



Wylie City Council

NOTICE OF MEETING

Regular Meeting Agenda June 9, 2015– 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
Todd Wintters Place 3
Bennie Jones Place 4
William Whitney III Place 5
David Dahl Place 6
Mindy Manson City Manager
Richard Abernathy City Attorney
Carole Ehrlich City Secretary

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

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

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

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

CALL TO ORDER

Announce the presence of a Quorum.

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

- Blue Star Banner Presentation**

Parent(s)	Soldier(s)	Branch	High School	Other
Denis and Christie McBride	Andrew McBride	Navy	Wylie High	
Randy and Karen Gann	Joshuah Prince	Marines	Wylie East	Former City employee at the rec center
Brad and Roberta Lowery	1 - Jesse Lowery	Navy	Out of State	Pacific Theater, now stateside teaching for the Navy
	2 – Brandon Lowery	Navy	Out of State	Japan, now stateside

- **Presentation Employee Milestone Anniversaries**

NAME	TITLE	DOH	2015
Erica Elias	Recreation Monitor-Senior Center	6/6/05	10
Mark Howeth	Police Officer	7/11/05	10
Aron Bressler	Crewleader-Water	7/31/00	15
Jose Villalobos	Police Officer	2/17/05	10

CITIZENS COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

- A. Consider, and act upon, approval of the Minutes of May 20, 2015 Special Called Meeting and May 26, 2015 Regular Meeting of the Wylie City Council. (C. Ehrlich, City Secretary)**

REGULAR AGENDA

- 1. Consider, and act upon, the recommendations of the 2015 Boards and Commission Council Interview Panel for appointments to the Animal Shelter Advisory Board, Construction Code Board, Library Board, Parks and Recreation Board, Parks and Recreation Facilities Development Corporation Board (4B), Planning and Zoning Commission, Public Arts Advisory Board, Historic Review Commission, Wylie Economic Development Corporation, and the Zoning Board of Adjustments to fill board vacancies for a term to begin July 1, 2015 and end June 30, 2017/18. (C. Ehrlich, City Secretary)**

Executive Summary

Article 8, Section 1A of the City Charter authorizes the City Council to appoint members to serve on boards, commissions and committees to help carry out the functions and obligations of the City and to make recommendations to the City Council. The City Council has prescribed the purpose, composition, function, duties, accountability and the tenure of each board, commission and committee.

- 2. Hold a Public Hearing and consider, and act upon a change in zoning from Agricultural (A/30) and Planned Development 2014-32 (PD-2014-32) to Planned Development-Single-Family (PD-SF), for single-family residential development on 69.87 acres, located east W.A. Allen Blvd. and north of Stone Road, immediately east of Stone Grove Addition. ZC 2015-04 (R. Ollie, Development Services Director)**

Executive Summary

The applicant is requesting to establish permanent zoning on approximately 30 acres of land, and amend the zoning on approximately 38 acres, of which 18 acres was annexed into the city in late 2014. There currently exist 3 separate owners consisting of five tracts to be developed in accordance with attached planned development conditions (Exhibit "B") to create a residential development of single family dwelling of varied densities, and to provide connections to existing Stone Grove Phase I Addition to the west.

3. **Hold a Public Hearing and consider, and act upon approval of a Replat for Woodbridge Centre I Addition, Block B, Lot 2, subdividing a single lot into 3 commercial lots, generally located west of Woodbridge Parkway and south of FM 544. (R. Ollie, Development Services Director)**

Executive Summary

The property totals 3.176 acres and will create three commercial lots. Lot 2C currently contains existing retail/commercial uses, while Lot 2B will be a future development for retail/commercial purposes. Lot 2A will serve as an open space/ natural-scape lot that alone is undevelopable. Lot 2A will remain under the ownership and maintenance of Clark Street Development.

WORK SESSION

- **FY 2015-2016 Budget Discussion and Overview**

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

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

§§ Section 551.071. Texas Government Code (Consultation with Attorney); Closed Meeting

On a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

- **Discussion of possible tax lien foreclosure action(s)**

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

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

CERTIFICATION

I certify that this Notice of Meeting was posted on June 5, 2015 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: www.wylietexas.gov.

Carole Ehrlich, City Secretary

Date Notice Removed



Wylie City Council

Minutes

Wylie City Council Meeting
Tuesday, May 20, 2015 – 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 6:05 p.m. City Secretary Carole Ehrlich took roll call with the following City Council members present: Mayor Eric Hogue, Mayor pro tem Keith Stephens, Councilman Bennie Jones, Councilman David Dahl, Councilman Todd Wintters, Councilman Nathan Scott, Councilwoman Diane Culver (seated after the oath of office), and Councilman William Whitney III.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Fire Chief Brent Parker gave the invocation. Pledge of Allegiance was led by City Engineer Chris Holsted.

CANVASS OF ELECTION

- **Consider, and act upon, Ordinance No. 2015-19 of the City Council of the City of Wylie, Texas, Canvassing the returns of the May 9, 2015 General Election; Declaring the Election Results for City Council Place 2 and Place 4; Ordering a Runoff Election to be held on June 13, 2015 for the Purpose of Electing a Councilmember to Place 4; Designating Early Voting Polling Places and Hours; Designating Election Day Polling Places and Hours; Ordering Notices of Election to be given as Prescribed By Law; Appointing The Rockwall County Elections Administrator to Administer The Runoff Election; Appointing Election Judges; Authorizing All Necessary Actions Relating Thereto; And Providing A Savings/Repealing Clause, Severability Clause and an Effective Date.**

Staff Comments

City Secretary Ehrlich addressed Council stating that the unofficial results of the City of Wylie May 9, 2015 General Election, have been presented for review to the Wylie City Council and certified by the Rockwall County Elections Administrator, Chris Lynch. Council is requested to review the results and take formal action to approve the totals within the proposed Ordinance.

