
	31.50%	16.03%	52.47%

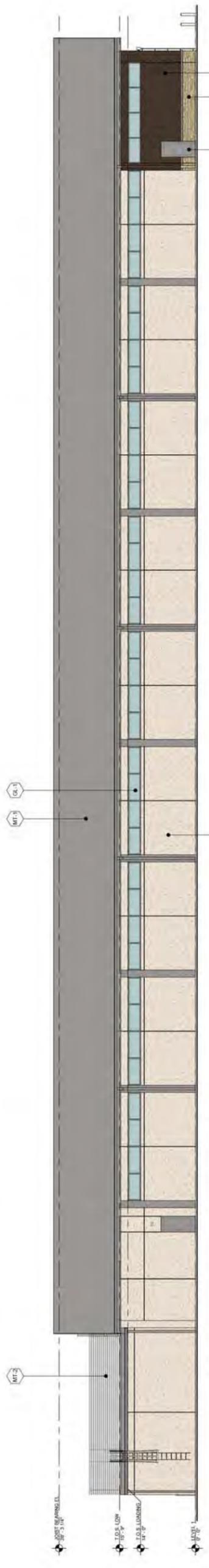


ELEVATION
North

MATERIAL PERCENTAGE CALCULATIONS			
TOTAL SURFACE AREA SQ.FT.	BRICK	STONE	STUCCO
360 SQ. FT.	309 SQ. FT.	51 SQ. FT.	
	85.83%	14.17%	

ELEVATION
South

MATERIAL PERCENTAGE CALCULATIONS			
TOTAL SURFACE AREA SQ.FT.	BRICK	STONE	STUCCO
2,803 SQ. FT.	58 SQ. FT.	176 SQ. FT.	2,569 SQ. FT.
	2.07%	6.28%	91.65%



ELEVATION
East

MATERIAL PERCENTAGE CALCULATIONS			
TOTAL SURFACE AREA SQ.FT.	BRICK	STONE	STUCCO
3,974 SQ. FT.	248 SQ. FT.	58 SQ. FT.	3,668 SQ. FT.
	6.24%	1.46%	92.30%



LIDL - EXTERIOR ELEVATIONS

WYLIE, TX



1207 HAMPSHIRE LN, STE 105 RICHARDSON, TX-75080
PHONE: 214.368.2525 PROJECT#16062 DATE:11.30.2016

NOTIFICATION REPORT

APPLICANT: Sarah Williamson with Kimley-Horn
12750 Merritt Drive #1000 Dallas, Texas 75251

APPLICATION FILE #2016-14

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Sarah Williamson Kimley-Horn	12750 Merritt Drive #1000 Dallas, Texas 75251
2	Bilk B	Jacobs Addition Lot 1R-1	R-1955-00B-01R1-1	Cross Development, LLC	5317 Inverrary Drive Plano, Texas 75093
3	Bilk B	Jacobs Addition Lot 1R-2	R-1955-00B-01R2-1	Cross Development, LLC	5317 Inverrary Drive Plano, Texas 75093
4	Bilk B	Jacobs Addition Lot 2	R-1955-00B-0020-1	Eagle Drive Investments, LLC	7206 Azalea Lane Dallas, Texas 75230
5	Bilk A	Woodbridge Crossing Lot 16R	R-9638-00A-016R-1	Woodbridge Crossing, LP	PO Box 6035 Chicago, IL 60606
6	Bilk A	Woodbridge Crossing Lot 17R-1	R-9638-00A-017R-1	Woodbridge Crossing, LP	PO Box 6035 Chicago, IL 60606
7	Bilk B	Freddy's Addition Lot 1	R-10960-00B-0010-1	FLM Development, LLC	PO Box 802047 Dallas, Texas 75380
8	Bilk A	Regency Steel Lot 6	R-9505-00A-0060-1	Benjamin Sexauer	1509 Vinecrest Lane Allen, Texas 75002
9	Bilk A	Regency Steel Lot 7	R-9505-00A-0070-1	Create Realtors, LLC	506 Havenwood Drive Plano, Texas 75094
10	Bilk A	Regency Steel Lot 8	R-9505-00A-0080-1	Ultimate Party Supply, Inc.	10 Regency Drive Wylie, Texas 75098
11	Bilk A	Regency Steel Lot 9	R-9505-00A-0090-1	Emik Musaelyan	511 Castleford Drive Allen, Texas 75013
12	Bilk A	FM 544 Springwell Lot 2	R-4803-00A-0020-1	Bruck-Robertson Family Ltd	8519 Cherry Hill Drive Dallas, Texas 75243
13	Bilk 1	McCords #3 Lot 3	R-10760-001-0030-1	Barway Enterprise	2813 W. FM 544 Wylie, Texas 75098
14	Abst 849	Tract 26	R-6849-000-0260-1	Watts Family Trust	2055 NW County Road 3091 Frost, Texas 76641
15	Abst 849	Tract 27	R-6849-000-0270-1	Marylon Williams	715 Sherwood Drive Richardson, Texas 75080
16	Abst 849	Tract 27-R	R-6849-000-027R-1	State of Texas	PO Box 3067 Dallas, Texas 75221
17	Abst 849	Tract 29	R-6849-000-0290-1	Yusuf Ramazan	6116 Bertrand Drive Plano, Texas 75094

18	Abst 835	Tract 24	R-6835-000-0240-1	Arthur Willis	2114 Lakemere Drive Garland, Texas 75041
19	Abst 835	Tract 26	R-6835-000-0260-1	Ronald Williford	104 S. Maxwell Creek Road Wylie, Texas 75098
20	Abst 835	Tract 28	R-6835-000-0280-1	Hargrave Home Repair	7 Regency Drive Wylie, Texas 75098
21	Abst 835	Tract 29	R-6835-000-0290-1	Stroupe Ferguson Investments	12 Regency Drive Wylie, Texas 75098
22	Abst 835	Tract 33	R-6835-000-0330-1	Emerson Leasing, LLC	2720 Safari Circle Plano, Texas 75025
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PUBLIC COMMENT FORM

(Please type or use black ink)

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-14.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-14.

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

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

Date, Location & Time of
City Council meeting:

Tuesday, December 13, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Arthur Willis
(please print)

Address: 2114 Lakemere Dr.
Garland, Tx. 75041

Signature: John Willis for Arthur Willis as

Date: executor of his estate.

11-21-2016

COMMENTS:

We own the parcel, property ID # 1647043, and believe
This project will greatly benefit the City of Wylie.



Wylie City Council

AGENDA REPORT

Meeting Date: December 13, 2016
Department: Planning
Prepared By: Renaë' Ollie
Date Prepared: December 5, 2016

Item Number: 3
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 6

Subject

Hold a Public Hearing and consider and act upon amending Planned Development 2015-11-Single Family District (PD2015-11-SF) to allow a minimum lot size of 7,200 sf on Lots 2-9 Block B, Lots 13-16 & 19-22 Block C, Lots 2-6 & 9-13 Block D, and Lots 2-8 Block F on approximately 38 acres, generally located at the northeast corner of W. Alanis Drive and South Ballard Avenue. **ZC2016-16**

Recommendation

Motion to approve an amendment to Planned Development 2015-11-Single Family District (PD2015-11-SF) to allow a minimum lot size of 7,200 sf on Lots 2-9 Block B, Lots 13-16 & 19-22 Block C, Lots 2-6 & 9-13 Block D, and Lots 2-8 Block F on approximately 38 acres, generally located at the northeast corner of W. Alanis Drive and South Ballard Avenue. **ZC2016-16**

Discussion

Owner: Bloomfield Homes L.P.

Applicant: Douglas Properties, Inc.

The applicant is requesting to amend the current PD to allow for the re-configuration of the 7,200 sf minimum lots which were provided as a transition between Stone Ranch and Westwinds Meadows. The layout was re-configured due to the existing Gas Easement running east & west along the northern property line of the subdivision. At the request of Atmos Gas, lots should side the easement instead of backing the lots to the easement.

The applicant states that this resulted in the 7,200 sf lots which backed to Westwinds Meadows Addition being relocated to the interior. The lot count remains at 138 lots. Approximately 20,650 s.f. of open space is provided over the easement. There will not be a sidewalk or hike and bike trail on the gas line easement. The open space is to be owned and maintained by the HOA.

Atmos cites the reason for the request as safety and to ensure no private fences or structures are placed within the easement if lots backup to the easement.

It was at the request of the P&Z Commission and ultimately the approval by Council to have those lots along the western property line that backup to dwellings on Westwind Way from north of Windcrest Drive and continuing around to those lots that backup to Stoneybrook Drive to be a minimum of 7,200 s.f. lots. All other lots are a minimum 8,500 s.f. (Ex. B)

The original zoning allowed 107 lots to be a minimum of 8,500 sf, and 31 lots at 7,200 minimum sf. The proposed zoning would allow 104 lots at 8,500 minimum and 33 lots at 7,200 sf minimum.

Notification/Responses: Sixty-Nine (69) notifications were mailed; with one response returned in favor of the request at the time of posting.

PLANNING & ZONING COMMISSION DISCUSSION:

The Commission expressed concern over the maintenance of the easement due to its separation from the property owners. The developer agreed to adjust the wording on the plat to reflect that the HOA would maintain the area. The Commissioners voted 7-0 to recommend approval.

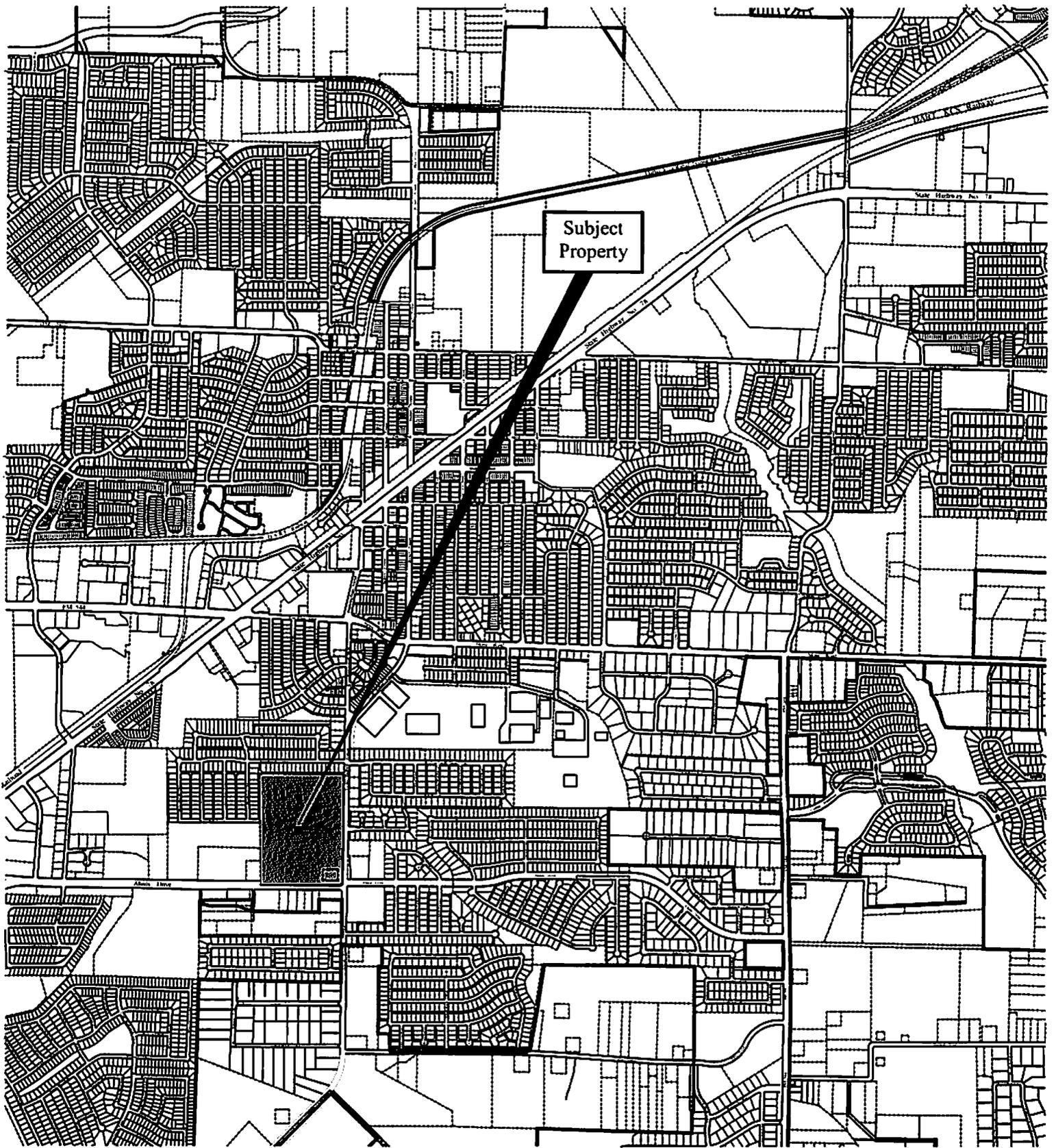


Exhibit "A"
LOCATION MAP
ZONING CASE #2016-16

EXHIBIT "A"

LEGAL DESCRIPTION

Being a 38.121 acre tract of land situated in the E. C. Davidson Survey, Abstract No. 267, in the City of Wylie, Collin County, Texas, and being the remainder of a tract of land conveyed to Charlotte A. Stoeckle as evidenced in Affidavit of Facts Concerning The Identity of Heirs recorded in Instrument 20120720000881090, Official Public Records Collin County, Texas (OPRCCT), and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the northeast corner of said Stoeckle tract and being in the southeast corner of a tract of land known as Westwind Meadows an addition to the City of Wylie according to the plat recorded in Cabinet B, Page 205, Plat Records, Collin County, Texas, and being in the west right-of-way of Ballard Street (Old Highway No. 78 a variable width right-of-way) and the beginning of a non-tangent curve to the right having a central angle of 04 degrees 49 minutes 31 seconds, a radius of 5729.29 feet and a long chord that bears South 02 degrees 53 minutes 48 seconds West a distance of 482.37 feet;

THENCE along said west right-of-way of said Ballard Street and along the east line of said Stoeckle tract the following course and distance:

Along said curve to the right an arc distance of 482.52 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner, and the beginning of a reverse curve to the left having a central angle of 04 degrees 49 minutes 37 seconds, a radius of 2729.58 feet and a long chord that bears South 02 degrees 53 minutes 45 seconds West a distance of 229.88 feet;

Along said curve to the left an arc distance of 229.95 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

South 00 degrees 28 minutes 57 seconds West, a distance of 132.20 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner and the beginning of a curve to the left having a central angle of 03 degrees 48 minutes 06 seconds, a radius of 5830.00 feet and a long chord that bears South 01 degrees 25 minutes 06 seconds East a distance of 386.76 feet;

Along said curve to the left an arc distance of 386.83 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner, and the beginning of a non-tangent curve to the left having a central angle of 01 degrees 13 minutes 16 seconds, a radius of 5830.00 feet and a long chord that bears South 03 degrees 15 minutes 56 seconds East a distance of 124.25 feet;

Along said curve to the left an arc distance of 124.25 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner, and the beginning of a reverse curve to the right having a central angle of 01 degrees 51 minutes 51 seconds, a radius of 2000.00 feet and a long chord that bears South 02 degrees 56 minutes 38 seconds East a distance of 65.07 feet;

Along said curve to the right an arc distance of 65.07 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

THENCE South 45 degrees 00 minutes 05 seconds West, departing said common line a distance of 23.57 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner and being in the north line of Alanis Drive (60' ROW) ;

THENCE South 89 degrees 34 minutes 55 seconds West, along the common north line of said Alanis Drive and the south line of said Stoeckle tract a distance of 983.31 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for corner;

THENCE South 89 degrees 42 minutes 33 seconds West, continuing along said common line a distance of 148.17 feet to a 5/8 inch iron rod with yellow plastic cap stamped "WESTWOOD PS" set for the southwest corner of said Stoeckle tract the same being the southeast corner of a tract of land described in deed to Danny P. Sellers and Marion G. Small recorded in County Clerk's File No. 96-0104910, Official Public Records, Collin County, Texas, and being in the north line of said Alanis Drive;

THENCE North 00 degrees 44 minutes 11 seconds West, departing said Alanis Drive and along the common west line of said Stoeckle tract and the east line of said Sellers and Small tract, the east line of a tract of land described in deeds to Milford Founders, LTD, recorded in Document No. 2003-0228819, Official Public Records, Collin County, Texas, (50% ownership) and Freshe PM, LLC recorded in Instrument No. 20140714000722710, Official Public Records Collin County, Texas, (50% ownership) and the east line of a tract of land known as Westwind Meadows No. 3, an addition to the City of Wylie according to the plat recorded in Cabinet F, Page 643 Plat Records, Collin County, Texas, a distance of 1442.83 feet to an "X" cut in concrete set for corner;

THENCE North 89 degrees 56 minutes 45 seconds East, along the common south line of aforementioned Westwind Meadows and north line of said Stoeckle tract a distance of 1183.80 feet to the POINT OF BEGINNING and containing 38.121 acres or 1,660,548 square feet of land more or less.

EXHIBIT "B"

II. SPECIAL CONDITIONS:

1. Maximum number of residential lots not to exceed 145 lots.
2. Key lots are defined as a corner lot which is backing up to an abutting side yard.
3. Three-tab roofing shall not be permitted.
4. No alleys shall be required within the Planned Development.
5. Lots which back onto park land shall provide a decorative iron fence of uniform design to be installed by the homebuilder, as approved by the Planning Department.
6. ~~The Development Plan attached as Exhibit "C" shall serve as the Preliminary Plat.~~
7. Lots along the western property line that backup to dwellings on Westwind Way from north of Windcrest Drive and continuing around to those lots that backup to Stoneybrook Drive and lots along east property line as depicted in Exhibit "C" shall be a minimum of 7,200 s.f. lots. All others lots shall be minimum 8,500 s.f.
8. All lots that back up to Alanis Drive shall be a minimum dwelling size of 2,600 s.f.
9. Existing trees greater than 6 inch caliper within the flood plain shall be protected in accordance with City's Tree Preservation Plan.
10. Open space, drainage & floodway easement, and public hike & bike trail shall be dedicated to the City of Wylie in accordance with City's Subdivision Regulations.
11. The Stone Family House will be moved to a Park on the property.
12. The allowed uses for the Stone House shall be categorized as Accessory Community Center and defined as being an integral part of a residential project that is used as a place of public meeting, recreation, or social activity, regardless of ownership.
13. **Maintenance of the Park Area**

Maintenance of the park area will be the responsibility of the homeowners' association (HOA).

 - A. HOA maintenance and responsibilities of amenities include:
 - a. Clean up and litter removal.
 - b. Landscaping installation, care, and maintenance.
 - c. Trimming, clearing, and removal of unwanted vegetation as determined by the City Park Division.
 - d. Maintain irrigation system, pay for the water used in the system and test all backflow devices annually as per City requirements.
 - e. Maintain benches, tables, concrete trail, and any other installed improvements, per Exhibit "P". Coordinate with the City Park Department prior to the replacement or removal of any improvement for consistency with City Park standards.
 - B. City responsibilities of amenities include:
 - a. Perform playground safety inspections by qualified personnel.

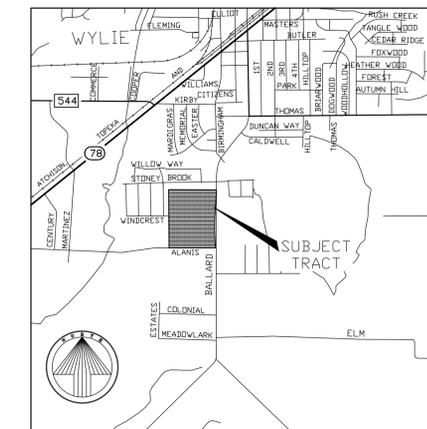


SURVEYOR'S NOTES

- 1) BASIS OF BEARING IS THE BASIS OF BEARING GRID NORTH, STATE PLANE COORDINATES OF THE TEXAS COORDINATE SYSTEM NAD 83 (CORS 96) TEXAS NORTH CENTRAL ZONE (4202), NAVD 88, USING CITY OF WYLIE GEODETIC CONTROL NETWORK MONUMENTS
- 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 (CORS96), TEXAS NORTH CENTRAL ZONE 4202, NAVD88, U.S. SURVEY FEET WITH A COMBINED SCALE FACTOR OF 1.0001477.

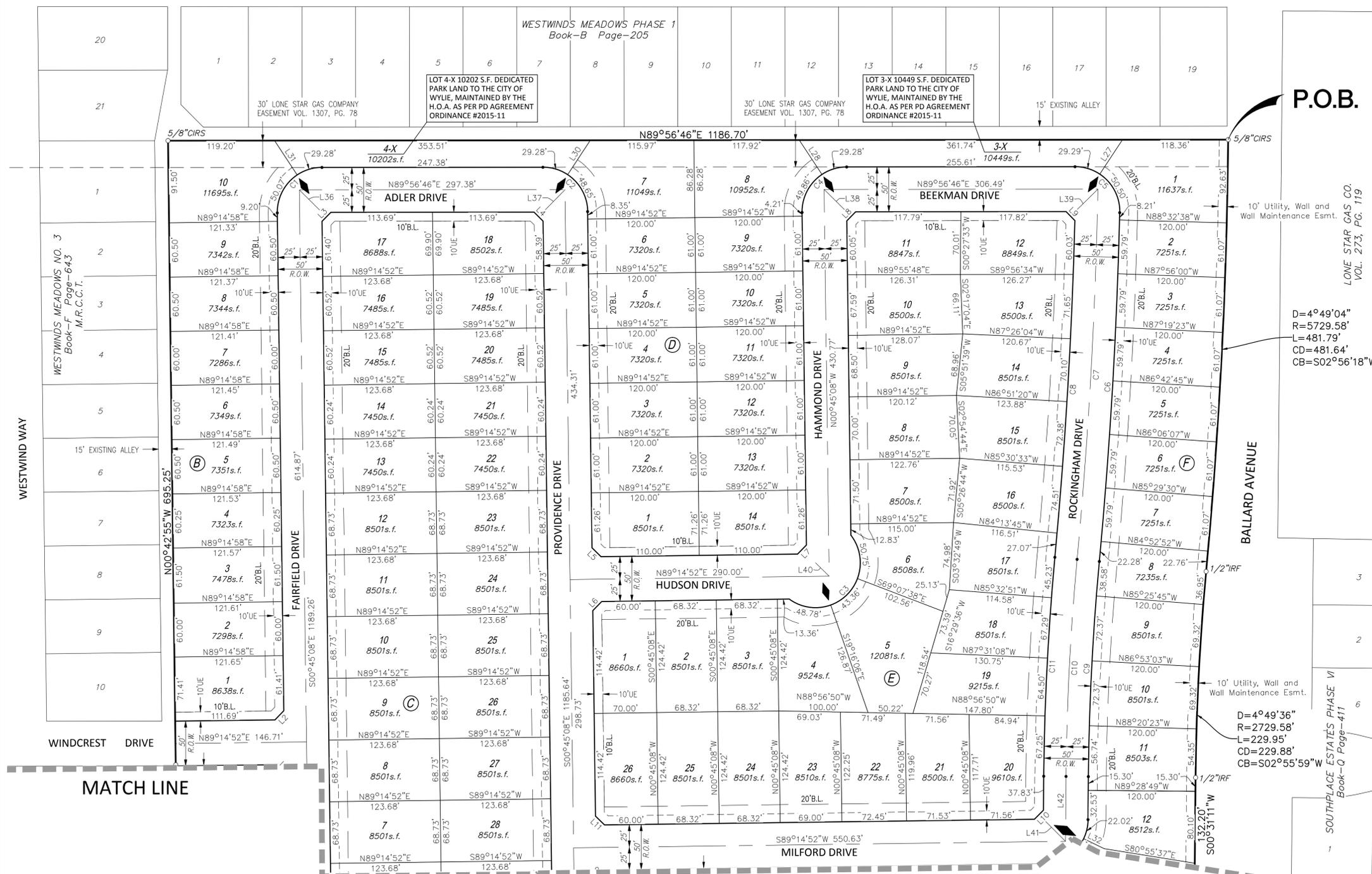
GENERAL NOTES

- 1) LOTS 1-X THROUGH 4-X ARE TO BE OWNED BY THE CITY OF WYLIE AND MAINTAINED BY THE H.O.A.
- 2) LOT 5-X IS TO BE OWNED AND MAINTAINED BY THE CITY OF WYLIE.
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VICINITY MAP
N.T.S.