Pursuant to Article V, Section 5 of the City of Wylie Home Rule Charter; "A majority vote for an elective office is that number of votes which is greater than one-half of the total number of valid ballots cast for the office concerned. If no candidate for any elective position receives a majority vote, a runoff election shall be called;" and whereby, no candidate for City Council, Place 4 received a majority of the votes cast; a run-off election is to be held on Saturday, June 13, 2015, for the purpose of electing a City Council Member for Place 4, for a three year term on the Wylie City Council. The proposed ordinance includes the order to call the election.

Council Action

A motion was made by Councilman Dahl, seconded by Councilman Scott to adopt Ordinance No. 2015-19 of the City Council of the City Of Wylie, Texas, Canvassing The Returns of the May 9, 2015 General Election; Declaring The Election Results for City Council Place 2 and Place 4; Ordering a Runoff Election to be held on June 13, 2015 for the Purpose of Electing a Councilmember to Place 4; Designating Early Voting Polling Places and Hours; Designating Election Day Polling Places and Hours; Ordering Notices of Election to be given as Prescribed By Law; Appointing The Rockwall County Elections Administrator To Administer The Runoff Election; Appointing Election Judges; and Authorizing All Necessary Actions. A vote was taken and the motion passed 7-0.

ISSUANCE OF CERTIFICATE TO ELECTED COUNCIL MEMBER DIANE CULVER

Mayor Hogue presented the Certificate of Elected Council Member to newly elected Councilwoman, Place 2, Diane Culver.

ADMINISTRATION OF OATH OF OFFICE BY JUDGE TERRY DOUGLAS

Judge Terry Douglas administered the Oath of Office to newly elected Councilwoman, Place 2, Diane Culver. Councilwoman Culver's family was in attendance for the Oath.

Mayor Hogue asked Councilwoman Culver to take her seat which was vacated by Councilman Nathan Scott. Mayor Hogue explained this was the traditional procedure for changing of Council members. Mayor Hogue thanked Councilman Scott for his service. Scott did not seek re-election.

APPOINTMENT OF MAYOR PRO TEM

- **Consider, and act upon, the appointment of Mayor Pro Tem for a one year term beginning May 2015 and ending May 2016.**

Mayor Hogue requested that the appointment of a new Mayor pro tem be tabled until after the Special Runoff Election.

Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilman Dahl to table the appointment of a Mayor pro tem until the first regular meeting after the Runoff Election; and to retain the current Mayor pro tem until that time. A vote was taken and the motion passed 7-0.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

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

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

REGULAR AGENDA

- 1. Consider, and act upon, an Election Contract by and between the City of Wylie and the Rockwall County Elections Administrator for administration of the June 13, 2015 Wylie Special Runoff Election. (C. Ehrlich, City Secretary)**

Staff Comments

City Secretary Ehrlich addressed Council stating that by the terms of this agreement, the City of Wylie agrees, pursuant to the provisions of the Texas Election Code, to hold its Special Runoff Election on Saturday, June 13, 2015. Per Council direction, the City will contract with the Rockwall County Elections Administrator to perform various duties and responsibilities on behalf of the City. The contract presented has specified duties for each party and estimated costs to administer the election which is based on the 2014 and 2015 election costs. This agreement, once executed, will formalize the Special Runoff Election for June 13, 2015 between the City of Wylie and Rockwall County Elections Administrator and approve the estimated costs for the Special Election. Ehrlich noted the approximate cost would be \$7,200.

Council Action

A motion was made by Councilman Wintters, seconded by Councilwoman Culver to approve a contract by and between the City of Wylie and the Rockwall County Elections Administrator for administration of the June 13, 2015 Wylie Special Runoff Election. A vote was taken and the motion passed 7-0.

- 2. Consider, and act upon, the appointment of a 2015 Board and Commissions City Council Interview Panel to conduct the May 2015 board applicant interviews. (C. Ehrlich, City Secretary)**

Staff Comments

City Secretary Ehrlich addressed Council stating that each year the City Secretary's Office solicits and compiles applications from Wylie residents wishing to serve on various Wylie Boards and Commissions. These applications are received through the year until the later part of May of each calendar year. Additionally, in May of each year, the applications are compiled into appointment timeframes to allow the

three Council member panel time to interview each applicant and subsequently choose a list of applicants to recommend to the full Council to serve two year terms on the various Boards. The terms are staggered so each year approximately half of the members serving on each board and commission are appointed.

Ehrlich noted the dates of the panel interviews would be May 27, 2015 and May 28, 2015 in order to provide the recommendations to the full Council at the June 9th Council meeting.

Council Discussion

Councilwoman Culver, Councilman Dahl, and Mayor pro tem Stephens volunteered to serve on the Boards and Commissions Interview Panel.

Council Action

A motion was made by Councilman Wintters, seconded by Councilman Dahl to appoint Mayor pro tem Stephens, Councilwoman Culver and Councilman Dahl to the 2015/16 Boards and Commissions Interview Panel. A vote was taken and the motion passed 7-0.

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

Staff Comments

City Secretary Ehrlich addressed Council stating that in 2005, the Wylie Independent School Board formed an advisory standing committee called City/School Partnerships. The committee consists of three WISD Board of Trustee members and three City of Wylie Council members. The purpose of the committee is focused on discussing existing and new partnerships between the Wylie Independent School District and the City of Wylie.

Ehrlich reported Councilman Scott was part of the City Partnerships Committee and with his term in office expiring, a new Council member needed to be appointed to replace Scott.

Councilman Whitney volunteered to serve on the City/School Partnerships Committee.

Council Action

A motion was made by Councilman Dahl, seconded by Councilwoman Culver to appoint Councilman William Whitney III to serve on the City of Wylie City Council Subcommittee. A vote was taken and the motion passed 7-0.

READING OF ORDINANCES

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

City Secretary Ehrlich read the caption to Ordinance No. 2015-19 into the official record.