STONEBROOK DRIVE



P.O.B.

LEGEND

1/2"IRF	1/2" IRON ROD FOUND
5/8"CIRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET
P.O.B.	POINT OF BEGINNING
VOL., PG.	VOLUME, PAGE
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T.	MAP RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
B.L.	BUILDING LINE
U.E.	UTILITY EASEMENT
D.E.	UTILITY EASEMENT
◆	STREET NAME CHANGE
S.F.	SQUARE FOOT
Esmt.	EASEMENT
INSTR. #	INSTRUMENT NUMBER
DOC. No.	DOCUMENT NUMBER

D=4°49'04"
R=5729.58'
L=481.79'
CD=481.64'
CB=S02°56'18"W

ROCKINGHAM DRIVE

D=4°49'36"
R=2729.58'
L=229.95'
CD=229.88'
CB=S02°55'59"W

SOUTHPLACE ESTATES PHASE VI
Book-O Page-411

EXHIBIT C-1
OF
STONE RANCH
138 RESIDENTIAL LOTS / 5 H.O.A. LOTS
38.113 ACRES
OUT OF THE
E.C. DAVIDSON SURVEY, ABSTRACT NO. 267
IN THE
CITY OF WYLIE, COLLIN COUNTY, TX

OWNERS
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: 10074391
westwoodps.com

Westwood Professional Services, Inc.
Richard Hovas, Richard.Hovas@westwoodps.com



GRAPHIC SCALE 1"=60'
60 0 60 120

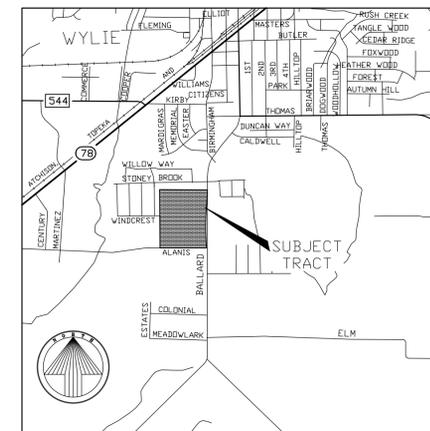
Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	79.15'	50.00'	090°41'54"	S44°35'49"W	71.14'
C2	77.93'	50.00'	089°18'06"	N45°24'11"W	70.28'
C3	142.89'	50.00'	163°44'23"	N44°14'52"E	98.99'
C4	79.15'	50.00'	090°41'54"	S44°35'49"W	71.14'
C5	79.78'	50.00'	091°25'34"	N44°20'27"W	71.59'
C6	389.22'	5611.40'	003°58'27"	N03°21'34"E	389.14'
C7	413.11'	5586.40'	004°14'13"	S03°13'40"W	413.02'
C8	375.75'	5561.40'	003°52'16"	N03°24'39"E	375.68'
C9	240.06'	2849.64'	004°49'36"	S02°55'59"W	239.99'
C10	242.16'	2874.64'	004°49'36"	S02°55'59"W	242.09'
C11	244.27'	2899.64'	004°49'36"	S02°55'59"W	244.20'
C12	77.43'	50.00'	088°43'41"	N44°53'01"E	69.92'
C13	24.21'	255.00'	005°26'20"	N86°31'41"E	24.20'

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C14	59.01'	305.00'	011°05'08"	S06°17'42"E	58.92'
C15	235.62'	50.00'	270°00'00"	N45°45'08"W	70.71'
C16	47.39'	255.00'	010°38'56"	S06°04'36"E	47.33'
C17	65.05'	280.00'	013°18'40"	S07°24'28"E	64.90'
C18	228.35'	280.00'	046°43'38"	N65°53'03"E	222.08'
C20	261.54'	50.00'	299°42'11"	N47°56'13"E	50.22'
C21	29.96'	378.01'	004°32'27"	N39°27'17"E	29.95'
C22	260.41'	305.00'	048°55'11"	S60°50'56"W	252.57'
C23	212.20'	255.00'	047°40'43"	S60°46'14"W	206.13'
C24	140.96'	255.00'	031°40'22"	N52°13'31"E	139.17'
C25	213.71'	305.00'	040°08'49"	N69°10'27"E	209.37'
C26	252.46'	280.00'	051°39'37"	N62°13'09"E	243.99'

Line Table			Line Table			Line Table		
Line #	Length	Bearing	Line #	Length	Bearing	Line #	Length	Bearing
L1	14.14	S45°45'08"E	L19	21.67	S42°57'18"W	L37	35.14	S44°35'47"W
L2	14.14	N44°14'52"E	L20	14.82	N89°39'32"W	L38	35.57	S45°24'11"E
L3	14.06	S44°35'49"W	L21	14.83	S05°10'34"E	L39	35.76	S45°35'36"W
L4	14.23	S45°24'11"E	L22	14.14	S45°45'08"E	L40	21.21	N45°45'08"W
L5	14.14	S45°45'08"E	L23	14.14	N44°14'52"E	L41	34.97	N45°06'59"W
L6	14.14	N44°14'52"E	L24	21.13	N44°28'13"E	L42	72.28	S00°31'11"W
L7	14.14	N44°14'52"E	L25	21.27	S45°35'35"E	L43	25.00	S89°14'52"W
L8	14.06	N44°35'49"E	L26	34.40	N43°22'50"E	L44	134.00	S00°45'08"E
L9	13.96	S44°18'54"E	L27	46.00	S33°30'12"W	L45	66.84	N00°00'00"E
L10	14.30	N44°53'01"E	L28	46.00	S33°36'40"E	L46	52.48	N90°00'00"E
L11	14.14	S45°45'08"E	L29	20.79	S47°34'33"E	L47	66.84	S00°00'00"E
L12	14.14	N44°14'52"E	L30	46.00	S33°30'12"W	L48	114.82	S48°05'38"E
L13	14.14	N44°14'52"E	L31	46.00	N33°36'40"W	L49	29.72	N00°00'00"E
L14	14.14	S45°45'08"E	L32	25.76	S64°14'39"E	L50	11.24	N90°00'00"W
L15	13.45	S34°57'14"W	L33	23.11	N25°06'32"W	L51	37.15	N00°00'00"E
L16	24.38	S14°03'48"E	L34	32.32	N32°30'09"W	L52	11.24	N90°00'00"W
L17	13.08	N61°40'11"W	L35	4.08	S42°31'14"W	L53	45.11	N88°01'29"W
L18	104.37	S47°28'46"E	L36	35.57	N45°24'11"W	L54	45.11	N87°17'01"E

SURVEYOR'S NOTES

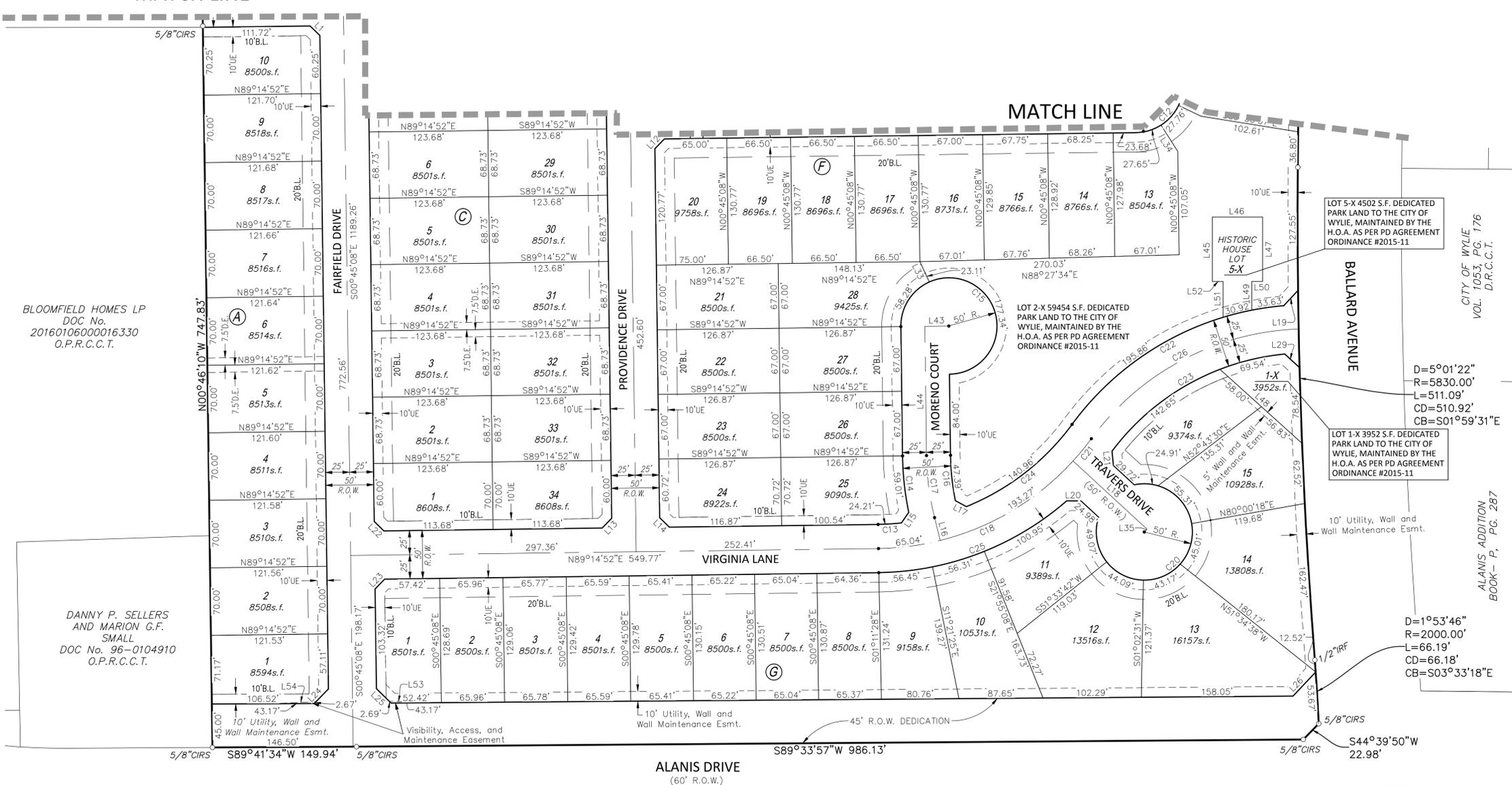
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VICINITY MAP
N.T.S.

STONE RANCH

MATCH LINE



LEGEND

- | | |
|--------------|---|
| 1/2"IRF | 1/2" IRON ROD FOUND |
| 5/8"CIRS | 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "WESTWOOD PS" SET |
| P.O.B. | POINT OF BEGINNING |
| VOL., PG. | VOLUME, PAGE |
| O.P.R.C.C.T. | OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS |
| M.R.C.C.T. | MAP RECORDS, COLLIN COUNTY, TEXAS |
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| U.E. | UTILITY EASEMENT |
| D.E. | UTILITY EASEMENT |
| ◆ | STREET NAME CHANGE |
| S.F. | SQUARE FOOT |
| Esmt. | EASEMENT |
| INSTR. # | INSTRUMENT NUMBER |
| DOC. No. | DOCUMENT NUMBER |

EXHIBIT C-2
OF
STONE RANCH
138 RESIDENTIAL LOTS / 5 H.O.A. LOTS
38.113 ACRES
OUT OF THE
E.C. DAVIDSON SURVEY, ABSTRACT NO. 267
IN THE
CITY OF WYLIE, COLLIN COUNTY, TX

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Survey Firm Number: 10074391
RICHARD HOVAS, richard.hovas@westwoodps.com

OCTOBER 18, 2016

23

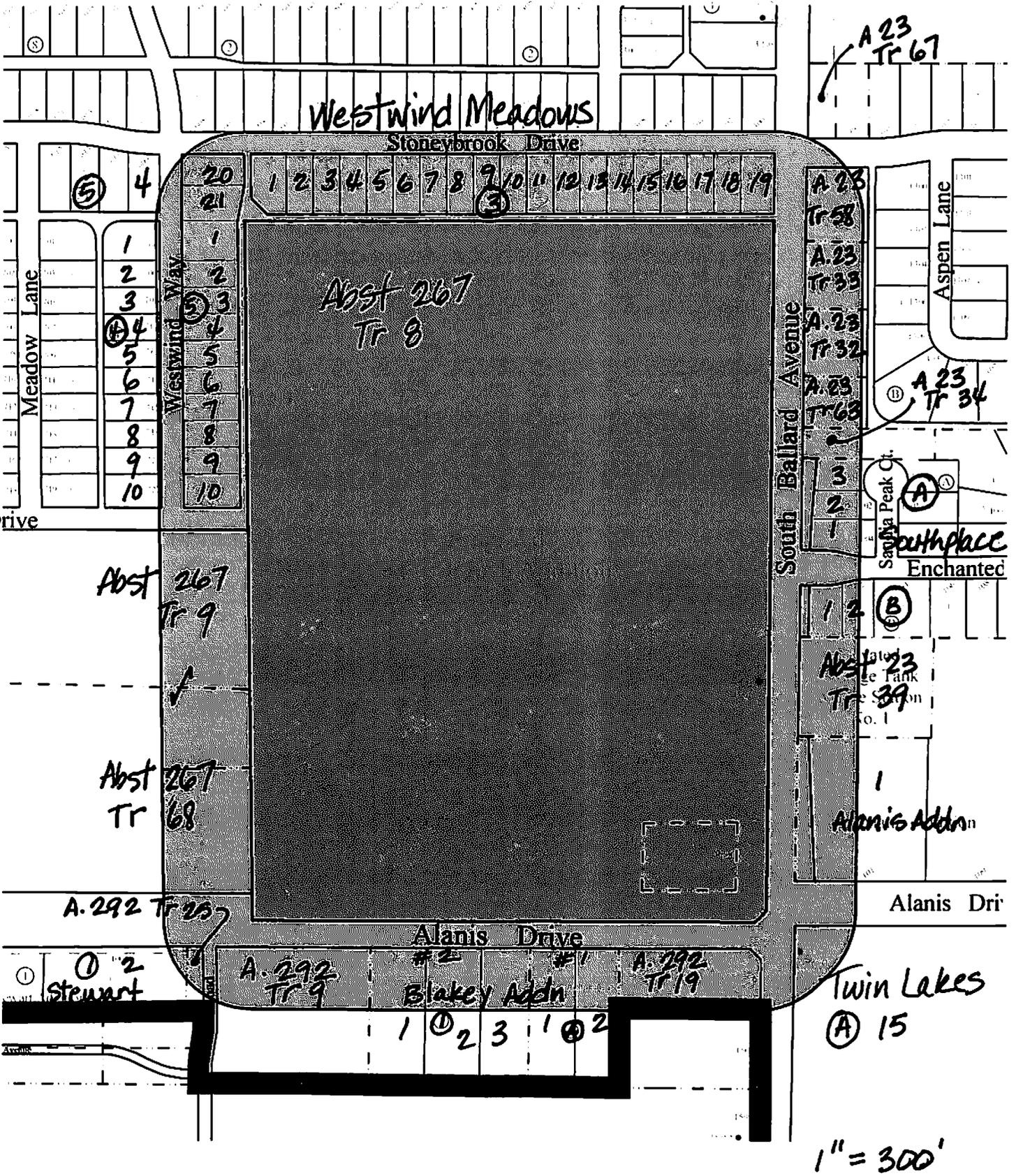
STEWART ADDITION
Instr. # 0081126010004110

JOSE AND NANETTE RESEBIDZ
VOL. 3378, PG. 427

BLAKEY ADDITION NO. 2
INSTR. #20120530010001220

BLAKEY ADDITION NO. 1
INSTR. #20060427010001650

JAMES AND ALICE BLAKEY
VOL. 2390, PG. 66
D.R.C.C.T.



OWNER NOTIFICATION MAP
 ZONING CASE #2016-16

NOTIFICATION REPORT

APPLICANT: Jim Douglas with Douglas Properties, Inc.
2309 Avenue K, Ste 100 Plano, Tx 75074

APPLICATION FILE #2014-16

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Jim Douglas Douglas Properties, Inc.	2309 Avenue K, Ste 100 Plano, Texas 75074
2	Blk 1	Stewart Addn Lot 2	R-9694-001-0020-1	400 Alanis LLC	228 Zachary Walk Murphy, Texas 75094
3	Blk A	Blakey Addn #1 Lot 1	R-9087-00A-0010-1	David Conkle	PO Box 476 Wylie, Texas 75098
4	Blk A	Blakey Addn #1 Lot 2	R-9087-00A-0020-1	Clay Blakey	PO Box 434 Wylie, Texas 75098
5	Blk 1	Blakey Addn #2 Lot 1	R-10228-001-0010-1	Pedro Resendiz-Diaz	308 Alanis Drive Wylie, Texas 75098
6	Blk 1	Blakey Addn #2 Lot 2	R-10228-001-0020-1	Ruth Nyambane	106 Lakefront Drive Wylie, Texas 75098
7	Blk 1	Blakey Addn #2 Lot 3	R-10228-001-0030-1	Sam Taylor	2137 Highland Drive Wylie, Texas 75098
8	—	Alanis Addn Lot 1	R-8339-000-0010-1	Nazir Odza	1711 Versailles Avenue Allen, Texas 75002
9	Blk A	Southplace Est 6 Lot 1	R-8759-00A-0010-1	Louis Casasola	1004 Sandia Peak Court Wylie, Texas 75098
10	Blk A	Southplace Est 6 Lot 2	R-8759-00A-0020-1	Jaime Jaramillo	1002 Sandia Peak Court Wylie, Texas 75098
11	Blk A	Southplace Est 6 Lot 3	R-8759-00A-0030-1	Aline Ellis	1000 Sandia Peak Court Wylie, Texas 75098
12	Blk B	Southplace Est 6 Lot 1	R-8759-00B-0010-1	Michael Chalamabaga	100 Enchanted Forest Drive Wylie, Texas 75098
13	Blk B	Southplace Est 6 Lot 2	R-8759-00B-0020-1	Lisbeth Sigaran	102 Enchanted Forest Drive Wylie, Texas 75098
14	Blk 3	Westwind Meadows Lot 1	R-1179-003-0010-1	Lance Claborn	605 Stoneybrook Drive Wylie, Texas 75098
15	Blk 3	Westwind Meadows Lot 2	R-1179-003-0020-1	Larry Schweng	22 Brassie Court Pagosa Springs, CO 81147
16	Blk 3	Westwind Meadows Lot 3	R-1179-003-0030-1	Birdia Qualls	601 Stoneybrook Drive Wylie, Texas 75098
17	Blk 3	Westwind Meadows Lot 4	R-1179-003-0040-1	Anthony Gouge	509 Stoneybrook Drive Wylie, Texas 75098
18	Blk 3	Westwind Meadows Lot 5	R-1179-003-0050-1	HPA Borrower 2016-1 LLC	180 N. Stetson Avenue #3650 Chicago, IL 60601

19	Blk 3	Westwind Meadows Lot 6	R-1179-003-0060-1	Henry Mosler	505 Stoneybrook Drive Wylie, Texas 75098
20	Blk 3	Westwind Meadows Lot 7	R-1179-003-0070-1	Oran Jones	503 Stoneybrook Drive Wylie, Texas 75098
21	Blk 3	Westwind Meadows Lot 8	R-1179-003-0080-1	George Bentley	816 Willow Wood Drive Saginaw, Texas 76179
22	Blk 3	Westwind Meadows Lot 9	R-1179-003-0090-1	Joshua Vicks	409 Stoneybrook Drive Wylie, Texas 75098
23	Blk 3	Westwind Meadows Lot 10	R-1179-003-0100-1	Brian Hardin	407 Stoneybrook Drive Wylie, Texas 75098
24	Blk 3	Westwind Meadows Lot 11	R-1179-003-0110-1	Barbara Cobern	405 Stoneybrook Drive Wylie, Texas 75098
25	Blk 3	Westwind Meadows Lot 12	R-1179-003-0120-1	George Ard	403 Stoneybrook Drive Wylie, Texas 75098
26	Blk 3	Westwind Meadows Lot 13	R-1179-003-0130-1	Jeffery Tarrant	401 Stoneybrook Drive Wylie, Texas 75098
27	Blk 3	Westwind Meadows Lot 14	R-1179-003-0140-1	Danchi, Inc.	8101 Sutherland Lane Plano, Texas 75025
28	Blk 3	Westwind Meadows Lot 15	R-1179-003-0150-1	Bobby Pickens	309 Stoneybrook Drive Wylie, Texas 75098
29	Blk 3	Westwind Meadows Lot 16	R-1179-003-0160-1	Marvin Cantrell	307 Stoneybrook Drive Wylie, Texas 75098
30	Blk 3	Westwind Meadows Lot 17	R-1179-003-0170-1	Leonard Self	305 Stoneybrook Drive Wylie, Texas 75098
31	Blk 3	Westwind Meadows Lot 18	R-1179-003-0180-1	Elpidia King	1013 Middle Cove Drive Plano, Texas 75023
32	Blk 3	Westwind Meadows Lot 19	R-1179-003-0190-1	Wayne Mayberry	301 Stoneybrook Drive Wylie, Texas 75098
33	Blk 3	Westwind Meadows 2 Lot 20	R-1292-003-0200-1	Tara Eastman	700 Westwind Way Wylie, Texas 75098
34	Blk 3	Westwind Meadows 2 Lot 21	R-1292-003-0210-1	Jason Pons	702 Westwind Way Wylie, Texas 75098
35	Blk 5	Westwind Meadows 2 Lot 4	R-1292-005-0040-1	Bobby Sims	609 Stoneybrook Drive Wylie, Texas 75098
36	Blk 4	Westwind Meadows 3 Lot 1	R-2100-004-0010-1	Jason Salinas	704 Westwind Way Wylie, Texas 75098
37	Blk 4	Westwind Meadows 3 Lot 2	R-2100-004-0020-1	Anita Carrico	706 Westwind Way Wylie, Texas 75098
38	Blk 4	Westwind Meadows 3 Lot 3	R-2100-004-0030-1	Frank Arellanes	708 Westwind Way Wylie, Texas 75098
39	Blk 4	Westwind Meadows 3 Lot 4	R-2100-004-0040-1	Nick Thierfelder	710 Westwind Way Wylie, Texas 75098
40	Blk 4	Westwind Meadows 3 Lot 5	R-2100-004-0050-1	Robert Sponsel	1600 N. Lazy Street Ulysses, KS 67880

41	Blk 4	Westwind Meadows 3 Lot 6	R-2100-004-0060-1	Deborah Stuart	714 Westwind Way Wylie, Texas 75098
42	Blk 4	Westwind Meadows 3 Lot 7	R-2100-004-0070-1	Michael Rice	716 Westwind Way Wylie, Texas 75098
43	Blk 4	Westwind Meadows 3 Lot 8	R-2100-004-0080-1	Connie Watson	718 Westwind Way Wylie, Texas 75098
44	Blk 4	Westwind Meadows 3 Lot 9	R-2100-004-0090-1	Jaime Botero	720 Westwind Way Wylie, Texas 75098
45	Blk 4	Westwind Meadows 3 Lot 10	R-2100-004-0100-1	Tena Harvey	722 Westwind Way Wylie, Texas 75098
46	Blk 5	Westwind Meadows 3 Lot 1	R-2100-005-0010-1	Doris Henderson	703 Westwind Way Wylie, Texas 75098
47	Blk 5	Westwind Meadows 3 Lot 2	R-2100-005-0020-1	Michael Wilks	705 Westwind Way Wylie, Texas 75098
48	Blk 5	Westwind Meadows 3 Lot 3	R-2100-005-0030-1	Christopher Bezner	707 Westwind Way Wylie, Texas 75098
49	Blk 5	Westwind Meadows 3 Lot 4	R-2100-005-0040-1	Warren Robertson	709 Westwind Way Wylie, Texas 75098
50	Blk 5	Westwind Meadows 3 Lot 5	R-2100-005-0050-1	Rathana Poy	711 Westwind Way Wylie, Texas 75098
51	Blk 5	Westwind Meadows 3 Lot 6	R-2100-005-0060-1	Jacqueline Clark	713 Westwind Way Wylie, Texas 75098
52	Blk 5	Westwind Meadows 3 Lot 7	R-2100-005-0070-1	Lonnie Penney	715 Westwind Way Wylie, Texas 75098
53	Blk 5	Westwind Meadows 3 Lot 8	R-2100-005-0080-1	Amanda Montgomery	717 Westwind Way Wylie, Texas 75098
54	Blk 5	Westwind Meadows 3 Lot 9	R-2100-005-0090-1	Steven Trieu	418 High Point Drive Murphy, Texas 75094
55	Blk 5	Westwind Meadows 3 Lot 10	R-2100-005-0100-1	Saul Hirschberg	721 Westwind Way Wylie, Texas 75098
56	Blk A	Twin Lakes #1 Lot 15	R-2462-00A-0150-1	Eed Family, Inc.	3225 Turtle Creek Blvd #803 Dallas, Texas 75219
57	Abst 23	Tract 32	R-6023-000-0320-1	City of Wylie	300 Country Club Road #100 Wylie, Texas 75098
58	Abst 23	Tract 33	R-6023-000-0330-1	City of Wylie	300 Country Club Road #100 Wylie, Texas 75098
59	Abst 23	Tract 39	R-6023-000-0390-1	City of Wylie	300 Country Club Road #100 Wylie, Texas 75098
60	Abst 23	Tract 58	R-6023-000-0580-1	City of Wylie	300 Country Club Road #100 Wylie, Texas 75098
61	Abst 23	Tract 63	R-6023-000-0630-1	City of Wylie	300 Country Club Road #100 Wylie, Texas 75098

62	Abst 23	Tract 67	R-6023-000-0670-1	NTMWD	PO Box 2408 Wylie, Texas 75098
63	Abst 23	Tract 34	R-6023-000-0340-1	Ensearch Corporation	PO Box 650205 Dallas, Texas 75265
64	Abst 267	Tract 9	R-6267-000-0090-1	Bloomfield Homes	1050 E. SH 114 #210 Southlake, Texas 76092
65	Abst 267	Tract 68	R-6267-000-0680-1	Danny Sellers	405 Alanis Drive Wylie, Texas 75098
66	Abst 267	Tract 8	R-6292-000-0080-1	Bloomfield Homes	1050 E. SH 114 #210 Southlake, Texas 76092
67	Abst 292	Tract 9	R-6292-000-0090-1	Jose Resendiz	308 Alanis Drive Wylie, Texas 75098
68	Abst 292	Tract 19	R-6292-000-0190-1	James Blakey	1502 S. Ballard Avenue Wylie, Texas 75098
69	Abst 292	Tract 25	R-6292-000-0250-1	William Delaney	3905 Skyline Drive Rowlett, Texas 75088

PUBLIC COMMENT FORM

(Please type or use black ink)

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2016-16.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2016-16.

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

Tuesday, November 16, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, December 13, 2016, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: James L. Blakey
(please print)
Address: 1502 S. Ballard
Wylie, TX. 75098
Signature: *James Blakey*
Date: 10/27/16

COMMENTS:



Wylie City Council

AGENDA REPORT

Meeting Date: December 13, 2016
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: December 7, 2016

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

Subject

Hold a Public Hearing and consider, and act upon, approval of a Replat of Block B, Lots 8R and Lot 9R of Woodbridge Center Phase 1, creating 2 lots on 2.096 acres, generally approximately 500 feet southwest of the intersection of FM 544 and Woodbridge Parkway.

Recommendation

Motion to approve a Replat of Block B, Lots 8R and Lot 9R of Woodbridge Center Phase 1, creating 2 lots on 2.096 acres, generally approximately 500 feet southwest of the intersection of FM 544 and Woodbridge Parkway.

Discussion

ENGINEER: RLK Engineering, INC

OWNER: CSD Woodbridge, LLC

The property totals 2.096 acres and will create 2 lots from two existing lots. The developer of Lot 9R, Block B needed additional acreage for his development and this Replat is moving the lot line that is shared between Lot 9R and Lot 8R to the east to increase the acreage of Lot 9R. The developer for lot 9R desires to develop a one story restaurant to contain an IHOP. The site plan for this restaurant was approved by Planning & Zoning Commission on December 6, 2016.

Both lots in the Replat meet the minimum street frontage and lot size requirements. The plat shall also dedicate the necessary rights-of-way, fire lanes, utility, construction, and drainage easements.

The Replat complies with the applicable technical requirements of the City of Wylie.

PLANNING & ZONING COMMISSION DISCUSSION:

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

OWNERS CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS, CSD Woodbridge, LLC is the owner of a tract of land situated in the J. W. Curtis Survey, Abstract No. 196 and the I. & G.N. Railroad Company Survey, Abstract No. 1061, City of Wylie, Collin County, Texas, and being all of Lot 9, Block B, Woodbridge Centre Phase I, and addition to the City of Wylie as recorded in Cabinet 2012, Page 308, Plot Records of Collin County, Texas, also being all of Lot 8R, Block B, Woodbridge Centre Phase I, Lots 6R, 7R, & 8R, an addition to the City of Wylie as recorded in Cabinet 2013, Page 288, Plot Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at an "x" cut set for corner in the south line of F.M. Highway 544 (a variable width R.O.W.), said point being the northwest corner of the Lot 7R, Block B, Woodbridge Centre Phase I;

THENCE S00°40'39"E, leaving F.M. Highway 544, and with the west line of Lot 7R, a distance of 56.99 feet to an "x" cut set for corner and the beginning of a non-tangent curve to the right having a central angle of 02°04'41", a radius of 754.00 feet, a tangent length of 13.67 feet, and a chord bearing S16°47'10"W, 27.34 feet;

THENCE in a southwesterly direction along said curve to the right, and with the west line of Lot 7R, an arc distance of 27.35 feet to a capped 1/2" iron rod set for corner and the end of said curve;

THENCE S89°19'21"W, with a northerly line of said Lot 7R, a distance of 71.98 feet to a capped 1/2" iron rod set for corner;

THENCE S00°40'39"E, with the west line of said Lot 7R, a distance of 161.00 feet to an "x" cut set for corner;

THENCE S25°18'23"W, with the west line of said Lot 7R, a distance of 11.03 feet to an "x" cut set for corner in the north line of Lot 5, Block B, Woodbridge Centre Phase I;

THENCE S89°19'21"W, with the north line of Lot 5 and Lot 1, Woodbridge Centre Phase I, a total distance of 333.97 feet to an "x" cut set for corner;

THENCE N00°40'39"W, with the east line of Lot 1, Block B, Woodbridge Centre Phase I, a distance of 257.51 feet to an "x" cut set for corner in the aforementioned south line of F.M. Highway 544;

THENCE N87°43'27"E, with the south line of F.M. Highway 544, a distance of 1.64' to an "x" cut set for corner;

THENCE S75°16'01"E, with the south line of F.M. Highway 544, a distance of 17.80 feet to an "x" cut set for corner and the beginning of a non-tangent curve to the left having a central angle of 01°12'23", a radius of 5789.58 feet, a tangent length of 10.43 feet, and a chord bearing N88°05'59"E, 20.85 feet;

THENCE in an easterly direction along said curve to the left, and with the south line of F.M. Highway 544, an arc distance of 20.85 feet to a capped iron rod found for corner and the end of said curve;

THENCE N87°34'05"E, with the south line of F.M. Highway 544, a distance of 44.84 feet to a capped iron rod found for corner and the beginning of a non-tangent curve to the right having a central angle of 05°25'35", a radius of 586.22 feet, a tangent length of 27.76 feet, and a chord bearing S84°57'32"E, 55.50 feet;

THENCE in an easterly direction along said curve to the right, and with the south line of F.M. Highway 544, an arc distance of 55.52 feet to a capped iron rod found for corner and the beginning of a reverse curve to the left having a central angle of 08°39'03", a radius of 310.69 feet, a tangent length of 23.50 feet and a chord bearing S86°34'26"E, 46.86 feet;

THENCE in an easterly direction along said curve to the left, and with the south line of F.M. Highway 544, an arc distance of 46.91 feet to a capped iron rod found for corner;

THENCE N87°34'19"E, with the south line of F.M. Highway 544, a distance of 88.66 feet to a capped iron rod found for corner;

THENCE N02°25'55"W, with the south line of F.M. Highway 544, a distance of 1.82 feet to a capped iron rod found for corner;

THENCE N87°51'13"E, with the south line of F.M. Highway 544, a distance of 144.08 feet to the POINT OF BEGINNING and CONTAINING 91,290 square feet, or 2.096 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That CSD Woodbridge, LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as Woodbridge Centre Phase I, Lots 8R & 9R, Block B, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, 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 of 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.

BY:

CSD Woodbridge, LLC
Name:
Title:

STATE OF
COUNTY OF

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ___ day of _____, 2016.

Notary Public in and for the State of _____

SURVEYOR'S CERTIFICATE

I, David J. Surdukan, a Registered Professional Land Surveyor, hereby certify that I have performed on the ground an actual and accurate survey of the land, and that the corner monuments shown were placed under my personal supervision in accordance with the platting rules and regulations of the City of Wylie, Texas.

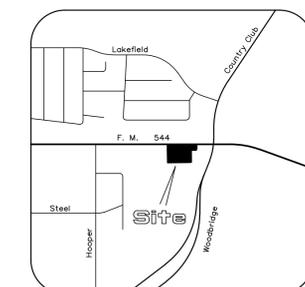
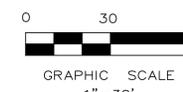
David J. Surdukan
R.P.L.S. No. 4613

STATE OF TEXAS:
COUNTY OF COLLIN:

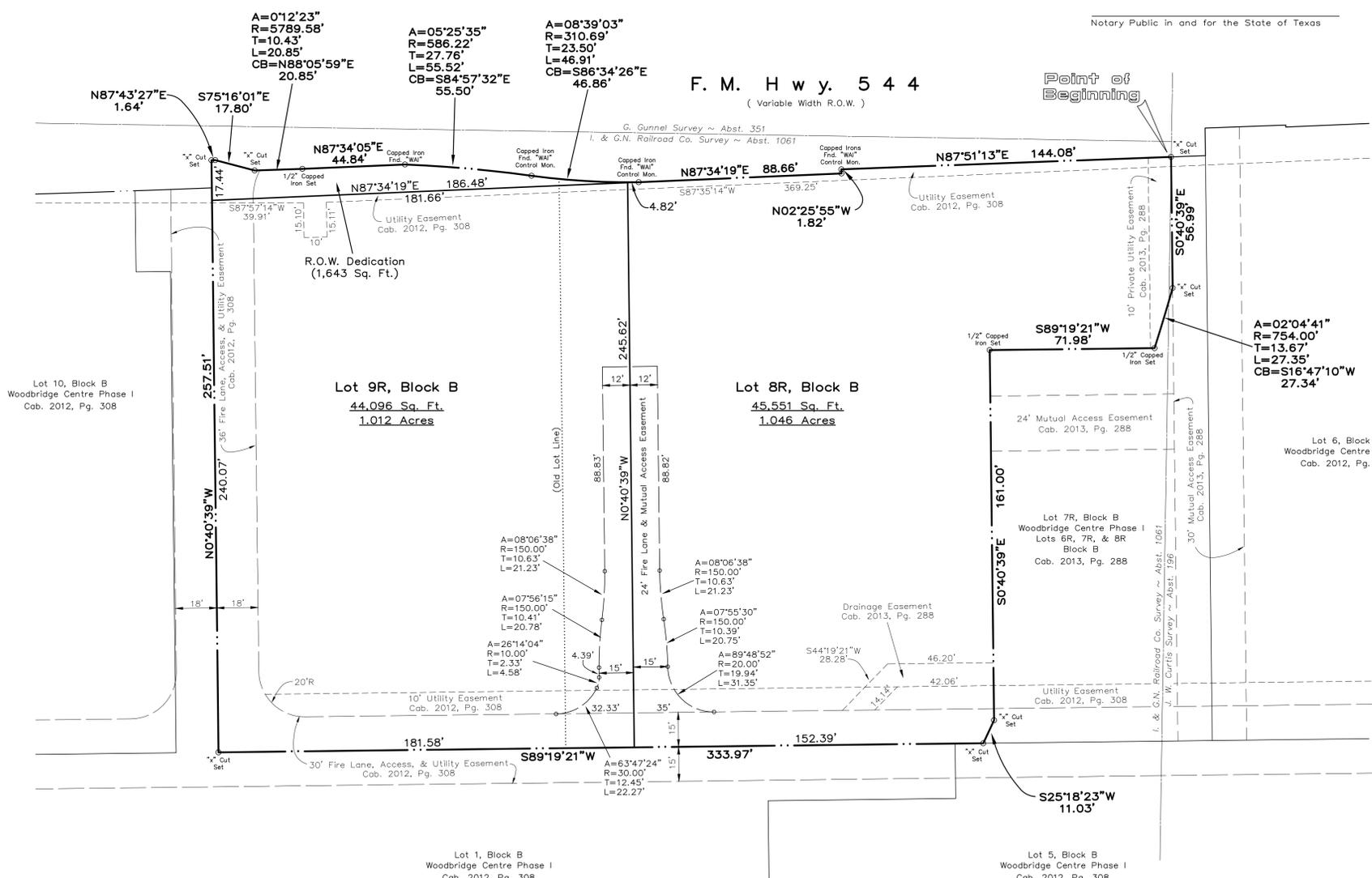
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared David J. Surdukan, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations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

GIVEN under my hand and seal of office, this the ___ day of _____, 2016.

Notary Public in and for the State of Texas _____



VICINITY MAP
NTS



"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 Woodbridge Centre Phase I Addition, 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

FINAL PLAT
**WOODBIDGE CENTRE
PHASE I
LOTS 8R & 9R BLOCK B**
Being A Replat Of Lot 9, Block B
Woodbridge Centre Phase I
Recorded in Cabinet 2012, Page 308
Being A Replat Of Lot 8R, Block B
Woodbridge Centre Phase I
Lots 6R, 7R, & 8R, Block B
Recorded in Cabinet 2013, Page 288
**2.096 Acres Situated In The
J. W. CURTIS SURVEY ~ ABST. 196
I. & G.N. RAILROAD CO. SURVEY ~ ABST. 1061
WYLIE, COLLIN COUNTY, TEXAS**

Owner
CSD Woodbridge, LLC
980 N. Michigan Ave. #1280
Chicago, IL 60611
Telephone 312 377-9100

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
Firm No. 10069500
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200
Job 2016-96
November 18, 2016

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.
The purpose of this replat is to revise the common lot line.
The bearings shown are derived from Texas WDS RTK Network, Texas State Plane Coordinate System, NAD83, North Central Zone, NAD 83 (GCRS96) Epoch 2002.0.



Wylie City Council

AGENDA REPORT

Meeting Date: December 13, 2016
Department: Planning
Prepared By: Renaë' Ollie
Date Prepared: December 7, 2016

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

Subject

Hold a Public Hearing and consider, and act upon, a Replat of Block B, Lots 1, 2, and 3 of Freddy's Addition, generally located at the southeast corner of FM 544 and Regency Drive.

Recommendation

Motion to approve a Replat of Block B, Lots 1, 2, and 3 of Freddy's Addition, generally located at the southeast corner of FM 544 and Regency Drive.

Discussion

APPLICANT: Vasquez Engineering, LLC

OWNERS: FLM Development LLC

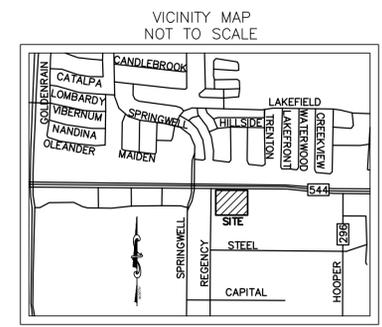
The property totals 3.789 acres and will create three lots. Lot 1R and Lot 3R both have approved site plans for the development of restaurants. This replat will not affect the development of those 2 lots, but does provide additional easements for Lot 1R. The request from the developer is to divide lot 2R into two lots to be labeled as Lot 2R-1 and Lot 2R-2 in Block B of the Freddy's Addition Final Plat.

The plat shall also dedicate the necessary rights-of-way, fire lanes, utility, construction, and drainage easements.

This Replat complies with the applicable technical requirements of the City of Wylie.

PLANNING & ZONING COMMISSION DISCUSSION:

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



WHEREAS, FLM Development, LLC is the sole owner of Lot 1, Block B, Freddy's Addition, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2016, Page 229, Official Public Records, Collin County, Texas, and Lot 2R, Block B, Freddy's Addition, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2016, Page 572, said Official Public Records, and being all of those certain tracts of land situated in the William Schae Survey, Abstract No. 835, Collin County, Texas, as conveyed to FLM Development, LLC, by deed recorded in Instrument Numbers 20160414000447490, and 20160414000447500, said Official Public Records, and a portion of that certain tract of land conveyed to FLM Development, LLC, by deed recorded in Instrument Number 20160414000446250, said Official Public Records, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the most northerly Northwest corner of said Lot 1, same being the North end of a corner clip in the intersection of Regency Drive (60 foot right-of-way) (Steel Road per plat) and Farm Market 544 (120 foot right-of-way);

THENCE North 90 deg. 00 min. 00 sec. East, along the common line of said Lot 1 and said Farm Market 544, passing at a distance of 154.25 feet, a 1/2 inch iron rod found for the Northeast corner of said Lot 1, same being the Northeast corner of aforesaid Lot 2R, and continuing along the common line of said Lot 2R and said Farm Market 544, a total distance of 311.69 feet to a TxDOT Monument found for angle point;

THENCE South 89 deg. 54 min. 46 sec. East, continuing along the common line of said Lot 2R and said Farm Market 544, a distance of 49.85 feet to a 1/2 inch iron rod set with "PEISER & MANKIN SURV." red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the Northeast of said Lot 2R, same being the northwest corner of Lot 3R, aforesaid Block B, Freddy's Addition, recorded in Volume 2016, Page 572;

THENCE South 00 deg. 00 min. 00 sec. West, along the common line of said Lots 2R and 3R, a distance of 312.58 feet to a 1/2 inch iron rod set for the southeast corner of said Lot 2R, same being the southwest corner of said Lot 3R, same being in the North line of Lot 1R, Block 1, Central Storage Addition, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2009, Page 241, aforesaid Official Public Records;

THENCE North 89 deg. 54 min. 46 sec. West, along the common line of said Lot 2R, and said Lot 1R, Block 1, a distance of 50.07 feet to a 1/2 inch iron rod found for internal corner of said Lot 2R, same being the most westerly Northwest corner of said Lot 1R, Block 1;

THENCE South 00 deg. 02 min. 25 sec. West, continuing along the common line of said Lot 2R and said Lot 1R, Block 1, a distance of 2.09 feet to a 1/2 inch iron rod found for a southeast corner of said Lot 2R, same being the northeast corner of Lot 2, Block B Jacobs Addition, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Cabinet F, Page 369, Plat Records, Collin County, Texas;

THENCE South 90 deg. 00 min. 00 sec. West, along the common line of said Lot 2R, Block B (Freddy's), and said Lot 2, Block B (Jacob's), passing at a distance of 157.22 feet, a 1/2 inch iron rod found for the Southwest corner of said Lot 2R, same being the Southwest corner of aforesaid Lot 1, Block B, and continuing along the common line of said Lot 1, Block B and said Lot 2R (Jacob's), a total distance of 326.37 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 1, Block B, same being the Northwest corner of said Lot 2R (Jacob's), same being in the West right-of-way line of aforesaid Regency Drive;

THENCE North 00 deg. 00 min. 57 sec. West, along the common line of said Lot 1, Block B and said Regency Drive, a distance of 299.68 feet to a 1/2 inch iron rod found for the most westerly Northwest corner of said Lot 1, Block B, same being the South end of aforesaid corner clip in the intersection of said Regency Drive and aforesaid Farm Market 544;

THENCE North 44 deg. 59 min. 32 sec. East, along the common line of said Lot 1, Block B and said corner clip, a distance of 21.21 feet to the POINT OF BEGINNING and containing 118,250 square feet or 2.715 acres of computed land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That FLM Development, LLC, acting by and through its duly appointed manager, does hereby adopt this plat designating the herein above described property as **LOTS 1R, 2R-1 AND 2R-2, BLOCK B, FREDDY'S ADDITION**, an addition to the City of Wylie, Texas, and do 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, shrub 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 easements limits the use to particularly 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 growth which may in any ways endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utilities 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, adding to or removing all or parts of their respective systems without the necessity of anytime procuring permission from anyone.

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

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

FLM Development, LLC
By: John McClure
Manager of FLM Development, LLC

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 John McClure, Manager of FLM Development, LLC, known to me to be this person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office, this ____ day of _____, 2016

Notary Public for the State of Texas

Surveyor's Certificate

KNOW ALL MEN BY THESE PRESENTS:
That I, Timothy R. Mankin, 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 person supervision in accordance with the Subdivision Ordinance of the City of Wylie.