ADJOURNMENT

A motion was made by Mayor pro tem Stephens, seconded by Councilman Jones to adjourn the meeting at 6:25 p.m. A vote was taken and the motion passed 7-0.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary



Wylie City Council

Minutes

Wylie City Council Meeting
Tuesday, May 26, 2015 – 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 Carole Ehrlich took roll call with the following City Council members present: Mayor Eric Hogue, Mayor pro tem Keith Stephens, Councilman David Dahl, Councilman Todd Wintters, Councilwoman Diane Culver, and Councilman William Whitney III. Councilman Bennie Jones was absent.

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

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Hogue gave the invocation. Junior Mayor Emily Edwards led the Pledge of Allegiance.

PRESENTATIONS

- **Presentation of Junior Mayor Emily Edwards**

Mayor Hogue introduced Junior Mayor for the Day Emily Edwards. Mayor Hogue explained Emily won the silent auction for Davis Intermediate where she is a 5th grade student. Hogue explained the winner receives the designation as "Mayor for the Day." Mayor Hogue administered the student oath of office and Emily presided along with the Mayor during the council meeting. All funds raised from the silent auction go to the local campus PTA.

- **Presentation by 1LT Robert F. Welch III Charity to the Wylie PD K-9 Unit**

Members of the 1Lt. Robert F. Welch III Charity donated \$3,000 to the Wylie Police Department. The funds, which were raised at the fourth annual Run for Our Heroes race event in April, will go

toward the purchase of a new K9 police dog and its associated costs. The Run for Our Heroes event began in 2012 to honor the memory of 1Lt. Robert F. Welch III, the first Wylie citizen to lose his life in combat since the Vietnam War. 1Lt. Welch was killed in Afghanistan in April 2011. His widow, Becky Welch, and her friend, Alicia Young, founded the charity and the event, which has provided scholarships for Wylie High and Wylie East High students. The scholarships are now endowed, or self-sustaining, so this year, event proceeds went to Wylie PD. On hand were Mrs. Welch, her friend and co-founder Alicia Young, and Lt. Welch's parents Bob and Barbara Welch.

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 May 12, 2015 Regular Meeting of the Wylie City Council. (C. Ehrlich, City Secretary)**
- B. Consider, and act upon, the monthly Revenue and Expense Report for the Wylie Economic Development Corporation as of April 30, 2015. (S. Satterwhite, WEDC Director)**
- C. Consider, and place on file, the City of Wylie Monthly Investment Report for April 30, 2015. (L. Bantz, Finance Director)**
- D. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for April 30, 2015. (L. Bantz, Finance Director)**
- E. Consider, and act upon, approval of a Final Plat for Westgate Station Addition on 10.060 acres, generally located south east corner of Westgate Way and Fleming. (R. Ollie, Development Services Director)**

Council Action

A motion was made by Councilman Winters, seconded by Mayor pro tem Stephens to approve the Consent Agenda as presented. A vote was taken and the motion passed 6-0 with Councilman Jones absent.

REGULAR AGENDA

- 1. Consider, and act upon, Ordinance No. 2015-21 of the City Council of the City of Wylie, Texas, approving a NEGOTIATED settlement between the Atmos Cities Steering**

Committee (“ACSC”) and ATMOS ENERGY CORP., Mid-Tex Division regarding the company’s 2014 and 2015 rate review mechanism filings; approving a settlement agreement with attached rate tariffs and proof of revenues; declaring Existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the Negotiated Settlement; finding the rates to be set by the Settlement Tariffs to be just and reasonable and in the public interest; Requiring the Company to reimburse ACSC’s reasonable ratemaking expenses; determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a saving clause; declaring an effective date; and requiring delivery of this Ordinance to the company and the ACSC’s legal counsel. (M. Manson, City Manager)

Staff Comments

Assistant City Manager Butters addressed Council stating that the City, along with other similarly situated cities served by Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Atmos Cities Steering Committee (“ACSC”). The RRM Tariff was adopted by the City as an alternative to the Gas Reliability Infrastructure Program (“GRIP”), the statutory provision that allows Atmos to bypass the City’s rate regulatory authority to increase its rates annually to recover capital investments. In February 2014, Atmos Mid-Tex filed its second annual filing under the Rate Review Mechanism (“RRM”) Tariff, seeking an increase of \$45.7 million. Although ACSC attempted to reach a settlement with the Company as it had in past years, the wide differences between the Company and ACSC’s consultants’ recommendations made a compromise impossible. On the recommendation of the ACSC Executive Committee and ACSC’s legal counsel, the City in 2014 adopted a Resolution denying the requested rate increase.

Butters explained, the Ordinance and attached Settlement Agreement and tariffs are the result of negotiation between the Mid-Tex Executive Committee and the Company to resolve issues raised by ACSC during the review and evaluation of Atmos Mid-Tex’s filing. The recommended Settlement Agreement also requires Atmos to abate its appeal of the City’s rejection of the 2014 RRM rate increase pending approval by all ACSC cities of the Settlement Agreement. The Agreement requires Atmos to give the City the benefit of the adjustments to the 2014 rate increase recommended by the PFD.

The Ordinance and Settlement tariffs approve rates that will increase the Company’s revenues by \$65.7 million for the Mid-Tex Rate Division, effective for bills rendered on or after June 1, 2015. The monthly residential customer charge will be \$18.60. The consumption charge will change from \$0.08819 per Ccf to \$0.09931 per Ccf. The monthly bill impact for the typical residential customer consuming 60 Ccf will be an increase of \$1.14 (about a 1.59% increase in the base bill). The typical commercial customer will see an increase of \$2.69 or 0.96%.