PRELIMINARY—FOR REVIEW ONLY
Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

STATE OF TEXAS §
COUNTY OF TARRANT §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Timothy R. Mankin, Registered Professional Land Surveyor, known to me to be this person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

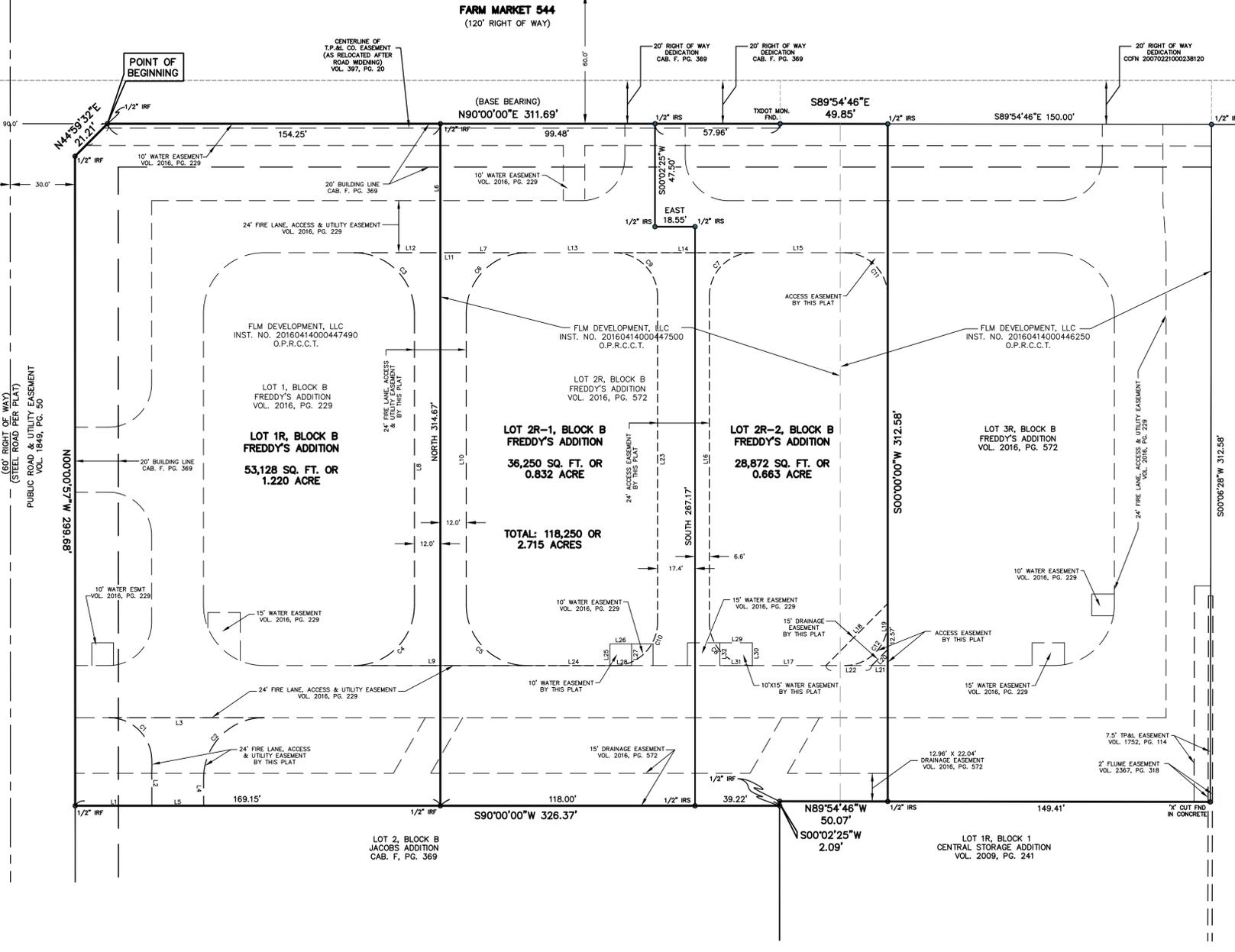
Given under my hand and seal of office, this ____ day of _____, 2016
Notary Public for the State of Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of Freddy's Addition, a subdivision or 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 hereinabove subscribed.

Witness my hand this day ____ of _____, A.D., 2016
City Secretary
City of Wylie, Texas

**REPLAT
FREDDY'S ADDITION
LOTS 1R, 2R-1, AND 2R-2, BLOCK B**
BEING A REPLAT OF LOTS 1 AND 2R, BLOCK B, FREDDY'S ADDITION, AN ADDITION TO THE CITY OF WYLIE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2016, PAGE 229, AND VOLUME 2016, PAGE 572
PLAT RECORDS OF COLLIN COUNTY, TEXAS

JOB NO.: 15-0917RP	PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com	SHEET
DATE: 11/8/2016	623 E. DALLAS ROAD GRAPEVINE, TEXAS 76051	1
FIELD DATE: 08/17/2016	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	OF
SCALE: 1" = 30'	817-481-1806 (O) 817-481-1809 (F) FIRM NO 100999-00	1
FIELD: J.W.		
DRAWN: J.L.B.		
CHECKED: T.R.M.		



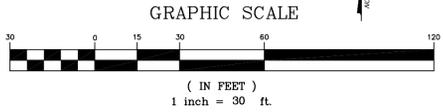
LINE	LENGTH	BEARING
L1	35.50'	EAST
L2	20.68'	N 00°00'57" W
L3	72.01'	N 89°59'53" E
L4	12.66'	S 00°00'57" E
L5	24.00'	WEST
L6	59.50'	SOUTH
L7	40.00'	EAST
L8	134.50'	SOUTH
L9	80.00'	EAST
L10	134.50'	NORTH
L11	80.00'	WEST
L12	40.00'	EAST
L13	40.64'	EAST
L14	64.00'	EAST
L15	52.64'	EAST
L16	150.50'	NORTH
L17	42.64'	EAST
L18	40.50'	S 45°0'0" W
L19	21.21'	SOUTH
L20	10.50'	S 45°0'0" W
L21	7.43'	EAST
L22	21.21'	WEST
L23	150.50'	NORTH
L24	40.64'	EAST
L25	10.00'	NORTH
L26	10.00'	WEST
L27	10.00'	NORTH
L28	10.00'	WEST
L29	15.00'	WEST
L30	10.50'	NORTH
L31	15.00'	WEST
L32	10.50'	NORTH

CURVE	LENGTH	RADIUS	DELTA	CB	CD
C1	31.41'	20.00'	89°59'03"	N 45°00'29" W	28.28'
C2	43.99'	28.00'	90°01'28"	S 44°59'47" W	39.61'
C3	43.98'	28.00'	90°00'00"	N 45°00'00" W	39.60'
C4	43.98'	28.00'	90°00'00"	N 45°00'00" E	39.60'
C5	43.98'	28.00'	90°00'00"	S 45°00'00" E	39.60'
C6	43.98'	28.00'	90°00'00"	S 45°00'00" W	39.60'
C7	31.42'	20.00'	90°00'00"	S 45°00'00" W	28.28'
C8	31.42'	20.00'	90°00'00"	S 45°00'00" E	28.28'
C9	31.42'	20.00'	90°00'00"	N 45°00'00" W	28.28'
C10	31.42'	20.00'	90°00'00"	N 45°00'00" E	28.28'
C11	31.42'	20.00'	89°59'58"	S 45°00'00" E	28.28'
C12	31.42'	20.00'	90°00'00"	N 45°00'00" E	28.28'

GENERAL NOTES:
1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Basis of Bearing - Based on the East line (South 00 deg. 00 min. 57 sec. East) of Lot 1, Block B, Jacobs Addition, an Addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Cabinet F, Page 369, Plat Records of Collin County, Texas.
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.
5. The purpose of this Amended Plat is to dedicate easements on Lot 1 and create two lots from Lot 2R.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Collin County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 06/02/2009 Community Panel No. 48085C0415J subject lot is located in Zone X.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or 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 Flood Statement shall not create liability on the part of the Surveyor.

—	BOUNDARY LINE
- - -	ADJOINER LINE
- · - · -	EASEMENT LINE
— · — · —	BUILDING LINE
— · — · — · —	STREET CENTERLINE



Owner:
FLM Development, LLC
P.O. Box 802047
Dallas, TX 75380
Contact: John McClure
972-663-3722

ENGINEER:
Vasquez Engineering, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Gorland, Texas 75042
Contact: Juan J. Vasquez, P.E.
972-278-2948





Wylie City Council AGENDA REPORT

Meeting Date: December 13, 2016
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: December 5, 2016

Item Number: 6
(City Secretary's Use Only)
Account Code:
Budgeted Amount:
Exhibits: 10

Subject

Consider, and act upon, a request in accordance with Ordinance 2007-21 from Woodbridge North 1, Ltd to waive the requirement for an appraisal and to abandon a portion of Hooper Road being a variable width Public Right-of-Way, within the W.M. Sachse Survey, Abstract No. 835 and LK Pegues Survey, Abstract No. 703, consisting of 0.529 acres or approximately 23, 023 square feet.

Recommendation

Motion to _____ Ordinance No. 2016-XX to abandon a portion of Hooper Road being a variable width Public Right-of-Way, within the W.M. Sachse Survey, Abstract No. 835 and LK Pegues Survey, Abstract No. 703, consisting of 0.529 acres or approximately 23, 023 square feet.

Discussion

Owner/Applicant: Woodbridge North, Ltd.

In accordance with Ordinance 2007-21, Section 2.12.A.5, the applicant, Don Herzog is requesting to abandon approximately 23,023 square feet of right-of-way and waive the requirement for a certified appraisal. The subject right-of-way is situated in the W.M. Sachse Survey, Abstract No. 835 and LK Pegues Survey, Abstract No. 703, of the Deed Records of Collin County, Texas.

The purpose of the request is to allow the owner/applicant to develop the area for townhouse uses with frontage and access from Woodbridge Parkway. The applicant owns property on both sides of Hooper Road. Utility companies were contacted and made aware of the requested abandonment.

The applicant is requesting that no certified appraisal be required and that a value be set at \$10.00. In addition, consideration should be given to the fees and tax revenue that the property will bring to the city as part of the townhouse development to the west.

CONSIDERATION:

The subject right-of-way is barricaded at Hensley Road and the asphalt surface has been removed. Atmos Gas has facilities along the subject section and has no objections to the abandonment, provided the applicant dedicates a 10' utility easement along the entire length of the affected gas line or agrees to fund all costs related

to the relocation of the facilities. The applicant has provided a letter agreeing to an easement or funding for the relocation. In addition, the city has an 8" water line that would require an easement or relocation.

ROW Abandonment request in the past have ranged from \$1.00/sf to \$4.14/sf.





For Office Use Only
CC Case Number: _____
Date Submitted: _____

ABANDONMENT OF PUBLIC ROW-OF-WAY/EASEMENT APPLICATION

MINIMUM SUBMITTAL REQUIREMENTS

- A completed copy of the attached Abandonment of Public ROW/Easement application.
- All exhibits processed (except for Exhibit No. 4, which will be processed by staff).
- Attach responses from all abutting property owners. (sample letter enclosed).
- A certified appraisal of the value of the land to be abandoned.
- A certified check to the City for the amount of the Appraisal.
- An executed Release of Claims from each abutting property owner.

ADDRESS/NAME OF

ADDITION/SUBDIVISION Hooper Road

LEGAL DESCRIPTION 0.529 Acres out of W.M. Sachse Survey, Abstract No. 835 & L.K. Deques Survey, Abstract No. 703, City of Wylie, Collin County Tx.

APPLICANT (Primary Contact for the Project):

Name Don Herzog

E-Mail don@herzogdevelopment.com

Street Address 800 E. Campbell Road, Suite 130

City Richardson

State Tx

Zip Code 75081

Phone Number 214-348-1300

Fax Number 214-348-1720

PROPERTY OWNER'S INFORMATION (if different from above):

Name Woodbridge North I, Ltd

E-Mail Same

Street

Address Same

City Same

State Same

Zip Code Same

Phone Number Same

Fax Number Same

The applicant has prepared this application and certifies that the facts stated herein and exhibits attached hereto are true and correct.

Donald P. Herzog
Signature of Owner, Agent or Applicant

November 9, 2010
Date

**APPLICATION FOR
THE ABANDONMENT OF A
PUBLIC RIGHT-OF-WAY/EASEMENT**

TO THE MAYOR AND CITY COUNCIL OF THE CITY OF WYLIE:

The undersigned hereby makes application for the abandonment of that portion of the above right-of-way particularly described in Exhibit No. 1, attached. In support of this application, the undersigned represents and warrants the following:

1. Attached, marked Exhibit No. 1, is a metes and bounds description (dividing the area in-half) of the area sought to be abandoned. *Own property on both sides of Hooper Road.*
2. Attached, marked Exhibit No. 2, is a copy of a plat or detailed sketch of that portion of the public right-of-way/easement sought to be abandoned, and the surrounding area to the nearest streets in all directions, showing the abutting lots and block, and the subdivision in which the above described right-of-way/easement is situated, together with the record owners of such lots.
3. Attached, marked Exhibit No. 3, is the written consent of all public utilities to the abandonment.
4. Attached, marked Exhibit No. 4, is the consent of the City of Wylie staff to the abandonment.
5. Attached, marked Exhibit No. 5, is the written consent of all the abutting property owners, except the following: (if none, so state)

None

6. Such public right-of-way/easement should be abandoned because:

Woodbridge North I, Ltd. owns property on both sides of Hooper Road.
The abandonment would allow for a townhome development with
garage and access from Woodbridge Parkway.

7. Such public right-of-way/easement has been and is being used as follows:

Hooper Road is barricaded at Hensley Road. The asphalt road
surface has been removed.

- 8. Attached, marked Exhibit No. 6, is the certified appraisal of the value of the land to be abandoned. *See letter requesting waiver of appraisal.*
- 9. Attached, marked Exhibit No. 7, is a Release of Claims executed by each abutting property owner.

I swear that all of the information contained in this application is true and correct to the best of my knowledge and belief.

Applicant's Signature: *Donald P. Herzog*

Applicant's Name: *Donald P. Herzog*

Applicant's Address: *800 E. Campbell Road, Suite 130*
Richardson, Texas 75081

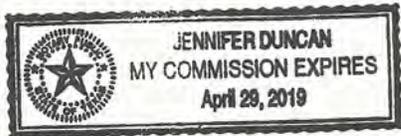
Applicant's Phone Number: *214-348-1300*

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF *Dallas* §

Subscribed and sworn to before me, a Notary Public, this *8th* day of *November*, 201*1*, by *Donald P. Herzog*.



Jennifer Duncan
 Notary Public in and for the State of Texas

Application for Abandonment of
a Public Right-of-
Way/Easement

Located: Harper Road South of Hansley Road

EXHIBIT NO. 1

Attached is a copy of the metes and bounds description (~~dividing the area in half~~) of the public right-of-way/easement situated in Harper Road Right-of-Way Addition/Subdivision to the City of Wylie, Collin County, Texas, sought to be abandoned.

LEGAL DESCRIPTION

BEING a tract of land situated in the W. Sachse Survey, Abstract No. 835 and the L.K. Pegues Survey, Abstract No. 703, City of Wylie, Collin County, Texas and being part of a Hooper Road (a variable width right-of-way) described in Right-of-Way Deed to Collin County recorded in Volume 1577, Page 389 of the Land Records of Collin County, Texas; and being more particularly described as follows:

COMMENCING at a 5/8" iron rod with plastic cap stamped "KHA" found for corner at the intersection of the south right-of-way line of Hensley Road (a 65 foot access and utility easement) and the west right-of-way line of Woodbridge Parkway (a variable width right-of-way) at the beginning of a non-tangent curve to the left having a central angle of 17°51'19", a radius of 447.50 feet, a chord bearing and distance of North 74°13'42" West, 138.89 feet;

THENCE with said south line of Hensley Road and with said curve to the left, an arc distance of 139.46 feet to a 5/8" iron rod with "KHA" cap set at the intersection of the east right-of-way line of said Hooper Road and said south line of Hensley Road for the **POINT OF BEGINNING**;

THENCE with said east right-of-way line of Hooper Road, South 0°09'47" West, a distance of 289.71 feet to a 5/8" iron rod with plastic cap stamped "KHA" found at the intersection of said west right-of-way line of Woodbridge Parkway and said east right-of-way line of Hooper Road at the beginning of a non-tangent curve to the left having a central angle of 6°13'32", a radius of 1198.82 feet, a chord bearing and distance of South 18°08'19" West, 130.19 feet;

THENCE the following courses and distances:

In a southwesterly direction, with said curve to the left, an arc distance of 130.26 feet to a 5/8" iron rod with "KHA" cap set at the beginning of a compound curve to the left having a central angle of 5°53'10", a radius of 934.50 feet, a chord bearing and distance of South 12°04'59" West, 95.96 feet;

In a southwesterly direction, with said curve to the left, an arc distance of 96.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" found for corner at the intersection of the west right-of-way line of Hooper Road and said west right-of-way line of Woodbridge Parkway;

THENCE with said west right-of-way line of Hooper Road, North 0°09'47" East, a distance of 507.44 feet to a 5/8" iron rod with "KHA" cap set for corner;

THENCE departing said west right-of-way line of Hooper Road, South 89°50'13" East, a distance of 60.00 feet to the **POINT OF BEGINNING** and containing 23,023 square feet or 0.529 acres of land.

Bearing system for this survey is based on a bearing of South 00°00'00" East, for the east line of Lot 30, Block L, Woodbridge, Phase 8, according to the plat recorded in Cabinet O, Page 455, Map Records of Collin County, Texas

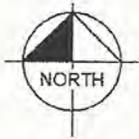
**RIGHT-OF-WAY ABANDONMENT
BEING A PORTION OF HOOPER ROAD
W.M. SACHSE SURVEY, ABSTRACT NO. 835
L.K. PEGUES SURVEY, ABSTRACT NO. 703
CITY OF WYLIE, COLLIN COUNTY, TEXAS**

DANA BROWN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5336
12750 MERIT DRIVE, SUITE 1000
DALLAS, TEXAS 75251
PH. 972-770-1300
dana.brown@kimley-horn.com



		12750 Merit Drive, Suite 1000 Dallas, Texas 75251		FIRM # 10115500		Tel. No. (972) 770-1300 Fax No. (972) 239-3820	
		Scale N/A	Drawn by MTC	Checked by DAB	Date JUNE 2016	Project No. 063564127	Sheet No. 1 OF 2

HOOPER ROAD
(VARIABLE WIDTH R.O.W.)



N89°50'13"W
60.00'

IRSC

N0°09'47"E 507.44'

R.O.W. ABANDONMENT
0.529 ACRES
23,023 SQ. FT.

0.55 ACRES
COLLIN COUNTY
VOL. 1577, PG. 389
L.R.C.C.T.

WOODBIDGE NORTH I, LTD.
VOL. 5579, PG. 1102
L.R.C.C.T.

W. SACHSE SURVEY - ABSTRACT NO. 835
L.K. PEGUES SURVEY - ABSTRACT NO. 703

S0°09'47"W 289.71'

WOODBIDGE NORTH I, LTD.
VOL. 5580, PG 311
L.R.C.C.T.

WOODBIDGE PARKWAY
(VARIABLE WIDTH R.O.W.)

Δ=6°13'32"
R=1198.82'
L=130.26'
CB=S18°08'19"W
C=130.19'

Δ=5°53'10"
R=934.50'
L=96.00'
CB=S12°04'59"W
C=95.96'

IRSC

WOODBIDGE NORTH
COMMERCIAL I LTD
INST. NO. 20071004001372090
O.P.R.C.C.T.

WOODBIDGE NORTH I, LTD.
VOL. 5580, PG 311
L.R.C.C.T.

HENSLEY ROAD
P.O.B.

65' ACCESS & UTIL.
ESMT.
INST. NO.
20060714000878820
L.R.C.C.T.

P.O.C.

C=138.89'
CB=N74°13'42"W
L=139.46'
R=447.50'
Δ=17°51'19"

IRFC

LEGEND

- P.O.B. = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- C.M. = CONTROLLING MONUMENT
- D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
- L.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES

Bearing system for this survey is based on a bearing of South 00°00'00" East, for the east line of Lot 30, Block L, Woodbridge, Phase 8, according to the plat recorded in Cabinet O, Page 455, Map Records of Collin County, Texas.

All property corners are 5/8" iron rods with "KHA" cap set unless otherwise noted.

CITY OF WYLIE
INST. NO. 20070829010002970
L.R.C.C.T.
VOL. 2007, PG. 444
M.R.C.C.T.

RIGHT-OF-WAY ABANDONMENT
BEING A PORTION OF HOOPER ROAD
W.M. SACHSE SURVEY, ABSTRACT NO. 835
L.K. PEGUES SURVEY, ABSTRACT NO. 703
CITY OF WYLIE, COLLIN COUNTY, TEXAS

Kimley»Horn

12750 Merit Drive, Suite 1000
Dallas, Texas 75251

FIRM # 10115500

Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MTC	DAB	JUNE 2016	063564127	2 OF 2

Application for Abandonment of
a Public Right-of-
Way/Easement

Located: Hooper Road South of Hensley Road

EXHIBIT NO. 2

Attached is a copy of a plat or detailed sketch of the public right-of-way/easement sought to be abandoned in the above-mentioned application, showing the surrounding area to the nearest streets in all directions, abutting lots, the block or blocks in which the portion of the public right-of-way/easement sought to be vacated is situated, and the addition or subdivision in which the portion of the public right-of-way/easement sought to be abandoned is situated. Also, the names of record owners of the abutting lots are shown.

(If the property has not been platted, applicant has six months from date of City Council approval to complete all steps required for purchase of the abandonment and filing a plat or replat with County in accordance with the final plat requirements of the Subdivision Ordinance.)

HOOPER ROAD
(VARIABLE WIDTH R.O.W.)



N89°50'13"W
60.00'

IRSC

N0°09'47"E 507.44'

S0°09'47"W 289.71'

R.O.W. ABANDONMENT
0.529 ACRES
23,023 SQ. FT.

0.55 ACRES
COLLIN COUNTY
VOL. 1577, PG. 389
L.R.C.C.T.

WOODBIDGE NORTH I, LTD.
VOL. 5579, PG. 1102
L.R.C.C.T.

W. SACHSE SURVEY - ABSTRACT NO. 835
L.K. PEGUES SURVEY - ABSTRACT NO. 703

WOODBIDGE PARKWAY
(VARIABLE WIDTH R.O.W.)

Δ=6°13'32"
R=1198.82'
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IRSC

WOODBIDGE NORTH
COMMERCIAL I LTD
INST. NO. 20071004001372090
O.P.R.C.C.T.

WOODBIDGE NORTH I, LTD.
VOL. 5580, PG 311
L.R.C.C.T.

HENSLEY ROAD
P.O.B.

65' ACCESS & UTIL.
ESMT.
INST. NO.
20060714000878820
L.R.C.C.T.

P.O.C.

C=138.89'
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WOODBIDGE
NORTH I, LTD.
VOL. 5580, PG 311
L.R.C.C.T.

LEGEND

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CITY OF WYLIE
INST. NO. 20070829010002970
L.R.C.C.T.
VOL. 2007, PG. 444
M.R.C.C.T.

RIGHT-OF-WAY ABANDONMENT
BEING A PORTION OF HOOPER ROAD
W.M. SACHSE SURVEY, ABSTRACT NO. 835
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CITY OF WYLIE, COLLIN COUNTY, TEXAS

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12750 Merit Drive, Suite 1000
Dallas, Texas 75251

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Tel. No. (972) 770-1300
Fax No. (972) 239-3820

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	MTC	DAB	JUNE 2016	063564127	2 OF 2

Application for Abandonment of
a Public Right-of-
Way/Easement

Located: Hooper Road at Woodbridge Parkway

EXHIBIT NO. 3

The undersigned public utility companies, using or entitled to use, under the terms and provisions of our respective franchises with the City of Wylie, that portion of the public right-of-way/utility easement sought to be abandoned in the Application for Abandonment above referred to, do hereby consent to the abandonment of the described portion thereof.

_____ GAS COMPANY

BY: _____

Title _____

_____ TELEPHONE COMPANY

BY: _____

Title _____

Farmer Electric ELECTRIC COMPANY
Coop, Inc.

BY: Brian Xuan

Title Dir. of Eng/Ops

Application for Abandonment of
a Public Right-of-
Way/Easement

Located: Hooper Road at Woodbridge Parkway

EXHIBIT NO. 3

The undersigned public utility companies, using or entitled to use, under the terms and provisions of our respective franchises with the City of Wylie, that portion of the public right-of-way/utility easement sought to be abandoned in the Application for Abandonment above referred to, do hereby consent to the abandonment of the described portion thereof.

_____ GAS COMPANY

BY: _____
Title _____

Frontier TELEPHONE COMPANY

BY: Nannette M. Ash-Gant / Y. A. Gant
Title Supervisor Network Engineering

_____ ELECTRIC COMPANY

BY: _____
Title _____

Don Herzog

From: Loftis, Richard <Richard.Loftis@oncor.com>
Sent: Friday, October 14, 2016 12:08 PM
To: Don Herzog
Subject: Woodbridge Hooper Road Abandonment

Don,

Oncor has reviewed your request to abandon, a portion of Hooper Road, as shown in the information provided and as generally shown below.

After review of the subject request, Oncor Electric Delivery Company LLC has no objections with said abandonment.

This email may be used as Oncor Electric Delivery Company LLC approval for such abandonment as required by the City of Wylie.

Thanks and please email or call with questions or comment.

Richard "Rick" Loftis
Oncor Electric Delivery Company LLC
Real Estate & Right of Way Services
4600 State Highway 121
McKinney, Texas 75069
972-569-1232 Office
972-569-1299 Fax
Play Hard, Live Life, WORK SAFE

HOOPER ROAD
(VARIABLE WIDTH R.O.W.)



0 30 60
GRAPHIC SCALE IN FEET

N89°50'13"W
60.00'

IRSC

N0°08'47"E 507.44'

HENSLEY ROAD
P.O.B.

WOODBIDGE NORTH I, LTD.
VOL. 5580, PG 311
L.R.C.C.T.

55' ACCESS & UTIL.
ESMT
INST. NO.
20050714000878820
L.R.C.C.T.

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IRPC

WOODBIDGE
NORTH I, LTD.
VOL. 5580, PG 311
L.R.C.C.T.

S0°09'47"W 289.71'

R.O.W. ABANDONMENT
0.529 ACRES
23,023 SQ. FT.

0.55 ACRES
COLLIN COUNTY
VOL. 1577, PG. 359
L.R.C.C.T.

WOODBIDGE NORTH I, LTD.
VOL. 5579, PG. 1102
L.R.C.C.T.

W. SACHSE SURVEY - ABSTRACT NO. 835
L.K. PEGUES SURVEY - ABSTRACT NO. 703

WOODBIDGE PARKWAY
(VARIABLE WIDTH R.O.W.)

LEGEND

- P.O.B. = POINT OF BEGINNING
- IRF = IRON ROD FOUND
- C.M. = CONTROLLING MONUMENT
- D.R.C.C.T. = DEED RECORDS OF COLLIN COUNTY, TEXAS
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CITY OF WYLIE
INST. NO. 20070529010002970
L.R.C.C.T.
VOL. 2007, PG. 444
M.R.C.C.T.

Δ=6°13'32"
R=1198.52'
L=130.28'
CB=S16°08'19"W
C=130.19'

RIGHT-OF-WAY ABANDONMENT
BEING A PORTION OF HOOPER ROAD
W.M. SACHSE SURVEY, ABSTRACT NO. 835
L.K. PEGUES SURVEY, ABSTRACT NO. 703
CITY OF WYLIE, COLLIN COUNTY, TEXAS

WOODBIDGE NORTH
COMMERCIAL I/LTD
INST. NO. 20071004001372090
O.P.R.C.C.T.

Δ=5°53'10"
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CB=S12°04'58"W
C=95.96'

IRSC

Kimley»Horn

32700 West Street, Suite 1000 Dallas, Texas 75251 Phone: (972) 770-1300 Fax: (972) 250-0800

Date	Drawn by	Checked by	Date	Project No.	Sheet No.
7-1-07	MTD	CAP	JUNE 2010	063504157	2 OF 2



November 7, 2016

Mr. Don Herzog
Herzog Development Corporation
800 E. Campbell Rd., Suite 130
Richardson, Texas 75081

RE: Woodbridge Hooper Road Abandonment

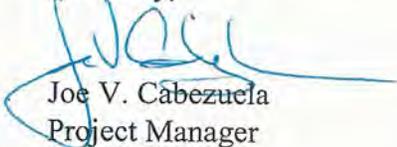
Dear Mr Herzog:

Upon your request, I have reviewed the location of gas facilities along the portion of Hooper Road from Hensley Lane south to Woodbridge Parkway as shown on the provided location map and proposed abandonment exhibit.

It has been determined that Atmos Energy Corporation does have facilities along the described section but will have no objections to the proposed abandonment if the developer agrees to provide a 10 foot utility easement along the entire length of the affected gas line or agrees to fund all costs related to the relocation of the facilities.

If you have questions, please contact me at 972-485-6234.

Sincerely,



Joe V. Cabezucla
Project Manager
Atmos Energy

WOODBIDGE NORTH I, LTD.
800 E. Campbell Road, Suite 130
Richardson, Texas 75081

November 8, 2016

Mayor and City Council
City of Wylie
300 Country Club Drive
City of Wylie, Texas 75098

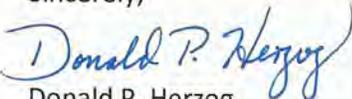
Re: Abandonment of Hooper Road South of Hensley Road

Mayor and City Council,

Atmos Energy has an existing gas line in Hooper Road as shown on the attached drawing. They have no objection to the abandonment of the portion of Hooper Road south of Hensley to Woodbridge Parkway provided the developer agrees to dedicate a 10' utility easement or agrees to fund all costs related to the relocation of the gas line.

We agree to either grant an easement or to fund the relocation as requested.

Sincerely,


Donald P. Herzog

Attachment

Legend

Abc Def Industrial Meter.Annotation
Abc Def Main And Service Dimension.Unknown Anno



GAS CONSTRUCTION PRINT



PROJECT NO.

SHEET 1 OF 1

DATE 11/01/2016

100

MAP # 67-51MAPSCO 10K

PROJECT Cabezuela, Joe

MANAGER

PHONE

© 2009 Atmos Energy

Maps, drawings and electronic data (products) are created for the internal purposes of Atmos Energy. Atmos Energy and its subsidiaries do not warrant, represent or make any claim of accuracy for the information provided. Atmos Energy and its subsidiaries are not intended to provide exact locations. Products provided to other parties by Atmos Energy are for the internal use of the recipient, and the recipient agrees not to duplicate or distribute the products or information to any other party without the prior written consent of Atmos Energy. Atmos Energy agrees to hold harmless and indemnify Atmos Energy against all claims, costs, property damage, or account of any defects in the property provided hereunder.

PROJECT NAME

CUSTOMER

ADDRESS

LOCATION SACHSE, TEXAS

Application for Abandonment of a Public Right-of-Way/Easement
Located: Hooper Road South of Hensley Road

EXHIBIT NO. 4

The undersigned, City staff of the City of Wylie, certify that they have carefully considered the Application for Abandonment of the public right-of-way/easement referred to above pursuant to City ordinances and with respect to present and future needs of the City of Wylie and see no objection to the requested abandonment from the City's standpoint.

City Engineer

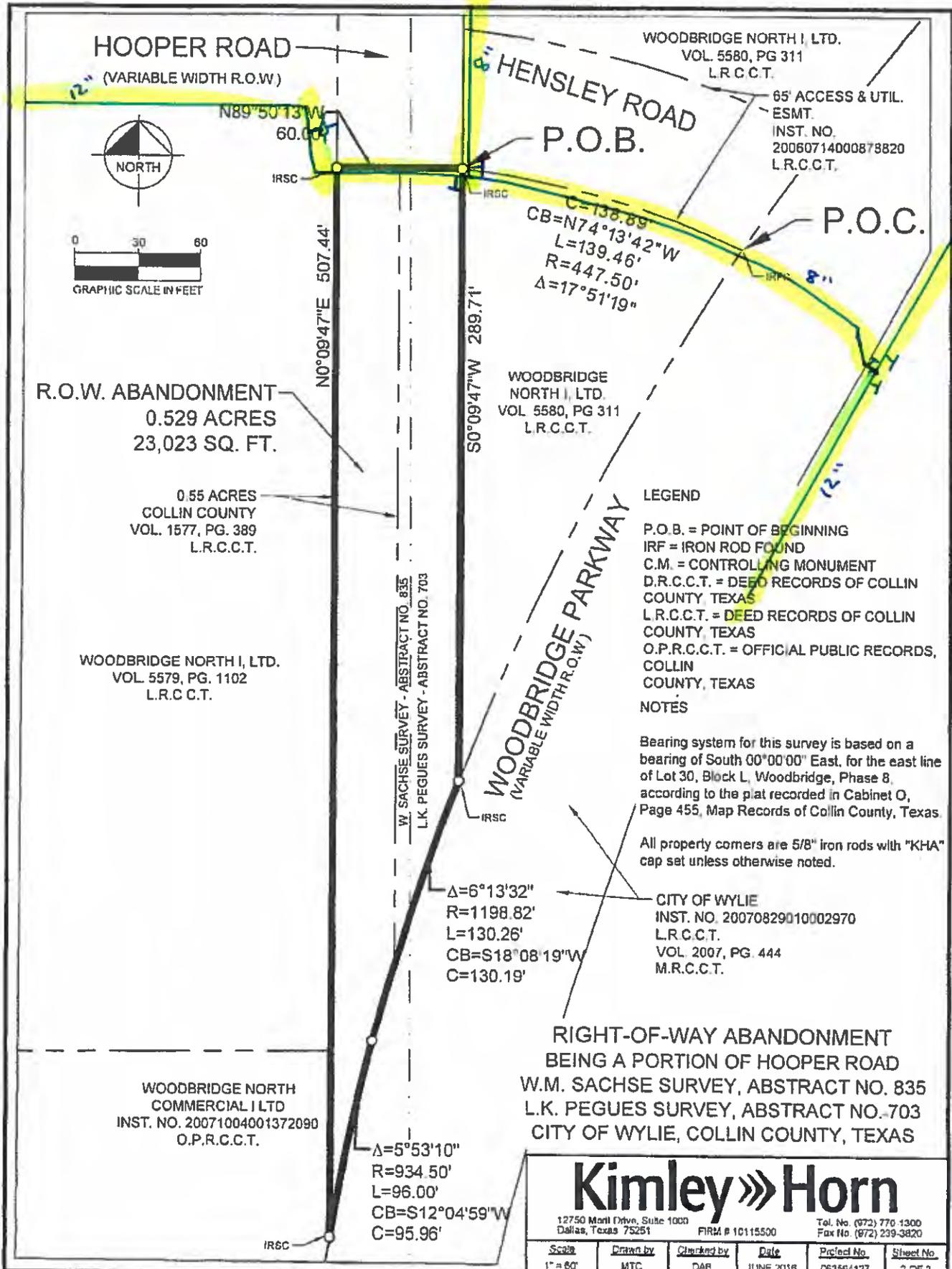
Building Official

Planning Director

Fire Marshal

Director of Public Services

EXHIBIT 4 - CITY WATER LINE



Application for Abandonment of
a Public Right-of-
Way/Easement

Located: Hooper Road South of Hensley Road

EXHIBIT NO. 5

The attached letters represents, owners of property abutting upon that portion of the public right-of-way/easement named and described in the Application for Abandonment of a Public Right-of-Way/Easement referred to above, do hereby consent to such abandonment.



EXHIBIT NO. 5

[DATE] November 8, 2014

[Name & Address] Woodbridge North I, Ltd.
800 E. Campbell Road, Suite 130
Richardson, TX 75081

RE: Abandonment of Right-of-Way

Located at: Houper Road South of Hensley Road

To Whom It May Concern:

An abutting property owner of the above referenced public right-of-way has requested that the City abandon said right-of-way/easement. The City Council will consider this request in the near future. If abandoned, the half of the width of the right-of-way/easement will be offered for sale to the owners of abutting properties at the appraised fair market value, in accordance with Ordinance No. 2007-XX, Section 2.12 of the Subdivision Regulations of the City of Wylie.

County records indicate that you are an owner of property abutting the subject portion of right-of-way/easement. Please complete the questions below, and return this letter to the City of Wylie Planning Department, 300 Country Club Road, Bldg. 100, Wylie, Texas 75098 at your earliest convenience.

I do () I do not () agree to the abandonment of the subject right-of-way/easement.

If abandoned by the City, I am () I am not () interested in purchase of, at fair market value, that portion of the right-of-way/easement abutting my property.

If you do not wish to purchase the offered land, it will be offered to the other abutting property owners. All of the abandoned right-of-way must be purchased by the abutting property owner(s) within six (6) months of City Council approval. Unless the entire area is sold, the right-of-way/easement will not be abandoned.

Donald P. Dejeu
Signature of property owner or authorized agent



EXHIBIT NO. 5

[DATE] November 8, 2016

[Name & Address] Woodbridge North Commercial I, Ltd.
300 E. Campbell Road, Suite 130
Richardson, Tx. 75081

RE: Abandonment of Right-of-Way
Located at: Harper Road South of Hansley

To Whom It May Concern:

An abutting property owner of the above referenced public right-of-way has requested that the City abandon said right-of-way/easement. The City Council will consider this request in the near future. If abandoned, the half of the width of the right-of-way/easement will be offered for sale to the owners of abutting properties at the appraised fair market value, in accordance with Ordinance No. 2007-XX, Section 2.12 of the Subdivision Regulations of the City of Wylie.

County records indicate that you are an owner of property abutting the subject portion of right-of-way/easement. Please complete the questions below, and return this letter to the City of Wylie Planning Department, 300 Country Club Road, Bldg. 100, Wylie, Texas 75098 at your earliest convenience.

I do () I do not (), agree to the abandonment of the subject right-of-way/easement.

If abandoned by the City, I am (), I am not () interested in purchase of, at fair market value, that portion of the right-of-way/easement abutting my property.

If you do not wish to purchase the offered land, it will be offered to the other abutting property owners. All of the abandoned right-of-way must be purchased by the abutting property owner(s) within six (6) months of City Council approval. Unless the entire area is sold, the right-of-way/easement will not be abandoned.

Donald P. Hargis
Signature of property owner or authorized agent

EXHIBIT 6

CERTIFIED APPRAISAL OF THE VALUE OF THE LAND

WOODBIDGE NORTH I, LTD.
800 E. Campbell Road, Suite 130
Richardson, Texas 75081

November 8, 2016

Mayor and City Council
City of Wylie
300 Country Club Drive
City of Wylie, Texas 75098

Re: Abandonment of Hooper Road South of Hensley Road

Mayor and City Council,

We are requesting a waiver for the requirement of an appraisal for the abandonment of 0.529 acres of Hooper Road south of Hensley Road to Woodbridge Parkway. We ask the value be set at \$10.00 and other consideration. The additional consideration would be derived from the fees and tax revenue the property will bring the city from the property being included as part of the townhouse development to the west.

Presently this section of Hooper Road is barricaded at Hensley Road on the north and does not connect to Woodbridge Parkway on the south.

We appreciate your consideration to this request.

Sincerely,

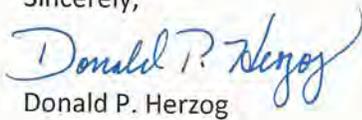

Donald P. Herzog

EXHIBIT 7
RELEASE OF CLAIMS

RELEASE OF CLAIMS

In consideration of the abandonment of the 23,023 square feet of right-of-way which is a part of the Hooper Road Right of Way Addition of the Original Town of Wylie, according to the Plat thereof recorded in Volume N/A, Page N/A, of the Deed Records of Collin County, Texas, as more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes (the "Right-of-Way"), the receipt and sufficiency of which is hereby acknowledged, we, Woodbridge North I, Ltd. release any and all claims against the City of Wylie, Texas, and its Council Members, officers, agents, employees and representatives, which we may possess at the time of the execution of this document, or which come to exist as a result of conduct occurring prior to our execution of this document, relating in any way to the Right-of-Way.

We are fully authorized and empowered to execute and enter into this Release upon the terms stated herein, and fully authorized and legally competent to execute this Release as the legal, valid and binding act and deed of the releasing party(ies). We represent and warrant that the claims released above are currently owned solely by us, Woodbridge North I, Ltd., free and clear of all liens, encumbrances, pledges, assignments, claims and security interests of any kind or nature. We further represent and warrant that we have the right to compromise and settle the claims and any other claims that could have been asserted by us which relate in any way to the Right-of-Way.

We agree to indemnify and hold harmless the City of Wylie, Texas, and its Council Members, officers, agents, employees and representatives from any and all costs and damages arising from claims or encumbrances contrary to the representations and warranties contained in the preceding paragraph of this Release.

This Release shall be binding upon and inure to the benefit of the parties' respective legal heirs, successors and assigns.

Should any portion (word, clause, phrase, sentence, paragraph or section) of this Release be declared void or unenforceable, such portion shall be considered independent and severable from the remainder, the validity of which shall remain unaffected.

In witness whereof, we have executed this Release on the 8th day of November, 2014.6

Woodbridge North I, Ltd.
By: HDC Woodbridge North I, LLC
Its: General Partner
By: Donald P. Herzog
Donald P. Herzog, Member

ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF Dallas §

Before me, the undersigned authority, on this day personally appeared Donald P. Herzog, 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 on this the 8th day of November, 2014.6



Jennifer Duncan
Notary Public, State of Texas

My Commission Expires:

STATE OF TEXAS §
 §
COUNTY OF _____ §

Before me, the undersigned authority, 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 she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the _____ day of _____, 2011.

Notary Public, State of Texas

My Commission Expires:

RELEASE OF CLAIMS

In consideration of the abandonment of the 23,023 CARAVÉ feet of right-of-way which is a part of the Hazzard Road ^{Right of Way} Addition of the Original Town of Wylie, according to the Plat thereof recorded in Volume WIA, Page WIA, of the Deed Records of Collin County, Texas, as more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes (the "Right-of-Way"), the receipt and sufficiency of which is hereby acknowledged, we, Woodbridge North Commercial I, Ltd. release any and all claims against the City of Wylie, Texas, and its Council Members, officers, agents, employees and representatives, which we may possess at the time of the execution of this document, or which come to exist as a result of conduct occurring prior to our execution of this document, relating in any way to the Right-of-Way.

We are fully authorized and empowered to execute and enter into this Release upon the terms stated herein, and fully authorized and legally competent to execute this Release as the legal, valid and binding act and deed of the releasing party(ies). We represent and warrant that the claims released above are currently owned solely by us, Woodbridge North Commercial I, Ltd., free and clear of all liens, encumbrances, pledges, assignments, claims and security interests of any kind or nature. We further represent and warrant that we have the right to compromise and settle the claims and any other claims that could have been asserted by us which relate in any way to the Right-of-Way.

We agree to indemnify and hold harmless the City of Wylie, Texas, and its Council Members, officers, agents, employees and representatives from any and all costs and damages arising from claims or encumbrances contrary to the representations and warranties contained in the preceding paragraph of this Release.

This Release shall be binding upon and inure to the benefit of the parties' respective legal heirs, successors and assigns.

Should any portion (word, clause, phrase, sentence, paragraph or section) of this Release be declared void or unenforceable, such portion shall be considered independent and severable from the remainder, the validity of which shall remain unaffected.

In witness whereof, we have executed this Release on the 07th day of November, 2011.

Woodbridge North Commercial I, Ltd.

By: HTC Woodbridge North Commercial I, LLC

Its: General Partner

By: Donald P. Herzog
Donald P. Herzog, Member



Wylie City Council

AGENDA REPORT

Meeting Date: 12-13-16
Department: WEDC
Prepared By: Sam Satterwhite
Date Prepared: 12-5-16

Item Number: 7.
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 4

Subject

Consider and act upon Resolution No. 2016-33 (R) authorizing and approving WEDC Resolution 2016-02 (R) adopted by the Board of Directors of the Wylie Economic Development Corporation authorizing a loan in the aggregate amount of \$300,000 from Billy R. Jarrard, Jr. 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. 2016-33 (R) authorizing and approving WEDC Resolution 2016-02 (R) adopted by the Board of Directors of the Wylie Economic Development Corporation authorizing a loan in the aggregate amount of \$300,000 from Billy R. Jarrard, Jr. 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 December 7, 2016 and approved the attached Resolution which authorizes the borrowing of \$300,000 from Billy R. Jarrard, Jr. and the pledging of the WEDC ½ cent sales tax for economic development as collateral for the repayment of the same. The loan is entered into as part of a Real Estate Contract to fund the purchase of 0.29-acre from Billy R. Jarrard, Jr. The property is located near the northwest corner of Birmingham and State Highway 78 and is being purchased to complement two adjacent properties that will be marketed as a single tract for new commercial development

As shown on the attached survey and aerial, the Jarrard tract is adjacent to a vacant parcel which is comprised of a 0.55-acre tract owned by Wylie Industrial Court Development, Ltd. and a 0.2-acre tract owned by TxDOT. The TxDOT tract is considered excess right-of-way and can only be purchased by Wylie Industrial Court based upon its adjacency. By purchasing the Jarrard tract and combining with the adjacent tracts, the 0.75-acre tract (Wylie Industrial Court and TxDOT) can now be marketed as a 1.04-acre tract which significantly increases the development options based upon lot size alone. Further, future development now will be oriented to State Highway 78 at a 90-degree angle as opposed to parallel to Birmingham Street.

Unlike several other redevelopment projects the WEDC has undertaken, staff believes this property will be repackaged and sold within a relatively short period of time (±12 months).

RESOLUTION NO. 2016-33(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, COLLIN, DALLAS AND ROCKWALL COUNTY, TEXAS, AUTHORIZING AND APPROVING A WEDC RESOLUTION NO. 2016-02 (R) ADOPTED BY THE BOARD OF DIRECTORS OF THE WYLIE ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING A LOAN IN THE AGGREGATE AMOUNT OF \$300,000 FROM BILLY R. JARRARD, JR. AND PLEDGING THE ½ CENT SALES TAX FOR ECONOMIC DEVELOPMENT AS COLLATERAL TO SECURE THE REPAYMENT OF SAID LOAN.

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 Billy R. Jarrard, Jr. in an aggregate amount of \$300,000.00 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 7th day of December, 2016 authorizing a loan in an aggregate amount of \$300,000.00 from Billy R. Jarrard, Jr. and pledging the ½ cent sales tax for economic development as collateral to secure the repayment of said loan.

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.

RESOLVED AND ADOPTED by the Wylie City Council on the 13th day of December, 2016.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary

Resolution No. 2016-33(R)
Approving WEDC \$300,000.00 Loan

RESOLUTION NO. 2016-02(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 finance the purchase of Lot 1, Railroad Industrial Park, an additional of the City of Wylie, Collin County, Texas, as recorded in Volume C, Page 748 of the Map Records of Collin County (the “Project”), in the amount of \$300,000 from Billy R. Jarrard, Jr. 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 finance the Project 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 7th day of December, 2016.