Council Action

A motion was made by Councilman Whitney, seconded by Mayor pro tem Stephens to approve Ordinance No. 2015-21 of the City Council of the City of Wylie, Texas, approving a NEGOTIATED settlement between the Atmos Cities Steering Committee (“ACSC”) and ATMOS ENERGY CORP., Mid-Tex Division regarding the company’s 2014 and 2015 rate review mechanism filings; approving a settlement agreement with attached rate tariffs and proof of revenues; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the Negotiated Settlement; finding the rates to be set by the Settlement Tariffs to be just and reasonable and in the public interest; Requiring the Company to reimburse ACSC’s reasonable ratemaking expenses; determining that this ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a saving clause; declaring an effective date; and requiring delivery of this Ordinance to the company and

the ACSC's legal counsel. A vote was taken and the motion passed 6-0 with Councilman Jones absent.

- 2. Consider, and act upon, Ordinance No. 2015-20 designating truck routes to regulate the activities of commercial vehicles in the City of Wylie (C. Holsted, City Engineer)**

Staff Comments

Assistant City Manager Butters addressed Council stating that the ordinance regulating truck routes within the Wylie City limits was last updated in 1982. The Texas Department of Transportation released ownership of Ballard Avenue from Brown Street to SH 78 to the City. This portion of roadway was previously designated as a truck route; however, due to increased pedestrian and vehicular traffic in the downtown area, staff recommends that this section of roadway be removed. ACM Butters presented a map showing the designated truck routes.

Councilwoman Culver asked ACM Butters if signage would be provided to either show the designated truck routes or signs posted restricting trucks from certain roadways. ACM Butters reported there would be signs posted along the designated truck routes to alert drivers to those roadways.

Citizen Comments

Jeremy Meier, representing the Downtown Merchants Association, addressed Council requesting to limit the heavy traffic through the downtown area.

Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilwoman Culver to approve Ordinance No. 2015-20 designating truck routes to regulate the activities of commercial vehicles in the City of Wylie. A vote was taken and the motion passed 6-0 with Councilman Jones absent.

READING OF ORDINANCES

City Secretary Ehrlich read the caption to Ordinance No.'s 2015-20 and 2015-21 into the official record.

ADJOURNMENT

A motion was made by Mayor pro tem Stephens, seconded by Councilman Dahl to adjourn the meeting at 6:44 p.m. A vote was taken and the motion passed 6-0 with Councilman Jones absent.

Eric Hogue, Mayor

ATTEST:

Carole Ehrlich, City Secretary



Wylie City Council

AGENDA REPORT

Meeting Date: June 9, 2015
Department: City Secretary
Prepared By: Carole Ehrlich
Date Prepared: June 1, 2015

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

Subject

Consider, and act upon, the recommendations of the 2015 Boards and Commission Council Interview Panel for appointments to the Animal Shelter Advisory Board, Construction Code Board, Library Board, Parks and Recreation Board, Parks and Recreation Facilities Development Corporation Board (4B), Planning and Zoning Commission, Public Arts Advisory Board, Historic Review Commission, Wylie Economic Development Corporation, and the Zoning Board of Adjustments to fill board vacancies for a term to begin July 1, 2015 and end June 30, 2017/18.

Recommendation

Motion to approve, the recommendations of the 2015 Boards and Commission Council Interview Panel for appointments to the Animal Shelter Advisory Board, Construction Code Board, Library Board, Parks and Recreation Board, Parks and Recreation Facilities Development Corporation Board (4B), Planning and Zoning Commission, Public Arts Advisory Board, Historic Review Commission, Wylie Economic Development Corporation, and the Zoning Board of Adjustments to fill board vacancies for a term to begin July 1, 2015 and end June 30, 2017/18.

Discussion

Article 8, Section 1A of the City Charter authorizes the City Council to appoint members to serve on boards, commissions and committees to help carry out the functions and obligations of the City and to make recommendations to the City Council. The City Council has prescribed the purpose, composition, function, duties, accountability and the tenure of each board, commission and committee.

The Public Information Officer and City Secretary's Office began an active campaign to solicit for Board and Commission applications by utilizing the Wylie News, eWylie, Facebook, DMN Neighbors go and contacting current board and commission members to determine if they wished to seek re-appointment. Staff also utilized the City's Website by offering application submittals on-line.

An interview panel, consisting of three council members was used to conduct interviews of all applicants. All applicants were personally contacted to schedule an informal meeting, in open session, with the Boards and Commission Council Interview Panel. Council members appointed by the Wylie City Council for 2015 are:

Mayor pro tem Keith Stephens, Chair; Councilman David Dahl, and Councilwoman Diane Culver. The Panel met with applicants on Wednesday, May 27th and Thursday, May 28, 2015 to conduct interviews and deliberate their choices to recommend to the full council.

The Council feels that the entire process is helpful to them in making appointments and offers an opportunity to understand some of the visions the applicants have for the community. The 2015 Boards and Commission Council Interview Panel have attached their recommendations for Council consideration and action.

In addition to the applicant positions recommended, the panel has recommended replacements should a vacancy occur for some of the positions. Some boards with designated alternates were not issued replacements. Vacant positions during the year will be filled with current applicants as those vacancies occur. All replacement appointments will come before Council for final approval.

The attached recommendations may be made in one motion, if all recommendations are approved by Council.

PLACE	NAME		SEEKING RE-APPOINTMENT	APPLICANT AWARDED POSITION
ANIMAL SHELTER ADVISORY BOARD - Lt. Mike Atkison				
3	Shelia	Patton	X	Shelia Patton
R1				JoAnn Englar
R2				Nancy Peirce
CONSTRUCTION CODE BOARD - Brian Killebrew				
Alt	Bobbie	Heath Jr.	X	Bobbie Heath, Jr.
4	Bryan	Rogers	X	Bryan Rogers
5	Sonny Lee	Mosby		Brad Emerson
6	Zachary	Herrera	X	Zachary Herrera
7	Billy	McClendon	X	Billy McClendon
HISTORIC REVIEW COMMISSION - Renae Ollie				
1	Jon D.	Lewis	X	Jon D. Lewis
2	Kathy	Spillyards		John Pugh
3	Bobby	Heath		Gary Taylor
7	Jeremy	Stone		James Park
R1				Michael Grubbs
LIBRARY BOARD - Rachel Orozco				
1	Mindy	Ayers	X	Mindy Ayers
2	Dorothy	Corbin Brand		Janice Borland
3	Shirley	Burnett	X	Shirley Burnett
4	Sandra	Stone		Karen Adams
5	Todd	Abronowitz	X	Todd Abronowitz
R1				Vivian Quinn
PARKS AND RECREATION BOARD - Robert Diaz				
2	Daniel	Chesnut	X	Daniel Chesnut
3	Jeff	Harris	X	Jeff Harris
5	Bobby	Kinser	X	Bobby Kinser
R1				Tyler Hamilton
R2				John Ward