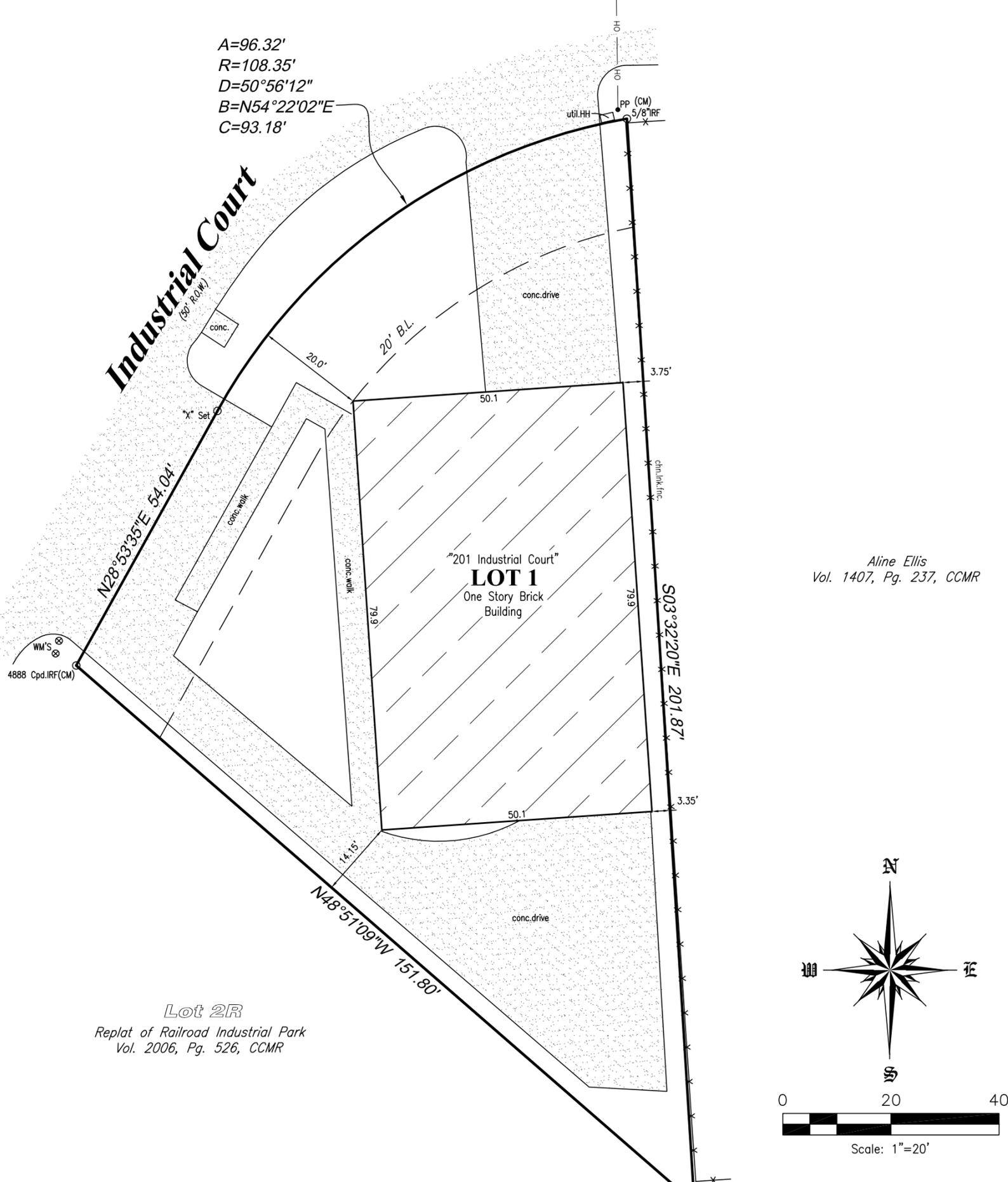
Marvin Fuller, President

ATTEST TO:

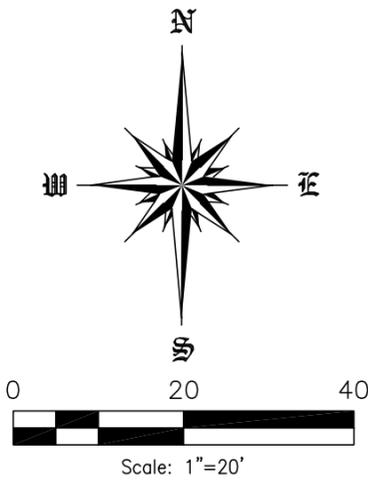
John Yeager, WEDC Secretary

Legal Description

*Lot 1, Railroad Industrial Park, an Addition to the City of Wylie, Collin County, Texas,
according to the map or plat thereof recorded in Volume C, Page 748 of the Map
Records of Collin County, Texas.*



*Aline Ellis
Vol. 1407, Pg. 237, CCMR*



Surveyor's Certification

I, F.E. Bemenderfer, Jr., do hereby certify to: **Billy R. Jarrard, Jr., Wylie Economic Development Corporation, Lawyers Title Company and Fidelity National Title Insurance Company** that (1) this survey was made upon the ground of the Property described herein on October 5, 2016 by myself or under my supervision, (2) the description contained hereon and the location of rights-of-way, visible easements, set-back lines, visible improvement, and encroachments, that I have knowledge of or have been informed of are accurately reflected hereon, (3) all monuments shown hereon actually exist and the location, size and type of material thereof are correctly shown, (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100-year flood per Map Number 48085C 0420J of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas & Incorporated Areas dated June 2, 2009. (Zone X). (5) the property reflected hereon has access to Jackson Street, (6) the relationship of the Property to all contiguous real estate is correctly shown hereon.

Notes: 1) Source bearing per Railroad Industrial Park, an addition to the City of Wylie as recorded in Volume C, Page 748 of the Collin County Map Records. 2) This survey has been performed with the benefit of Title Commitment GF No. 19135-1913502855 issued October 12, 2016. 3) CM is a controlling monument. 4) Surveyor's signature will appear in red ink on certified copies. 5) Esm't. to Gulf Refining Company and Gulf Oil Corporation in Vol. 308, Pg. 110 does not affect the subject property. 6) Esm't. to Finis Roberts, Jr. and Joy A. Adams, Partnership to allow for an encroaching concrete driveway is not necessary because the driveway no longer encroaches.

J. E. Bemenderfer, Jr.

 F.E. BEMENDERFER JR.
 4051
 PROFESSIONAL LAND SURVEYOR

Revised: October 17 (Title Commitment)
P:\AC\2016Q4\AC830465.dwg

Roome Land Surveying

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



Industrial Ct

.2901
Acres

S Birmingham St

78

© 2016 Google



Wylie City Council

AGENDA REPORT

Meeting Date: December 13, 2016
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: December 5, 2016

Item Number: 8
(City Secretary's Use Only)
Account Code: _____
Budgeted Amount: _____
Exhibits: 1

Subject

Consider and act upon a request to provide alternative roofing options to the current cedar shingle roof located at 301 N Ballard Avenue, for City of Wylie Brown House.

Recommendation

Motion to approve Grand Manor by CertainTeed as an alternative roofing options to the current cedar shingle roof located at 301 N Ballard Avenue, for City of Wylie Brown House.

Discussion

OWNER: City of Wylie

APPLICANT: Robert Diaz

The subject property suffered major damage to the roof during the April 11, 2016 hail storm. The Brown House is a City owned recreation facility. The Applicant is seeking alternative roofing options to the current cedar shingle roof.

The current roof only has the cedar shingles and no plywood decking under the shingle. Therefore in addition to the extensive roof damage there was also interior damage after the roof failed and hail/water entered the building. Alternatives to the cedar shingle would be a Grand Manor by CertainTeed in a gray/slate color.

The product is a fiber glass base shingle with randomly applied tabs and authentic depth and dimensions of natural slate.

HRC DISCUSSION:

The Commission discussed with staff the various options and color. The preference was to go with a neutral color.

The Commission voted 6-0 to recommend approval to the City Council.



LUXURY SHINGLES

Color Availability

Black Pearl

Brownstone

Colonial Slate

Gatehouse Slate

Georgian Brick

Sherwood Forest

Stonegate Gray

Terra Cotta

Tudor Brown

Weathered Wood



Shown in Brownstone

GRAND MANOR®

- Two full-size, fiber glass base shingles with randomly applied tabs
- Authentic depth and dimension of natural slate
- Virtual five-layer coverage when applied
- 425 lbs. per square
- Lifetime limited transferable warranty – residential*
- 50-year limited transferable warranty – group-owned or commercial*
- 15-year StreakFighter® algae-resistance warranty
- 10-year SureStart™ protection
- 15-year 110 mph wind-resistance warranty
- Wind warranty upgrade to 130 mph available.
CertainTeed starter and CertainTeed hip and ridge required
- High-Performance Starter and hip and ridge accessory available
(see details in back of brochure)

* See warranty for specific details and limitations.

CertainTeed products are tested to ensure the highest quality and comply with the following industry standards:

Fire Resistance:

- UL Class A
- UL certified to meet ASTM D3018 Type 1

Wind Resistance:

- UL certified to meet ASTM D3018 Type 1
- ASTM D3161 Class F

Tear Resistance:

- UL certified to meet ASTM D3462
- CSA standard A123.5

Impact Resistance:

- UL2218 Class 2

Wind Driven Rain Resistance:

- Miami-Dade Product Control Acceptance: Please reference www.certainteed.com to determine approved products by manufacturing location.

Quality Standards:

- ICC-ES-ESR-1389

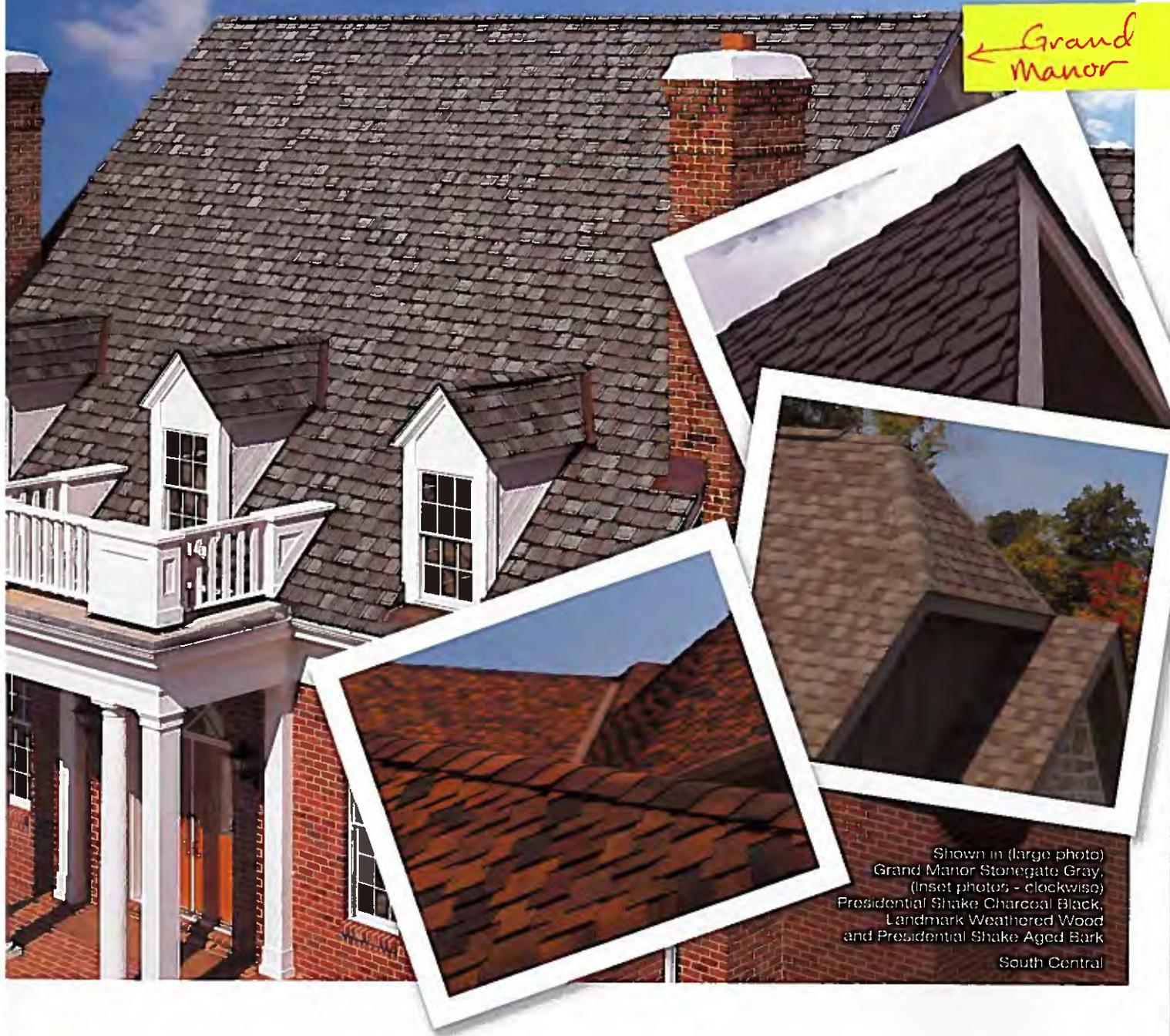
2016

CertainTeed

Roofing Selection Guide

Luxury, Designer and Traditional Shingles

← Grand Manor



Shown in (large photo)
Grand Manor Stonegate Gray,
(Inset photos - clockwise)
Presidential Shake Charcoal Black,
Landmark Weathered Wood
and Presidential Shake Aged Bark
South Central

CertainTeed
SAINT-GOBAIN

BART PEDDICORD COMMUNITY CENTER

Use Analysis

September 2016



Overview

The City of Wylie offers private rental space for a variety of uses. Rentals are categorized as paid, unpaid, or internal use. Paid rentals include rentals that typically fall into the categories of parties or gatherings. Unpaid rentals provide meeting space to non-profit organizations. Internal bookings are available to the City and may include staff training and special events.



Interior Spaces



Room Capacities

	With Tables/Chairs	Chairs Only	Standing Only, No Tables/Chairs
Meeting Room	100	120	150
Conference Area	15		

Rental Hours

Meeting Room or Conference Area, 2 hour minimum

Monday - Thursday	9 am - 9 pm
Friday	9 am - 11 pm
Saturday	9 am - 11 pm
Sunday	9 am - 9 pm

Rental Rates

	Standard Rate/Hour	Discounted Resident Rate/Hour	Deposit/Permit
Meeting Room or Conference Area	\$35	\$25	\$100
Kitchen, with Meeting Room Rental	\$35	\$25	n/a

Market Segments - 2015

Paid Rentals	Unpaid/Non-Profit	Internal Use
<ol style="list-style-type: none"> 1. Anniversary Parties 2. Baby Showers 3. Birthday Parties 4. Bridal Showers 5. Dinner Gatherings 6. Family Reunions 7. Graduation Parties 8. Luncheons 9. Memorials 10. Retirement Parties 11. Weddings: ceremonies, rehearsals, and receptions 	<ol style="list-style-type: none"> 1. American Legion 2. Girl Scouts 3. Boy Scouts 4. Various Church Organizations 5. Healthcare Outreach Groups (e.g. Alcoholics Anonymous) 6. Masonic Lodge 7. Various Home Owners Association Groups 8. Youth Athletic Leagues 	<ol style="list-style-type: none"> 1. Downtown Special Events 2. Various City Department Training and Meetings

Use Data - 2015

	Number of Rentals	Total Hours Rented	Guest Attendance	Net Revenue
Paid	66	348	5,345	\$11,745
Unpaid/Non-Profit	205	650	5,375	n/a

Attachments

- Rental Terms and Conditions
- FY '15 Budget
- FY '16 Budget
- All Recreation Facilities, Rental Rates and Availability (as seen in the Activity Menu)
- Smith Public Library, Rental Rates and Availability (as seen on website)

City of Wylie

Recreation Facility Rental Terms and Conditions

(Attached to valid and complete Rental Permit)

Updated 05/13/2016

City of Wylie Recreation Division hereby grants the above named Individual or Organization and its named Representative permission to use the facilities as outlined, subject to the Terms and Conditions of this Agreement contained herein and attached hereto all of which form part of this Agreement.

Lessee is hereby authorized to complete and sign this Rental Agreement on behalf of the above Individual/Organization. By signing this Agreement, the Lessee agrees to comply with and enforce all City of Wylie, Recreation Facility and Recreation Areas Rules, Guidelines, Regulations and Policies, and pay all approved fees. Any violation shall be grounds for prohibiting future use of Parks and Recreation Division (PARC) Facilities.

LESSEE AGREES TO RELEASE AND HOLD HARMLESS THE CITY OF WYLIE, TEXAS, ITS OFFICERS, EMPLOYEES, AGENTS, AND ELECTED OFFICIALS FROM AND AGAINST ANY AND ALL SUITS, ACTIONS, LOSSES, LIABILITY OR DAMAGES OF ANY CHARACTER. LESSEE AGREES THAT ALL STATED OFFICIALS AND AGENTS WILL NOT BE RESPONSIBLE TO, FROM OR AGAINST COST AND EXPENSES INCLUDING, IN PART, ATTORNEY FEES INCIDENTAL TO THE DEFENSE OF SUCH SUITS, CLAIMS, LOSSES, DAMAGES OR LIABILITY ON ACCOUNT OF INJURY, DISEASE, SICKNESS (INCLUDING DEATH) TO ANY PERSON OR MINOR CHILDREN OR TO ANY PROPERTY DAMAGE, OCCURRING IN CONNECTION WITH, RESULTING FROM OR CAUSED BY THE RENTAL OR USE OF THE BART PEDDICORD COMMUNITY CENTER, WYLIE RECREATION CENTER, OR BROWN HOUSE.

The undersigned has read and on behalf of the Individual/Organization agrees to be bound by this Agreement and the Terms and Conditions contained herein and attached hereto, and hereby warrants and represents that he/she executes this Agreement on behalf of the Individual/Organization and has sufficient power, authority and capacity to bind the Lessee with his/her signature. Failure to comply with said conditions may result in cancellation of reservation and associated fees.

No person, firm, corporation, organization, association, league or group shall be denied the use of PARC facilities because of race, sex, color, religion, national origin, or disability. The Lessee shall comply with the Americans with Disabilities Act (ADA).

With at least fourteen (14) days notice and availability, reservation requests accepted on a first come first serve basis up to ninety (90) days in advance for reservations. A minimum rental charge of two (2) hours applies to all reservations. The Brown House may be booked up to one (1) year in advance on Friday, Saturday, and Sunday.

A maximum number of four (4) open bookings are allowed at one time.

Rental deposit, rental fees and signed Rental Agreement must be received at the time of booking any reservation.

Fees and deposits associated with Nonprofit Organizations must be paid by cash or a check with the Nonprofit Organization named as the payer. All deposits will be refunded to the Organization.

Rental fees will be assessed per Ordinance. Per Ordinance the following definitions apply:

---Resident - any person or persons who reside in the City of Wylie city limits and can provide proof of City of Wylie resident property tax status by showing a current City of Wylie utility bill. A valid picture ID with a matching Wylie address is required.

---Non resident - any person or persons who resides outside of the City of Wylie city limits and/or does not pay City of Wylie property tax, receiving no City of Wylie utilities.

---Wylie Non-Profit Group - a qualified non-profit group that provides a benefit and/or service in the City of Wylie. The City of Wylie may require written proof of non-profit or 501(c)(3) status.

[Lessee initials ____ | Staff initials ____]

The PARD facilities are available for private reservation by Individuals/Organizations for recreation purposes only, and only for allowable uses as outlined per Recreation Facility Rules and Guidelines and all Recreation Areas Rules and Guidelines. A copy of each is available at www.wylietexas.gov > Recreation.

[Lessee initials ____ | Staff initials ____]

Commercial use of any kind is prohibited. Direct and indirect solicitation of goods or services and collection of fees for any purpose, including fund raising, goods, services or admission is prohibited without prior approval from the Parks and Recreation Board and City Council. At no time shall Lessee sublease or reassign the lease. [per Ordinance, Chapter 78, Section 105]

[Lessee initials ____ | Staff initials ____]

Cancellation of Rental Agreement must be received via writing or email per Ordinance. A fee will be assessed for cancellations received less than fourteen (14) days prior to scheduled use. Failure to show up for a reservation within thirty (30) minutes of scheduled start time will result in forfeiture of rental and all rental fees and deposits.

[Lessee initials ____ | Staff initials ____]

The City of Wylie will issue a refund for the amount of the deposit, or a portion thereof, if no damage or breakage occurs and the facility's contents are left clean and in the same condition they were found prior to the commencement of the activity being reserved. If damages are assessed as solely determined by the City of Wylie, the amount will be deducted, and a credit to credit card or check will be sent for the remaining deposit balance, if any. A refund will be issued to the original payer only, and processing may take 3 - 4 weeks after the conclusion of the issued Permit.

[Lessee initials ____ | Staff initials ____]

The responsible reserving party shall be solely responsible for any and all damages or costs associated with repair, replacement and/or clean up of the facility. The City of Wylie shall assess damages done and shall make the final decisions as to suitable repair and/or replacement. Any cost associated with damages and/or lack of cleaning of the facility that is over the deposit amount will be assessed to and

paid by the responsible/reserving party within fourteen (14) days of completion of the event being reserved.

[Lessee initials ____ | Staff initials ____]

If cancellation is initiated by PARD due to facility closing, staff will secure alternate site (if available). If unable to do so, Lessee may reschedule or receive a full refund, which shall be the only remedy to the Lessee.

[Lessee initials ____ | Staff initials ____]

Lessee must be present during entire reservation.

[Lessee initials ____ | Staff initials ____]

The number of guests present must adhere to the stated capacity of the facility.

[Lessee initials ____ | Staff initials ____]

Admittance prior to the time specified on the Rental Agreement and Permit is prohibited. Requests for extension of rental time must be paid in full at least two (2) weeks prior to the reservation.

[Lessee initials ____ | Staff initials ____]

Set-up and clean-up must be completed within the rental time frame. Upon completion of the reservation, all areas must be left as found and the cleaning checklist must be completed and signed by the Lessee.

[Lessee initials ____ | Staff initials ____]

A limited number of tables, chairs, and equipment are available for use. Lessee is responsible for setting up, taking down, cleaning, and returning all tables, chairs, and equipment to designated areas.

[Lessee initials ____ | Staff initials ____]

Decoration and signage plans must be approved in writing by the Facility Supervisor. With permission, decorations may be affixed to the building or building fixtures with painters tape only. No items may be affixed to the windows. Everything applied must be removed upon conclusion of the reservation. Signage, artwork, announcements, etc. displayed in the room must face into the room. Items legible or recognizable from outside of the rented space must be moved or removed.

[Lessee initials ____ | Staff initials ____]

Candles for birthday cakes and sterno cans for warming food are allowed. All other open flames are prohibited without permission from PARD staff.

[Lessee initials ____ | Staff initials ____]

The City requires proof of liability insurance, meeting all City requirements, from all caterers using the facility.

[Lessee initials ____ | Staff initials ____]

Possession and consumption of alcoholic beverages is prohibited on City property [per Ordinance, Chapter 10, Article II], except as permitted by the Alcohol Policy-Brown House [per Ordinance, No. 2015-38], where applicable. In the event that Lessee desires to reserve the Brown House under this Rental Agreement and receives approval to consume, possess or serve alcoholic beverages at the Brown House in accordance with the Alcohol Policy-Brown House, Lessee acknowledges and agrees that Lessee has reviewed and understands the Alcohol Policy-Brown House and shall comply with all provisions of the Alcohol Policy-Brown House, which is incorporated herein by reference for all purposes.

[Lessee initials ____ | Staff initials____]

Gambling is prohibited. Smoking is prohibited inside City facilities [per Ordinance, Chapter 74, Article 1, Section 74-2].

[Lessee initials ____ | Staff initials____]

One (1) adult chaperon, age twenty-one (21) or over shall be required per ten (10) youth/children under the age of eighteen (18) Chaperons must be present when the facility is opened and remain present until all youth have left the facility.