PARKS AND RECREATION 4B BOARD - Robert Diaz				
1	Coda	Hampton		John Ward
2	Daniel	Chesnut	X	Daniel Chesnut
3	Jeff	Harris	X	Jeff Harris
4	Nathan	Scott		Diane Culver
6	Keith	Stephens		Keith Stephens
PLANNING AND ZONING COMMISSION - Renae Ollie				
1	Diane	Culver (1 yr. term)		George Ellington
2	Dennis	Larson	X	Dennis Larson
3	Mike	McCrossin	X	Mike McCrossin
6	Jerry	Stiller	X	Jerry Stiller
R1				Sonia Ahmed
R2				Dallas Jones
PUBLIC ARTS ADVISORY BOARD - Carole Ehrlich				
1	Britt	Volker		Anita Jones
2	Gaynell	Reed		Michelle Pugh
3	Kathy	Spillyards		Randy Points
4	Anne	Hiney	resignation - 1 year term remaining	Brooke Lopez
R1				Lauren Kelli Howard
WEDC BOARD - Sam Satterwhite				
3	Demond	Dawkins	X	Demond Dawkins
4	John	Yeager	X	John Yeager
ZONING BOARD OF ADJUSTMENTS - Renae Ollie				
1	Linda	Jourdan	X	Linda Jourdan



Wylie City Council

AGENDA REPORT

Meeting Date: June 9, 2015
Department: Planning
Prepared By: Renaë Ollie
Date Prepared: May 26, 2015

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 Agricultural (A/30) and Planned Development 2014-32 (PD-2014-32) to Planned Development-Single-Family (PD-SF), for single-family residential development on 69.87 acres, located east W.A. Allen Blvd. and north of Stone Road, immediately east of Stone Grove Addition.
ZC 2015-04

Recommendation

Motion to approve, a change in zoning from Agricultural (A/30) and Planned Development 2014-32 (PD-2014-32) to Planned Development-Single-Family (PD-SF), for single-family residential development on 69.87 acres, located east W.A. Allen Blvd. and north of Stone Road, immediately east of Stone Grove Addition. **ZC 2015-04**

Discussion

Owner: William R. Talbert; Bloomfield Homes, LP; Douglas Properties, Inc.
Applicant: Douglas Properties, Inc.

The applicant is requesting to establish permanent zoning on approximately 30 acres of land, and amend the zoning on approximately 38 acres, of which 18 acres was annexed into the city in late 2014. There currently exist 3 separate owners consisting of five tracts to be developed in accordance with attached planned development conditions (Exhibit "B") to create a residential development of single family dwelling of varied densities, and to provide connections to existing Stone Grove Phase I Addition to the west.

The proposed request differs from the previously approved PD slightly in regards to setbacks, going from 90 feet lot width of corner lots to 75 feet, and from 120 feet lot depth of double front lots to 110 feet. Dwelling size percentages remain the same. Exhibit D compares the current zoning ordinance, previous PD and the proposed PD. Design requirements remain the same.

The proposed PD specifies minimum lot size of 8,500 s.f. with dwelling sizes ranging from a minimum of 1,800 sf to 2,200 sf, with 50% being 2,200 sf or greater. Maximum number of lots not to exceed 245 lots. No alleys are required within the property. All lots which back onto park land shall provide a wrought iron fence of uniform design to be installed by the homebuilder. Maintenance of the park area will be the responsibility of the HOA.

The subject tract will connect to S. W.A. Allen to the west and to Stone Road to the south. 5,800 LF of an eight foot Hike & Bike Trail will connect City parkland in the Avalon Addition and continue to W.A. Allen. The Parks Board unanimously approved the parkland dedication plan. A Preliminary Plat must be submitted for approval prior to any permits being issued.

Notification/Responses (Exhibits F & G): 103 notifications were mailed with eleven (11) responses opposing the request at the time of posting. One response was received with no comment for or against. No responses were received in favor of the request at the time of posting.

Planning & Zoning Commission Discussion

The Commission discussed the screening around the park/open space areas. Privacy fences will be installed around lots, with the exception of lots adjacent to open space. These lots will have uniform wrought iron fences along property lines that abut the open space. Several residents spoke against the proposal in regards to drainage and flooding concerns. Commissioners commented that with the new development, drainage and culverts will help with current conditions. The Commission asked staff to confirm who was responsible for the creek and cleanup. Upon reviewing the plat for Stone Grove I, the written language on the plat states that easements, streets, and public spaces are dedicated to the city. **The Planning and Zoning Commission voted 5-0 to recommend approval.**

EXHIBIT "A"

BLOOMFIELD HOMES LP

Legal: 11.055 Acres

BEING an 11.055 acre tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, Collin County, Texas, recorded in Volume 6066, Page 556 of the Deed Records Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron pipe found for corner for the Northwest corner of said 11.055 acre tract, being the Southwest corner of Avalon Addition Phase 2 recorded in Instrument 20060407010001370 of the Plat Records Collin County, Texas, and being in the West line of the Housewright tract recorded in Volume 1078, Page 97 of the Deed Record Collin County, Texas;

THENCE South 88 degrees 50 minutes 56 seconds East leaving the West line of said Housewright tract and leaving said Avalon Addition, along the line of a 40 acre tract of land as recorded in Volume 2787, Page 248 of the Deed Records Collin County, Texas, a Distance of 734.09 feet to a 5/8 inch rod set with a cap stamped ADAMS SURVEYING #5610 for corner, being the Northeast corner of said 11.055 acre tract and in the South line of said 40 acre tract;

THENCE South 0 degrees 32 minutes 8 seconds East leaving the South line of said 40 acre tract along the West lines of an 11.006 acre tract of land recorded in the Instrument 20090210000137050 of the Deed Records Collin County, Texas, and a 5.70 acre tract of land recorded in County Clerk File No. 95-/0091053 of the Deed Records Collin County, Texas, a distance of 653.40 feet to a 1/2 inch iron pipe found for corner being the Southeast corner of said 11.055 acre tract;

THENCE North 88 degrees 33 minutes 34 seconds West along the North line of a 21.05 acre tract of land a recorded in Instrument 20070621000849710 of the Deed Records Collin County, Texas, a distance of 743.57 feet to a 1/2 inch iron rod found for corner in the East line of a 0.724 acre tract recorded in Volume 5255, Page 410 of the Deed Records Collin County, Texas;

THENCE North 0 Degrees 54 minutes 14 seconds West along the line of said 0.724 acres tract passing a 3/8 inch iron found for the Northeast corner of said 0.724 acre tract and along the East line of said Housewright tract a distance of 649.42 feet to the POINT OF BEGINNING and containing 11.05 acres of land, more or less.

WILLIAM R. TALBERT

Legal: 21.05 Acres

BEING a 21.05 acre tract of land situated in the Francisco De land Lina Survey, Abstract No. 688, Collin County, Texas, recorded in Instrument number 20070621000849710 Deed Records Collin County, Texas, to William R. Talbert and being more particularly described as follows

BEGINNING at a 1/2 inch iron found for corner for the Northwest corner of said Talbert tract, being the Southwest corner of a 11.05 acre tract of land recorded in Volume 6066, Page 556 Deed Records Collin

EXHIBIT "A"

County, Texas, to William R. Talbert, and being in the East line of a 0.724 acre tract of land recorded in Volume 5255, Page 410 Deed Records Collin County, Texas, to Robert C. and Elaine C. Schraplau.

THENCE South 88 degrees 33 minutes 34 seconds East leaving the East line of said Schraplau tract, along the common North line of said 21.05 acre Talbert tract and South line of said 11.05 acre Talbert tract a distance of 743.57 feet to a ½ inch iron pipe found for corner being the Northeast corner of said 21.05 acre tract and the Southeast corner of said 11.05 acre tract, also being in the West line of a 5.70 acre tract of land recoded in instrument number 95-/0091053 Deed Records Collin County, Texas to Kikuchi Living Trust;

THENCE South 0 degrees 32 minutes 8 seconds East along the West line of said Kikuchi tract, the west line of a 5.23 acre tract recorded in Volume 5424, Page 4662 Deed Records Collin County, Texas, to Hall Odie Living Trust, the West line of a 8.96 acre tract recorded in instrument number 20130830001232590 Deed Records Collin County, Texas, to Baby and Annamma Abraham, the West line of 3.434 acre tract recorded in Volume 4875, Page 1078 Deed Records Collin County, Texas, to Leroy Pritchard, a distance of 1213.37 feet to a ½ inch iron rod found for corner in the North right-of-way line of East Stone Road, being the Southeast corner of said 21.05 acre Talbert tract and the Southwest corner of said 3.434 acre Pritchard tract;

THENCE North 89 degrees 17 minutes 23 seconds West along the North right-of-way line of said East Stone Road a distance of 762.45 feet to a 5/8 inch iron rod set with cap for corner stamped "ADAMS SURVEYING #5610", being the Southwest corner of said 21.05 acre Talbert tract and the Southeast corner of a 11.06 acre tract recorded in Volume 1078, Page 97 Deed Records Collin County, Texas, to WW Housewright;

THENCE North 0 degrees 21 minutes 42 seconds East along the common line of said 11.05 acre Housewright tract and said 21.05 Talbert tract a distance of 1222.58 feet the POINT OF BEGINNING and containing 21.05 acres of land, more or less.

DOUGLAS PROPERTIES INC.

Legal: 19.693

Being a 19.693 acre tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, Collin County, Texas, and being a part of that certain tract of land conveyed to Harold Spence as recorded in Volume 2548, Page 808, Deed Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2 inch iron rod set for corner at the intersection of the south line of Eastridge Addition as recorded in Cabinet F, Slide 715, Map Records, Collin County, Texas, and the east line of W.A. Allen Boulevard;

Thence South 87 degrees 43 minutes 12 seconds East, along the south line of said Eastridge Addition, a distance of 553.90 feet to a 1/2 inch iron rod set for corner, said rod being the southeast corner of said

EXHIBIT "A"

Eastridge Addition and the southwest corner of a 34.95 acre tract of land conveyed to Kreymer Investments, Ltd. as recorded in Collin County Clerk's File No. 94-0090783;

Thence South 88 degrees 11 minutes 52 seconds East, along the south line of said 34.95 acre tract, a distance of 189.96 feet to a fence post for corner;

Thence generally along an old barbed wire fence line the following:

North 24 degrees 05 minutes 00 seconds East, a distance of 153.81 feet to a fence post for corner;

North 43 degrees 47 minutes 00 seconds East, a distance of 125.12 feet to a fence post for corner;

South 84 degrees 35 minutes 27 seconds East, a distance of 78.42. feet to a fence post for corner;

North 29 degrees 05 minutes 32 seconds East, a distance of 106 .83 feet to a 5/8 inch iron rod found for corner in the west line of a called 11.05 acre tract of land conveyed to W.W. Housewright as recorded in Volume 1078, Page 97, Deed Records, Collin County, Texas;