[Lessee initials ____ | Staff initials____]

The PARD reserves the right to immediately cancel this reservation if any of the above guidelines, rules and regulations are not being properly followed.

RESERVATION STAND-BY

During hours that the facility is closed to the public, staff are available for scheduled reservations only. For weekend rental emergencies, when PARD staff is not available at the facility, please call the Reservation Stand-by phone number, 214-549-5920 or Public Safety Communications Non-Emergency Number, 972-442-8171. Please be prepared to provide your name and that you need assistance with a reservation at Bart Peddicord Community Center, Wylie Recreation Center, or Brown House.

BUDGET : CB-CURRENT BUDGET
 FUND : 112 4B SALES TAX REVENUE FUND
 ITEMS PRINTED: ANNUAL BUDGET AMOUNTS

Bart Peddicord
FY '15 - '16

ACCOUNT NO#	===== ACCOUNT NAME =====	ANNUAL BUDGET	
112-5615-51110	SALARIES	0.00	
112-5615-51112	SALARIES - PART TIME	24,000.00	
	Pt. Reservation Hours		24,000.00
	Permanent Hourly Salary 2 - 4 Monitors to accommodate reservation times at the Bart Peddicord Community Center for 2 nights a week and weekend rentals.		
112-5615-51130	OVERTIME	0.00	
112-5615-51140	LONGEVITY PAY	0.00	
112-5615-51145	SICK LEAVE BUYBACK	0.00	
112-5615-51160	CERTIFICATION INCENTIVE	0.00	
112-5615-51170	PARAMEDIC INCENTIVE	0.00	
112-5615-51210	CAR ALLOWANCE	0.00	
112-5615-51220	PHONE ALLOWANCE	0.00	
112-5615-51230	CLOTHING ALLOWANCE	0.00	
112-5615-51310	TMRS	0.00	
112-5615-51410	HOSPITAL & LIFE INSURANCE	0.00	
112-5615-51420	LONG-TERM DISABILITY	0.00	
112-5615-51440	FICA	1,488.00	
			1,488.00
112-5615-51450	MEDICARE	348.00	
			348.00
112-5615-51470	WORKERS COMP PREMIUM	566.00	
			566.00
112-5615-51480	UNEMPLOYMENT COMP (TWC)	540.00	
			540.00
112-5615-52010	OFFICE SUPPLIES	780.00	
	General		100.00
	Binders 5	8.00	40.00
	Laminating Sheets 1	30.00	30.00
	Labels 1	30.00	30.00
	Paper 12	35.00	420.00
	Toner HP 12A Black 2	80.00	160.00
	Permanent Staff consumable. Office Supplies for staff use to carry out daily tasks, reporting, record keeping, etc.		
	Current Year Increased: General.		
	Removed: Toner HP 12A Black.		
112-5615-52070	COMPUTER SOFTWARE	0.00	
112-5615-52130	TOOLS/ EQUIP (NON-CAPITAL)	930.00	
	Basic Tool Kit		75.00
	Mop/Dust Handles/Frames 3	20.00	60.00
	Mop/Dust Heads 4	35.00	140.00
	Cleaning Buckets 8	10.00	80.00
	Kitchen Equipment Replacement		500.00
	Ceiling Tiles 5	15.00	75.00
	Permanent Facility equipment and materials for minor repairs, upkeep, and sanitary maintenance of facility and equipment. Regular replacement of worn items.		

BUDGET : CB-CURRENT BUDGET
 FUND : 112 4B SALES TAX REVENUE FUND
 ITEMS PRINTED: ANNUAL BUDGET AMOUNTS

ACCOUNT NO#	===== ACCOUNT NAME =====	ANNUAL BUDGET	
	Current Year Added: Batteries.		
112-5615-52210	JANITORIAL SUPPLIES	600.00	
	Cleaning Chemicals		300.00
	Batteries		100.00
	Facility Signage		200.00
	Permanent Consumable items used to maintain safe, clean, and sanitary conditions.		
	Current Year Removed: Batteries. Facility Signage.		
112-5615-52250	MEDICAL & SURGICAL	250.00	
	First Aid Kit		100.00
	Ice Packs		150.00
	Permanent Consumable patron and staff use. First aid and preventative care items. Frequent replacement and stock.		
112-5615-52310	FUEL & LUBRICANTS	0.00	
112-5615-52610	RECREATIONAL SUPPLIES	580.00	
	Receipt/Permit Paper 12	35.00	420.00
	Toner HP 12A Black 2	80.00	160.00
	Permanent Patron consumable use, requiring regular to frequent replacement and stock.		
	Current Year Removed: Toner HP 12A Black. Receipt/Permit Paper.		
112-5615-52650	RECREATION MERCHANDISE	0.00	
112-5615-52710	WEARING APPAREL & UNIFORMS	0.00	
112-5615-52810	FOOD SUPPLIES	0.00	
112-5615-52990	OTHER	0.00	
112-5615-54210	STREETS & ALLEYS	0.00	
112-5615-54510	MOTOR VEHICLES	0.00	
112-5615-54530	HEAVY EQUIPMENT	0.00	
112-5615-54630	TOOLS & EQUIPMENT	0.00	
112-5615-54650	COMMUNICATIONS	0.00	
112-5615-54810	COMPUTER HARD/SOFTWARE	0.00	
112-5615-54910	BUILDINGS	0.00	
	Permanent General facility maintenance.		
	Current Year Added: Floor Maintenance. Facility Signage.		
112-5615-56040	SPECIAL SERVICES	11,625.00	
	Carpet & Upholstery Cleaning 2	300.00	600.00
	Floor Maintenance 4	300.00	1,200.00
	Boo on B-Foam Pit Rental 1	540.00	540.00
	Boo on B-Bungee Trampoline Ren 1	975.00	975.00
	Boo on B-Generator Rental 1	85.00	85.00
	Boo on B-Kiddie Train Rental		500.00
	Boo on B-ZipLine Rental 1	2,675.00	2,675.00
	Boo on B-Search Light Rental 1	400.00	400.00
	Boo on B-Light Tower Rental 3	300.00	900.00
	Boo on B-Swag		1,000.00
	Boo on B-Lanterns		200.00
	Boo on B-Signage		900.00
	Boo on B-Staff Shirts 15	30.00	450.00
	Boo on B-Decorations		500.00
	Blue Grass-Bounce House 1	350.00	350.00
	Nat Night Out-Bounce House 1	350.00	350.00

BUDGET : CB-CURRENT BUDGET
 FUND : 112 4B SALES TAX REVENUE FUND
 ITEMS PRINTED: ANNUAL BUDGET AMOUNTS

ACCOUNT NO#	===== ACCOUNT NAME =====	ANNUAL BUDGET	
Permanent	Contractual services, special events that are not offset by revenue account and employee flu shots, physicals and screenings.		
Current Year	Added: Boo on B-Candy. Boo on B-DJ Rental. Boo on B-Mechanical Bull. Boo on B-Meltdown Rental. Removed: Boo on B-Bungee Trampoline Rental. Floor Maintenance. Increased: Boo on B-Generator Rental. Boo on B-Kiddie Train Rental. Boo on B-Foam Pit Rental.		
112-5615-56080	ADVERTISING	0.00	
112-5615-56110	COMMUNICATIONS	0.00	
112-5615-56140	REC CLASS EXPENSES (COMM CTR)	0.00	
112-5615-56180	RENTAL	3,720.00	
Copier	12	160.00	1,920.00
Ice Machine	12	150.00	1,800.00
Permanent	Equipment service provided via rental agreement.		
Current Year	Removed: Copier.		
112-5615-56210	TRAVEL & TRAINING	0.00	
112-5615-56250	DUES & SUBSCRIPTIONS	1,500.00	
BMI			400.00
ASCAP			400.00
SESAC			700.00
Permanent	Employee professional dues, subscriptions, and certifications.		
112-5615-56360	ACTIVENET ADMINISTRATIVE FEES	0.00	
112-5615-57710	BAD DEBT EXPENSE	0.00	
112-5615-57810	CAPITAL REPLACEMENT FEES	0.00	
112-5615-58150	LAND-BETTERMENTS	0.00	
112-5615-58810	COMPUTER HARD/SOFTWARE	0.00	
112-5615-58830	FURNITURE & FIXTURES	0.00	
112-5615-58850	MAJOR TOOLS & EQUIPMENT	0.00	
112-5615-58910	BUILDINGS	0.00	
112-5615-58995	CONTRA CAPITAL OUTLAY	0.00	
	PAGE TOTAL:	5,220.00	
	TOTAL EXPENDITURES:	46,927.00	
	NET REVENUES/EXPENDITURES:	46,927.00	

SELECTION CRITERIA

FUND: All
ACCOUNTS: 5615-51110 THRU 5615-58995
PRINT SELECTION:

PRINT OPTIONS

ITEMS TO PRINT: Annual Budget
BUDGET TO PRINT: CB-CURRENT BUDGET
INCLUDE LINE ITEM DETAIL: YES
INCLUDE ACCOUNT BUDGET NOTES: YES
PAGE BREAK BY DEPARTMENT: NO

** END OF REPORT **

BUDGET : DB-DEPT'L WORKING BUDGET
 FUND : 112 4B SALES TAX REVENUE FUND
 ITEMS PRINTED: ANNUAL BUDGET AMOUNTS

Bart Peddicord
FY '16 - '17

ACCOUNT NO#	===== ACCOUNT NAME =====	ANNUAL BUDGET	
112-5615-51110	SALARIES	0.00	
112-5615-51112	SALARIES - PART TIME	24,000.00	
	Pt. Reservation Hours		24,000.00
	Permanent Hourly Salary 2 - 4 Monitors to accommodate reservation times at the Bart Peddicord Community Center for 2 nights a week and weekend rentals.		
112-5615-51130	OVERTIME	0.00	
112-5615-51140	LONGEVITY PAY	0.00	
112-5615-51145	SICK LEAVE BUYBACK	0.00	
112-5615-51160	CERTIFICATION INCENTIVE	0.00	
112-5615-51170	PARAMEDIC INCENTIVE	0.00	
112-5615-51210	CAR ALLOWANCE	0.00	
112-5615-51220	PHONE ALLOWANCE	0.00	
112-5615-51230	CLOTHING ALLOWANCE	0.00	
112-5615-51310	TMRS	0.00	
112-5615-51410	HOSPITAL & LIFE INSURANCE	0.00	
112-5615-51420	LONG-TERM DISABILITY	0.00	
112-5615-51440	FICA	1,488.00	
			1,488.00
112-5615-51450	MEDICARE	348.00	
			348.00
112-5615-51470	WORKERS COMP PREMIUM	566.00	
			566.00
112-5615-51480	UNEMPLOYMENT COMP (TWC)	540.00	
			540.00
112-5615-52010	OFFICE SUPPLIES	720.00	
	General		200.00
	Binders 5	8.00	40.00
	Laminating Sheets 1	30.00	30.00
	Labels 1	30.00	30.00
	Paper 12	35.00	420.00
	Permanent Staff consumable. Office Supplies for staff use to carry out daily tasks, reporting, record keeping, etc.		
	Current Year Increased: General.		
	Removed: Toner HP 12A Black.		
112-5615-52070	COMPUTER SOFTWARE	0.00	
112-5615-52130	TOOLS/ EQUIP (NON-CAPITAL)	1,030.00	
	Batteries		100.00
	Basic Tool Kit		75.00
	Mop/Dust Handles/Frames 3	20.00	60.00
	Mop/Dust Heads 4	35.00	140.00
	Cleaning Buckets 8	10.00	80.00
	Kitchen Equipment Replacement		500.00
	Ceiling Tiles 5	15.00	75.00
	Permanent Facility equipment and materials for minor repairs, upkeep, and sanitary maintenance of facility and equipment. Regular replacement of worn items.		

BUDGET : DB-DEPT'L WORKING BUDGET
 FUND : 112 4B SALES TAX REVENUE FUND
 ITEMS PRINTED: ANNUAL BUDGET AMOUNTS

ACCOUNT NO#	ACCOUNT NAME	ANNUAL BUDGET
Current Year Added: Batteries.		
112-5615-52210	JANITORIAL SUPPLIES	300.00
	Cleaning Chemicals	300.00
	Permanent Consumable items used to maintain safe, clean, and sanitary conditions.	
Current Year Removed: Batteries. Facility Signage.		
112-5615-52250	MEDICAL & SURGICAL	250.00
	First Aid Kit	100.00
	Ice Packs	150.00
	Permanent Consumable patron and staff use. First aid and preventative care items. Frequent replacement and stock.	
112-5615-52310	FUEL & LUBRICANTS	0.00
112-5615-52610	RECREATIONAL SUPPLIES	0.00
	Permanent Patron consumable use, requiring regular to frequent replacement and stock.	
Current Year Removed: Toner HP 12A Black. Receipt/Permit Paper.		
112-5615-52650	RECREATION MERCHANDISE	0.00
112-5615-52710	WEARING APPAREL & UNIFORMS	0.00
112-5615-52810	FOOD SUPPLIES	0.00
112-5615-52990	OTHER	0.00
112-5615-54210	STREETS & ALLEYS	0.00
112-5615-54510	MOTOR VEHICLES	0.00
112-5615-54530	HEAVY EQUIPMENT	0.00
112-5615-54630	TOOLS & EQUIPMENT	0.00
112-5615-54650	COMMUNICATIONS	0.00
112-5615-54810	COMPUTER HARD/SOFTWARE	0.00
112-5615-54910	BUILDINGS	800.00
	Floor Maintenance 2	300.00
	Facility Signage	200.00
	Permanent General facility maintenance.	
Current Year Added: Floor Maintenance. Facility Signage.		
112-5615-56040	SPECIAL SERVICES	11,930.00
	Boo on B-Foam Pit Rental 1	650.00
	Boo on B- Meltdown Rental 1	975.00
	Boo on B- ZipLine Rental 1	2,675.00
	Boo on B- Kiddie Train Rental 1	550.00
	Boo on B- Mechanical Bull Rent 1	825.00
	Boo on B- DJ Rental 1	450.00
	Boo on B- Generator Rental 3	85.00
	Boo on B- Search Light Rental 1	400.00
	Boo on B- Light Tower Rental 3	300.00
	Boo on B- Swag	1,000.00
	Boo on B- Lanterns	200.00
	Boo on B- Signage	900.00
	Boo on B- Staff Shirts 15	30.00
	Boo on B- Decorations	500.00
	Boo on B- Candy	500.00
	Blue Grass- Bounce House 1	350.00
	Nat Night Out- Bounce House 1	350.00

BUDGET : DB-DEPT'L WORKING BUDGET
 FUND : 112 4B SALES TAX REVENUE FUND
 ITEMS PRINTED: ANNUAL BUDGET AMOUNTS

ACCOUNT NO#	===== ACCOUNT NAME =====	ANNUAL BUDGET
Permanent	Contractual services, special events that are not offset by revenue account and employee flu shots, physicals and screenings.	
Current Year	Added: Boo on B-Candy. Boo on B-DJ Rental. Boo on B-Mechanical Bull. Boo on B-Meltdown Rental. Removed: Boo on B-Bungee Trampoline Rental. Floor Maintenance. Increased: Boo on B-Generator Rental. Boo on B-Kiddie Train Rental. Boo on B-Foam Pit Rental.	
112-5615-56080	ADVERTISING	0.00
112-5615-56110	COMMUNICATIONS	0.00
112-5615-56140	REC CLASS EXPENSES (COMM CTR)	0.00
112-5615-56180	RENTAL	1,800.00
Ice Machine	12	150.00
		1,800.00
Permanent	Equipment service provided via rental agreement.	
Current Year	Removed: Copier.	
112-5615-56210	TRAVEL & TRAINING	0.00
112-5615-56250	DUES & SUBSCRIPTIONS	1,500.00
BMI		400.00
ASCAP		400.00
SESAC		700.00
Permanent	Employee professional dues, subscriptions, and certifications.	
112-5615-56360	ACTIVENET ADMINISTRATIVE FEES	0.00
112-5615-57710	BAD DEBT EXPENSE	0.00
112-5615-57810	CAPITAL REPLACEMENT FEES	0.00
112-5615-58150	LAND-BETTERMENTS	0.00
112-5615-58810	COMPUTER HARD/SOFTWARE	0.00
112-5615-58830	FURNITURE & FIXTURES	0.00
112-5615-58850	MAJOR TOOLS & EQUIPMENT	0.00
112-5615-58910	BUILDINGS	0.00
112-5615-58995	CONTRA CAPITAL OUTLAY	0.00
112-5615-59711	TRANSFER TO FLEET FUND	0.00
	PAGE TOTAL:	3,300.00
	TOTAL EXPENDITURES:	45,272.00
	NET REVENUES/EXPENDITURES:	45,272.00

SELECTION CRITERIA

FUND: All
ACCOUNTS: 5615-51110 THRU 5615-59711
DEPT SELECTION:

PRINT OPTIONS

ITEMS TO PRINT: Annual Budget
BUDGET TO PRINT: DB-DEPT*L WORKING BUDGET
INCLUDE LINE ITEM DETAIL: YES
INCLUDE ACCOUNT BUDGET NOTES: YES
PAGE BREAK BY DEPARTMENT: NO

** END OF REPORT **



PAVILIONS

PERFECT PICNIC AND OUTDOOR PARTY SPOTS NEAR YOU! Covered pavilions with lights, electrical outlets, tables, and benches available at Old City Park and Community Park. \$25 per hour or \$10 Wylie Resident rate. Pavilion reservations at no charge are available at Freya Park, Friendship Park, Kreymer Estates Park, Valentine Park, and Riverway Park. Review prior to requesting your booking. Park Rules and Guidelines and Rental Terms and Conditions. For more information, please contact Wylie Parks & Recreation Administration. Parks@wylie-texas.gov or 972-516-6240

Old City Park Pavilion located in downtown Wylie



BROWN HOUSE

Mon	9 am - 3 pm
Tue - Thu	2 pm - 9 pm
Fri & Sat	2 pm - 11 pm
Sun	3 am - 9 pm

Friday - Sunday

small parties and meetings
4 hours *
\$150 / hour
 \$125 Wylie Resident
 *Deposit - Permit \$300

Monday - Thursday

small parties and meetings
2 hours *
\$125 / hour
 \$100 Wylie Resident
 *Deposit - Permit \$300



SIGNIFICANT STORM DAMAGE RECOVERY UNDERWAY. PLEASE CONTACT US FOR MORE INFORMATION.

INDOOR FACILITIES

SCHEDULE YOUR NEXT MEETING, PARTY, GATHERING, OR SPECIAL EVENT WITH US!

WYLIE REC CENTER

Classroom/Meeting Room

Mon - Thu	9 am - 10 pm
Fri	9 am - 11 pm
Sat	9 am - 11 pm
Sun	9 am - 9 pm

Gym

Fri - Sat	9 pm - 11 pm
Sun	11:30 am - 9 pm

Climbing Wall

Sat	9 am - 12 pm
F	3:30 pm - 11 pm

Gym

baseball, volleyball and other games
2 hours *

\$65 / hour / 1 side
 \$55 Wylie Resident
 *Deposit - Permit \$100

Climbing Wall

small groups or party add on
 Parties of 11+ guests must a full reserve
3 hours *

1 hour *
\$65 / hour
 \$50 Wylie Resident
 *Deposit - Permit \$100

Classroom

small parties or meetings
2 hours *

\$40 / hour
 \$30 Wylie Resident
 *Deposit - Permit \$100

Meeting Room

larger parties and meetings
2 hours *

\$55 / hour / 1 side
 \$45 Wylie Resident
 *Deposit - Permit \$100

2 hours *

\$110 / hour / Full Room
 \$10 Wylie Resident
 *Deposit - Permit \$100

4 hours *
\$81.25 / hour / Full Room
 \$10 Wylie Resident
 *Deposit - Permit \$100

Kitchen Add-on

Available with rental of North room or Full Room
1 hour *

\$45 / hour
 \$25 Wylie Resident

BART PEDDICORD COMMUNITY CENTER

Mon - Thu	9 am - 9 pm
Fri	9 am - 11 pm
Sat	9 am - 11 pm
Sun	9 am - 9 pm

Meeting/Conf Room

parties and meetings
2 hours *

\$35 / hour
 \$25 Wylie Resident
 *Deposit - Permit \$100

Kitchen Add on
 Available with rental of Meeting Room
\$35 / hour
 \$2 Wylie Resident



SIGNIFICANT STORM DAMAGE RECOVERY UNDERWAY. PLEASE CONTACT US FOR MORE INFORMATION.