Thence South 00 degrees 43 minutes 25 seconds West, along the west line of said 11.05 acre tract, a distance of 420.77 feet to a 3/8 inch iron rod found for corner;

Thence South 01 degree 29 minutes 18 seconds 'West, along the west line of said 11.05 acre tract, a distance of 196.34 feet to a 3/8 inch iron rod found for corner;

Thence South 43 degrees 42 minutes 55 seconds East, a distance of 36.28 feet to a point in water for corner;

Thence North 88 degrees 11 minutes 32 seconds West, a distance of 224.42 feet to a 3/8 inch iron rod found for corner;

Thence South 01 degree 20 minutes 44 seconds West, a distance of 427.03 feet to a 3/8 inch iron rod found for corner;

Thence South 01 degree 20 minutes 43 seconds West, a distance of 519.70 feet to a 1/2 inch iron rod set for corner, said rod being in the northeast line of a 175 foot wide floodway and utility easement;

Thence along said easement the following:

North 51 degrees 19 minutes 40 seconds West, a distance of 663.72 feet to a 3/8 inch iron rod found for corner, said rod being the beginning of a curve to the right, having a radius of 262.50 feet, a central angle of 32 degrees 38 minutes 11 seconds, and a chord that bears North 34 degrees 55 minutes 41 seconds West, a distance of 147.51 feet;

Along said curve an arc length of 149.52 feet to a 3/8 inch iron rod found for corner;

North 18 degrees 41 minutes 28 seconds West, a distance of 354.14 feet to a 1/2 inch iron rod set for corner, said rod being the beginning of a curve to the left, having a radius of 487.50 feet, a central angle

EXHIBIT "A"

of 33 degrees 35 minutes 37 seconds, and a chord that bears North 35 degrees 29 minutes 16 seconds West, a distance of 281 .75 feet;

Along said curve an arc length of 285.83 feet to a 1/2 inch iron rod set for corner in the east line of aforesaid W.A. Allen Boulevard, said rod being the beginning of a curve to the left, having a radius of 278.95 feet, a central angle of 44 degrees 51 minutes 02 seconds, and a chord that bears North 24 degrees 41 minutes 36 seconds East, a distance of 212.83 feet;

Thence along said curve an arc distance of 218.36 feet to the Point of Beginning, containing 19.693 acres of land, more or less.

SAVE AND EXCEPT:

BEING a tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, City of Wylie, Collin County, Texas, being a part of a 147.026 acre tract of land conveyed to G.C. Kreymer, Archie Kreymer, Clifton Kreymer and Billy Kreymer, from Orville Kreymer by partition deed recorded in Volume 949, Page 634, Deed Records, Collin County, Texas, and being part of a tract of land conveyed to Kreymer Investments, L.P. by deed recorded under County Clerk's File Number 93-0090783, Land Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Northwest corner of a tract of land conveyed to Melvin St. John and described in instrument recorded in Volume 945, Page 496, Land Records, Collin County, Texas, and the North corner of a 19.701 acre tract of land conveyed to Harold Spence by deed recorded in Volume 2548, Page 808, Deed Records, Collin County, Texas;

THENCE South 22 degrees 09 minutes 53 seconds West, a distance of 359.47 feet to a 1/2 inch iron rod set for corner;

THENCE South 88 degrees 18 minutes 20 seconds West, a distance of 123.08 feet to a 1/2 inch iron rod set for corner;

THENCE North 20 degrees 43 minutes 27 seconds East, a distance of 154.79 feet to a fence post found for corner;

THENCE North 39 degrees 34 minutes 39 seconds East, a distance of 125.25 feet to a fence post found for corner;

THENCE South 88 degrees 33 minutes 09 seconds East, a distance of 78.25 feet to a fence post found for corner;

THENCE North 25 degrees 14 minutes 58 seconds East, a distance of 107.48 feet to the POINT OF BEGINNING and CONTAINING 28,079 square feet or 0.645 acres of land, more or less.

EXHIBIT "A"

DOUGLAS PROPERTIES INC.

Legal: 0.740 Acres

BEING a tract or parcel of land situated in the Francisco De La Pine Survey, Abstract No. 688, City of Wylie, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 5/8 inch capped iron rod set, stamped "ADAMS SURVEY, RPLS 5610" said point being North 00°20'12" East, a distance of 45.00 feet from the Southeast corner of a tract of land conveyed to William W. Housewright as described in Volume 1078, Page 97, Deed Records, Collin County, Texas, and the Southwest corner of a tract of land conveyed to William R. Talbert, referred to as "Tract I", as recorded in Volume 6066, Page .556, Doc. No. 2005-0175670, Official Public Records, Collin County, Texas;

THENCE North 00°20'12" East a distance of 1103.46 feet along the East line of said William W. Housewright tract and the West line of said William R. Talbert Tract I to the POINT OF BEGINNING, said point being a 3/8 inch IRF for corner at the Southeast corner of a tract of land conveyed to Robert C. Schraplau and Elaine C. Schraplau, as recorded in Volume 5255, Page 410, Deed Records, Collin County, Texas;

THENCE along the East line of said William W. Housewright tract and along the South, West and North lines of said Robert C. and Elaine C. Schraplau tract the following courses and distances to wit:

North 83°36'51" West a distance of 178.66 feet to an "X" cut in concrete for corner, said point being the Southwest corner of said Robert C. and Elaine C. Schraplau tract;

North 03°39'59" East a distance of 188.93 feet to a 5/8 inch IRC for corner, said point being the Northwest corner of said Robert C. and Elaine C. Schraplau tract;

South 81°44'48" East a distance of 168.30 feet to a 3/8 inch IRF for corner, said point being the Northeast corner of said Robert C. and Elaine C. Schraplau tract and being in the West line of a tract of land conveyed to William R. Talbert, referred to as "Tract II", as recorded in Volume 6066, Page 556, Doc. No. 2005-0175670, Official Public Records, Collin County, Texas;

THENCE South 00°20'12" West along the East line of said Robert C. and Elaine C. Schraplau tract and the West line of said William R. Talbert Tracts I and II a distance of 184.26 feet to the POINT OF BEGINNING and containing 0.740 acre, more or less.