CAPACITIES, LOCATIONS, AND AMENITIES: WYLIE.TEXAS.GOV

Tailored Adjustment Services

51 Village Lane
Colleyville TX 76051

Client: Wylie Community Center
Property: 100 West Oak
Wylie, TX

Operator: AWRIGHT

Estimator: Mike Myers
Position: V.P/ Property General Adj
Company: Tailored Adjustment Services
Business: 51 Village Lane
Colleyville, TX 76034

WEDC: BART PEDDICORD BLDG.
ID # 3
HAIL STORM 4/11/16
INTERIOR DAMAGES

Business: (972) 518-0165
E-mail: mmyers@tailoredadjustment.
com

Type of Estimate: Hail
Date Entered: 4/18/2016

Date Assigned:

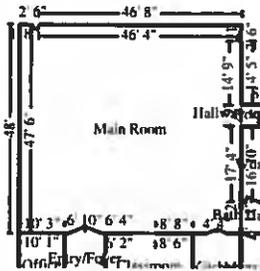
Price List: TXDF8X_APR16
Labor Efficiency: Restoration/Service/Remodel
Estimate: WYLIECOMMUNITYCENTER

Tailored Adjustment Services

51 Village Lane
Colleyville TX 76051

WYLIECOMMUNITYCENTER

Main Level



Main Room

Height: 10' 10"

1,930.78 SF Walls	2,399.54 SF Ceiling
4,330.32 SF Walls & Ceiling	2,399.54 SF Floor
266.62 SY Flooring	171.17 LF Floor Perimeter
196.00 LF Ceil. Perimeter	

Door	6' 10" X 6' 8"	Opens into ENTRY_FOYER
Window	5' 2" X 4'	Opens into CLASSROOM
Door	4' 4" X 6' 8"	Opens into KITCHEN
Missing Wall - Goes to Floor	3' 11" X 6' 8"	Opens into BATH_HALLWAY
Missing Wall	4' 9" X 10' 10"	Opens into HALLWAY_TO_S
Door	2' 6" X 6' 8"	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into Exterior

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
8. Vinyl cove - 4" wrap	171.17 LF	0.00	5.82	0.00	996.21
11. 1/2" - drywall per LF - up to 2' tall	75.00 LF	0.00	6.27	0.00	470.25
14. Seal/prime then paint the surface area (2 coats)	1,061.50 SF	0.00	0.69	0.00	732.44
17. Mask and prep for paint - paper and tape (per LF)	193.00 LF	0.00	0.53	0.00	102.29
1. Suspended ceiling tile - 2' x 4'	520.00 SF	0.00	1.56	0.00	811.20
Replace only the missing ceiling tiles. If a checkerboard pattern is seen, all will need to be replaced.					
40. Batt insulation - 4" - R13 - unfaced batt	2,399.54 SF	0.00	0.58	0.00	1,391.73
4. Scaffold - per section (per day)	3.00 DA	0.00	16.20	0.00	48.60
5. Scaffolding Setup & Take down - per hour	3.00 HR	0.00	29.16	0.00	87.48
36. Reglaze window, 10 - 16 sf	2.00 EA	0.00	111.01	0.00	222.02
Totals: Main Room				0.00	4,862.22

Tailored Adjustment Services

51 Village Lane
Colleyville TX 76051

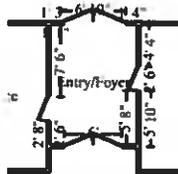


Office

Height: 9'

436.33 SF Walls	152.09 SF Ceiling
588.42 SF Walls & Ceiling	152.09 SF Floor
16.90 SY Flooring	47.83 LF Floor Perimeter
50.33 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into ENTRY_FOYER			
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
19. Batt insulation - 4" - R13 - unfaced batt	8.00 SF	0.00	0.58	0.00	4.64
18. Suspended ceiling tile - 2' x 4'	8.00 SF	0.00	1.56	0.00	12.48
Totals: Office				0.00	17.12



Entry/Foyer

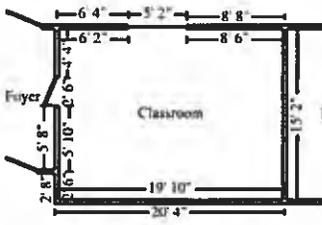
Height: 9'

269.61 SF Walls	113.54 SF Ceiling
383.15 SF Walls & Ceiling	113.54 SF Floor
12.62 SY Flooring	25.33 LF Floor Perimeter
43.17 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into OFFICE			
Door	6' 10" X 6' 8"	Opens into MAIN_ROOM			
Door	2' 6" X 6' 8"	Opens into CLASSROOM			
Door	6' X 6' 8"	Opens into Exterior			
DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
22. R&R Suspended ceiling tile - 2' x 4'	113.54 SF	0.14	1.56	0.00	193.02
23. R&R 1/2" - drywall per LF - up to 2' tall	8.00 LF	1.50	6.27	0.00	62.16
24. Seal/prime then paint the walls (2 coats)	269.61 SF	0.00	0.69	0.00	186.03
25. Mask and prep for paint - paper and tape (per LF)	86.33 LF	0.00	0.53	0.00	45.75
26. Content Manipulation charge - per hour	1.00 HR	0.00	29.16	0.00	29.16
Move items off wall.					
28. Vinyl cove - 4" wrap	10.00 LF	0.00	5.82	0.00	58.20
Totals: Entry/Foyer				0.00	574.32

Tailored Adjustment Services

51 Village Lane
Colleyville TX 76051



Classroom

Height: 9'

592.67 SF Walls	300.81 SF Ceiling
893.47 SF Walls & Ceiling	300.81 SF Floor
33.42 SY Flooring	67.50 LF Floor Perimeter
70.00 LF Ceil. Perimeter	

Door 2' 6" X 6' 8" Opens into ENTRY_FOYER
Window 5' 2" X 4' Opens into MAIN_ROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
29. R&R Suspended ceiling tile - 2' x 4'	300.81 SF	0.14	1.56	0.00	511.37
30. R&R Batt insulation - 4" - R13 - unfaced batt	592.67 SF	0.16	0.58	0.00	438.58
31. R&R Fluorescent light fixture lens - wraparound (lens only)	3.00 EA	1.68	26.93	0.00	85.83
Totals: Classroom				0.00	1,035.78



Kitchen

Height: 9'

433.11 SF Walls	159.25 SF Ceiling
592.36 SF Walls & Ceiling	159.25 SF Floor
17.69 SY Flooring	47.00 LF Floor Perimeter
51.33 LF Ceil. Perimeter	

Door 4' 4" X 6' 8" Opens into MAIN_ROOM

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
38. Suspended ceiling tile - 2' x 4'	40.00 SF	0.00	1.56	0.00	62.40
39. Batt insulation - 4" - R13 - unfaced batt	40.00 SF	0.00	0.58	0.00	23.20
Totals: Kitchen				0.00	85.60

Tailored Adjustment Services

51 Village Lane
Colleyville TX 76051



Bath Hallway

Height: 8'

135.89 SF Walls	43.75 SF Ceiling
179.64 SF Walls & Ceiling	43.75 SF Floor
4.86 SY Flooring	15.08 LF Floor Perimeter
26.50 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into Exterior
Door	2' 6" X 6' 8"	Opens into MENS_ROOM
Missing Wall - Goes to Floor	3' 11" X 6' 8"	Opens into MAIN_ROOM
Door	2' 6" X 6' 8"	Opens into WOMENS

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
41. Suspended ceiling tile - 2' x 4'	10.00 SF	0.00	1.56	0.00	15.60
43. R&R Vinyl cove - 4" wrap	4.00 LF	1.30	5.82	0.00	28.48
44. Seal/prime then paint the walls (2 coats)	135.89 SF	0.00	0.69	0.00	93.76
45. Mask and prep for paint - paper and tape (per LF)	53.00 LF	0.00	0.53	0.00	28.09
42. Batt insulation - 4" - R13 - unfaced batt	43.75 SF	0.00	0.58	0.00	25.38
Totals: Bath Hallway				0.00	191.31



Mens Room

Height: 8'

380.67 SF Walls	146.61 SF Ceiling
527.28 SF Walls & Ceiling	146.61 SF Floor
16.29 SY Flooring	49.67 LF Floor Perimeter
49.67 LF Ceil. Perimeter	

Door	2' 6" X 6' 8"	Opens into BATH_HALLWAY
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DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
46. 1/2" - drywall per LF - up to 2' tall	8.00 LF	0.00	6.27	0.00	50.16
47. 1/2" drywall - hung, taped, floated, ready for paint	60.00 SF	0.00	1.60	0.00	96.00
48. 2" x 4" lumber (.667 BF per LF) For blocking.	20.00 LF	0.00	2.06	0.00	41.20
51. Seal/prime then paint the walls and ceiling (2 coats)	527.28 SF	0.00	0.69	0.00	363.82
52. Mask and prep for paint - paper and tape (per LF)	99.33 LF	0.00	0.53	0.00	52.64

Tailored Adjustment Services

51 Village Lane
Colleyville TX 76051

CONTINUED - Mens Room

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
53. Vinyl cove - 4" wrap	15.17 LF	0.00	5.82	0.00	88.29
54. Suspended ceiling tile - 2' x 4'	146.61 SF	0.00	1.56	0.00	228.71
55. Batt insulation - 4" - R13 - unfaced batt	146.61 SF	0.00	0.58	0.00	85.03
56. R&R Suspended ceiling grid - 2' x 4'	8.00 SF	0.13	1.14	0.00	10.16
repair to grid.					
80. Bathroom ventilation fan light and heater - Detach & reset	1.00 EA	0.00	100.01	0.00	100.01
Totals: Mens Room				0.00	1,116.02



Womens

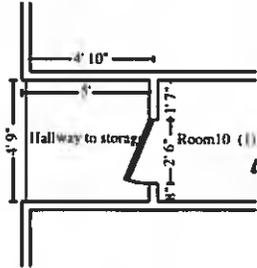
Height: 8'

406.70 SF Walls	162.06 SF Ceiling
568.76 SF Walls & Ceiling	162.06 SF Floor
18.01 SY Flooring	50.42 LF Floor Perimeter
52.92 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
57. 1/2" - drywall per LF - up to 2' tall	5.00 LF	0.00	6.27	0.00	31.35
60. Seal/prime then paint the walls (2 coats)	406.70 SF	0.00	0.69	0.00	280.62
61. Mask and prep for paint - paper and tape (per LF)	105.84 LF	0.00	0.53	0.00	56.10
62. Vinyl cove - 4" wrap	15.17 LF	0.00	5.82	0.00	88.29
63. Suspended ceiling tile - 2' x 4'	162.06 SF	0.00	1.56	0.00	252.81
64. Batt insulation - 4" - R13 - unfaced batt	162.06 SF	0.00	0.58	0.00	93.99
71. Ductwork - large - hot or cold air - Detach & reset	10.00 LF	0.00	19.63	0.00	196.30
81. Bathroom ventilation fan light and heater - Detach & reset	1.00 EA	0.00	100.01	0.00	100.01
Totals: Womens				0.00	1,099.47

Tailored Adjustment Services

51 Village Lane
Colleyville TX 76051



Missing Wall

Hallway to storage

Height: 8'

101.33 SF Walls	22.96 SF Ceiling
124.29 SF Walls & Ceiling	22.96 SF Floor
2.55 SY Flooring	12.25 LF Floor Perimeter
19.50 LF Ceil. Perimeter	

4' 9" X 8'

Opens into MAIN_ROOM



Door

2' 6" X 6' 8"

Opens into HALLWAY_TO_S

Door

2' 6" X 6' 8"

Opens into STORAGE_AREA

Subroom: Room10 (1)

Height: 8'

116.70 SF Walls	21.98 SF Ceiling
138.68 SF Walls & Ceiling	21.98 SF Floor
2.44 SY Flooring	13.75 LF Floor Perimeter
18.75 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
No repair work needed.					

Totals: Hallway to storage				0.00	0.00
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Storage Area/Room

Height: 8'

541.92 SF Walls	277.54 SF Ceiling
819.46 SF Walls & Ceiling	277.54 SF Floor
30.84 SY Flooring	67.32 LF Floor Perimeter
69.82 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

Opens into ROOM10

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
No repair work needed.					

Totals: Storage Area/Room				0.00	0.00
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Miscellaneous

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
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Tailored Adjustment Services

51 Village Lane
Colleyville TX 76051

CONTINUED - Miscellaneous

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
69. Final cleaning - construction - Commercial	3,800.00 SF	0.00	0.14	0.00	532.00
75. Protect - Cover with plastic	3,800.00 SF	0.00	0.29	0.00	1,102.00
protect work area with plastic. Cover cabinets and bath fixtures as needed.					
78. Haul debris - per pickup truck load - including dump fees	1.00 EA	104.20	0.00	0.00	104.20
79. Commercial Supervision / Project Management - per hour	10.00 HR	0.00	56.25	0.00	562.50
Totals: Miscellaneous				0.00	2,300.70
Total: Main Level				0.00	11,282.54

Exterior

HVAC

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
82. R&R Packaged air conditioning unit - 5 ton 13 SEER	3.00 EA	92.58	7,669.00	0.00	23,284.74
83. Crane and operator - 115 ton capacity	1.00 HR	0.00	305.00	0.00	305.00
Totals: HVAC				0.00	23,589.74
Total: Exterior				0.00	23,589.74

Emergency Services

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
84. Water Extraction & Remediation (Bid Item) Blackmon Mooring	1.00 EA	0.00	8,336.63	0.00	8,336.63
Totals: Emergency Services				0.00	8,336.63

Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
37. Window labor minimum	1.00 EA	0.00	43.41	0.00	43.41
27. General labor - labor minimum	1.00 EA	0.00	14.62	0.00	14.62
50. Framing labor minimum	1.00 EA	0.00	132.43	0.00	132.43

Tailored Adjustment Services

51 Village Lane
Colleyville TX 76051

CONTINUED - Labor Minimums Applied

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Totals: Labor Minimums Applied				0.00	190.46
Line Item Totals: WYLIECOMMUNITYCENTER				0.00	43,399.37

Grand Total Areas:

5,345.72 SF Walls	3,800.12 SF Ceiling	9,145.84 SF Walls and Ceiling
3,800.12 SF Floor	422.24 SY Flooring	564.83 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	648.00 LF Ceil. Perimeter
3,800.12 Floor Area	3,959.83 Total Area	5,345.72 Interior Wall Area
3,138.22 Exterior Wall Area	313.74 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	

Tailored Adjustment Services

51 Village Lane
Colleyville TX 76051

Summary

Line Item Total	43,399.37
Replacement Cost Value	\$43,399.37
Less Depreciation	(11,953.39)
Actual Cash Value	\$31,445.98
Net Claim	\$31,445.98
Total Recoverable Depreciation	11,953.39
Net Claim if Depreciation is Recovered	\$43,399.37

Mike Myers
V.P/ Property General Adj

Tailored Adjustment Services

51 Village Lane
Colleyville TX 76051

Recap by Category with Depreciation

Items	RCV	Deprec.	ACV
ACOUSTICAL TREATMENTS	2,038.70	509.68	1,529.02
CLEANING	532.00	133.00	399.00
CONTENT MANIPULATION	29.16	7.29	21.87
GENERAL DEMOLITION	558.06		558.06
DRYWALL	697.92	174.48	523.44
ELECTRICAL	200.02	50.00	150.02
HEAVY EQUIPMENT	305.00		305.00
FLOOR COVERING - VINYL	1,254.27	313.56	940.71
FRAMING & ROUGH CARPENTRY	173.63	10.30	163.33
HAZARDOUS MATERIAL REMEDIATION	1,102.00	275.50	826.50
HEAT, VENT & AIR CONDITIONING	23,203.30	9,251.88	13,951.42
INSULATION	1,967.72	491.94	1,475.78
LABOR ONLY	577.12	140.63	436.49
LIGHT FIXTURES	80.79	20.20	60.59
PAINTING	1,941.54	485.40	1,456.14
SCAFFOLDING	136.08	34.02	102.06
WINDOW REGLAZING & REPAIR	222.02	55.51	166.51
WDW	43.41		43.41
WATER EXTRACTION & REMEDIATION	8,336.63		8,336.63
Subtotal	43,399.37	11,953.39	31,445.98

Tailored Adjustment Services, Inc

51 Village Lane
Colleyville, TX 76034
Local: (972) 518-0165
Toll Free: (800) 316-0330
Fax: (972) 751-5317

Insured: City of Wylie # 3
Property: 100 W oak
Wylie, TX

Claim Rep.: James Galliher

Business: (800) 316-0330
E-mail: irving@tailoredadjsutment.com

Estimator: James Galliher

Business: (800) 316-0330
E-mail: irving@tailoredadjsutment.
com

Claim Number:

Policy Number:

Type of Loss: <NONE>

Date of Loss: 3/23/2016
Date Inspected:

Date Received:
Date Entered: 4/11/2016

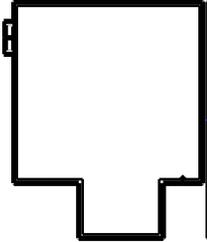
Price List: TXDF8X_APR16
Restoration/Service/Remodel
Estimate: ID_3

A copy of this document does not constitute a settlement of this claim. The above figures are subject to insurance company approval.

Tailored Adjustment Services, Inc

51 Village Lane
 Colleyville, TX 76034
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 Fax: (972) 751-5317

ID_3 Main Level

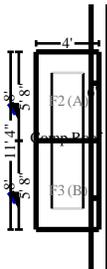


ID 3 Roof

4615.33 Surface Area
 293.04 Total Perimeter Length

46.15 Number of Squares

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
R&R Built-up 3 ply roofing - in place	46.15 SQ	385.55	0.00	17,793.13	(4,007.55)	13,785.58
Modified bitumen roof	46.15 SQ	376.49	0.00	17,375.01	(4,343.75)	13,031.26
R&R Exhaust cap - through roof - 6" to 8"	4.00 EA	67.20	0.00	268.80	(61.20)	207.60
R&R Gravel stop	293.04 LF	2.87	0.00	841.03	(193.41)	647.62
R&R Modified bitumen roof	6.00 SQ	417.44	0.00	2,504.64	(564.74)	1,939.90
Parapet wall						
Insulation - ISO board, 2"	46.15 SQ	253.46	0.00	11,697.18	(0.00)	11,697.18
This item did not previously exist or expands the scope of repairs, but is required by current building codes. The code upgrade cost is payable when incurred, subject to limits.						
R&R Insulation - ISO board, 1 1/2"	46.15 SQ	236.89	0.00	10,932.47	(0.00)	10,932.47
This item did not previously exist or expands the scope of repairs, but is required by current building codes. The code upgrade cost is payable when incurred, subject to limits.						
Totals: ID 3 Roof			0.00	38,782.61	9,170.65	29,611.96



Comp Roof

64.00 Surface Area
 40.00 Total Perimeter Length

0.64 Number of Squares
 4.00 Total Ridge Length

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
Remove Laminated - Shake look comp. shingle - w/felt	0.64 SQ	40.48	0.00	25.91	(0.00)	25.91
Laminated - Shake look comp. shingle - w/out felt	0.75 SQ	297.04	0.00	222.78	(55.70)	167.08
Roofing felt - 30 lb.	0.64 SQ	24.94	0.00	15.96	(3.99)	11.97
Drip edge	40.00 LF	1.57	0.00	62.80	(15.70)	47.10
Scaffolding Setup & Take down - per hour	2.00 HR	29.16	0.00	58.32	(14.58)	43.74
Scaffold - per section (per day)	3.00 DA	16.20	0.00	48.60	(12.15)	36.45

Tailored Adjustment Services, Inc

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CONTINUED - Comp Roof

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
Totals: Comp Roof			0.00	434.37	102.12	332.25

Front Elevation

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
R&R Letters - formed plastic - 7" to 12"	10.00 EA	44.32	0.00	443.20	(104.53)	338.67
Replacement of damages letter on building front						
Totals: Front Elevation			0.00	443.20	104.53	338.67

Right Elevation

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
R&R Gutter / downspout - box - aluminum - 6"	24.00 LF	8.13	0.00	195.12	(0.00)	195.12
Totals: Right Elevation			0.00	195.12	0.00	195.12
Total: Main Level			0.00	39,855.30	9,377.30	30,478.00
Line Item Totals: ID_3			0.00	39,855.30	9,377.30	30,478.00

Grand Total Areas:

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls and Ceiling
0.00 SF Floor	0.00 SY Flooring	0.00 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	0.00 LF Ceil. Perimeter
0.00 Floor Area	0.00 Total Area	0.00 Interior Wall Area
226.71 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
4,679.33 Surface Area	46.79 Number of Squares	666.08 Total Perimeter Length
4.00 Total Ridge Length	0.00 Total Hip Length	

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Coverage	Item Total	%	ACV Total	%
ID 3	39,855.30	100.00%	30,478.00	100.00%
Code Upgrade	0.00	0.00%	0.00	0.00%
Code Upgrade - Code Upgrade	0.00	0.00%	0.00	0.00%
Total	39,855.30	100.00%	30,478.00	100.00%

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Colleyville, TX 76034
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Fax: (972) 751-5317

Summary for ID 3

Line Item Total	39,855.30
Replacement Cost Value	\$39,855.30
Less Depreciation	(9,377.30)
Actual Cash Value	\$30,478.00
Net Claim	\$30,478.00
Total Recoverable Depreciation	9,377.30
Net Claim if Depreciation is Recovered	\$39,855.30

James Galliher

Tailored Adjustment Services, Inc

51 Village Lane
Colleyville, TX 76034
Local: (972) 518-0165
Toll Free: (800) 316-0330
Fax: (972) 751-5317

Summary for Code Upgrade - Code Upgrade

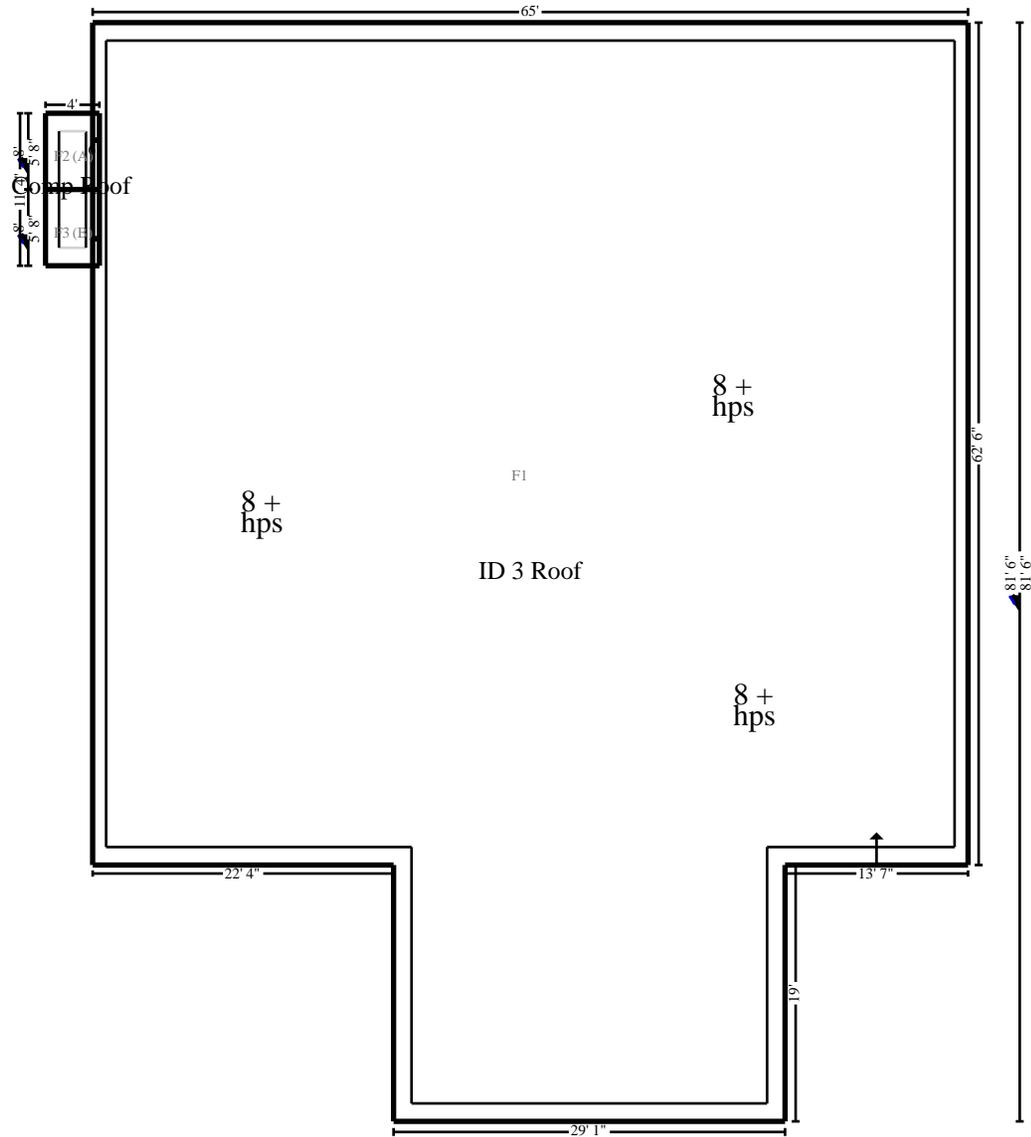
Line Item Total	0.00
Replacement Cost Value	\$0.00
Net Claim	\$0.00

Code Upgrade - Code Upgrade Paid When Incurred

Line Item Total	22,629.65
Replacement Cost Value	\$22,629.65
Total Paid When Incurred	\$22,629.65

James Galliher

front of building



Main Level



Wylie City Council

AGENDA REPORT

Meeting Date: December 13, 2016
Department: City Manager
Prepared By: Chris Holsted
Date Prepared: December 8, 2016

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

Subject

Hold a work session to discuss the status of the Public Safety Building

Recommendation

N/A

Discussion

On October 11, 2016, a work session was held to discuss the Building Condition Assessment, Program, and Preliminary Project Estimate for the Public Safety Building. Three options were presented including repairing the existing building, reconfiguring and expanding the existing building, and constructing a new facility. Based on the discussion, staff has prepared an RFQ for architectural services for the renovation and expansion of the existing building.

Additional meetings have been held with the insurance company and, due to the complexity of the repairs, a third party contractor was hired by TML to provide a reconstruction estimate. The estimate was presented to staff on December 13th.