DOUGLAS PROPERTIES INC.

Legal: 17.973

BEING a tract or parcel of land situated in the Francisco De La Pine Survey, Abstract No. 688, City of Wylie, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the Southeast corner of Lot 8, Block B of Stone Grove, Phase I, said point being North 00°19'56" East, a distance of 45.00 feet from the Southwest corner of an

EXHIBIT "A"

8.00 acre tract of land conveyed to William W. Housewright as described in Volume 2808, Page 505, Deed Records, Collin County, Texas, and being in the North right-of-way line of E. Stone Road (a 90' R.O.W. at this point);

THENCE North 00°19'56" East a distance of 1630.46 feet along the West line of said 8.00 acre William W. Housewright tract and the East line of said Stone Grove, Phase I, and passing a 3/8 inch iron rod found at 683.73 feet which is the Northeast corner of said Stone Grove, Phase I and the Southeast corner of a tract of land conveyed to Don Light and Spouse, Marilyn Light as described in Volume 4033, Page 1743, Doc. No. 97-0094043, Official Public Records, Collin County, Texas, to a 5/8 inch capped iron rod set stamped "ADAMS SURVEY, RPLS 5610" (IRSC) for corner;

THENCE South 89°12'19" East along the North line of said 8.00 acre William W. Housewright tract and the South line of said Don and Marilyn Light tract, a distance of 224.42 feet to a point in a pond for corner, said point being in the West line of an 11.05 acre tract of land conveyed to William W. Housewright as recorded in Volume 1078, Page 97, Deed Records, Collin County, Texas;

THENCE North 44°43'42" West along the West line of said 11.05 acre William W. Housewright tract and the East line of said Don and Marilyn Light tract, a distance of 36.28 feet to a 5/8 inch IRSC for corner;

THENCE North 00°03'23" West along the West line of said 11.05 acre William W. Housewright tract and the East line of said Don and Marilyn Light tract, a distance of 617.94 feet to a 1/2 inch rod found for corner in the Southeast line of Oak Meadow, Phase Two as recorded in Cabinet M, Slide 217, Plat Records, Collin County, Texas, said point being the Northwest corner of said 11.05 acre William W. Housewright tract and the Northeast corner of said Don and Marilyn Light tract;

THENCE North 30°42' 19" East a distance of 387.69 feet along the East line of Oak Meadow, Phase Two and the East line of Oak Meadow as recorded in Cabinet L, Slide 614, Plat Records, Collin County, Texas, passing the common corner for Lot 11, Block G, Oak Meadow and Lot 12, Block G, Oak Meadow, Phase Two at 63.62 feet to a 5/8 inch IRSC for corner, said point being the Northeast corner of said 11.05 acre William W. Housewright tract and the Northwest corner of Avalon Addition, Phase II as recorded in Document No. 20060407010001370, Official Public Records, Collin County, Texas;

THENCE along the East line of said 11.05 acre William W. Housewright tract and the West line of said Avalon Addition, Phase II the following courses and distances to wit:

South 03°43 '41" East a distance of 133.50 feet to a 5/8 inch IRSC for corner;

South 00°53' 16" East a distance of 101.77 feet to a 5/8 inch IRSC for corner;

South 01 °16'29" West a distance of 87.06 feet to a 5/8 inch IRSC for corner;

North 88°55 '03" West a distance of 6.51 feet to a 5/8 inch IRSC for corner;

South 00°19'19" East a distance of 432.43 feet to a 5/8 inch IRSC for corner said point being the Southwest corner of said Avalon Addition, Phase II and the Northwest corner of a tract of land

EXHIBIT "A"

conveyed to William R. Talbert referred to as "Tract 1", as recorded in Volume 6066, Page 556, Document No. 2005-0175670, Official Public Records, Collin County, Texas;

THENCE South 00°20' 12" West along the East line of said 11.05 acre William W. Housewright tract and the West line of said William R. Talbert Tract 1, a distance of 567.11 feet to a 3/8 inch IRF for corner, said point being the Northeast corner of a tract of land conveyed to Robert C. and Elaine C. Schraplau as recorded in Volume 5255, Page 410, Deed Records, Collin County, Texas;

THENCE North 81°44'48" West along the North line of said Robert C. and Elaine C. Schraplau tract, a distance of 168.30 feet to a 5/8 inch TRSC for corner, said point being the Northwest corner of said Robert C. and Elaine C. Schraplau tract;

THENCE South 3°39'59" West along the West line of said Robert C. and Elaine C. Schraplau tract, a distance of 188.93 feet to an "X" cut in concrete for corner, said point being the Southwest corner of said Robert C. and Elaine C. Schraplau tract;

THENCE South 83°36'51" East along the South line of said Robert C. and Elaine C. Schraplau tract, a distance of 178.66 feet to a 3/8 inch IRF for corner, said point being the Southeast corner of said Robert C. and Elaine C. Schraplau tract, the East line of said 11.05 acre William W. Housewright tract and the West line of a tract of land conveyed to William R. Talbert referred to as "Tract 2", as recorded in Volume 6066, Page 556, Doc. No. 2005-0175670, Official Public Records, Collin County, Texas;

THENCE South 00°20' 12" West along the East line of said 11.05 acre William W. Housewright tract and the West line of said William R. Talbert Tract 2, a distance of 1103.46 feet to a 5/8 inch IRSC for corner, said point being North 00°20' 12" East, a distance of 45.00 feet from the Southeast corner of said 11.05 acre William W. Housewright tract and the Southwest corner of said William R. Talbert Tract 2 and being in the North right-of-way line of said Stone Road;

THENCE North 89°19' 10" West along the North line of E. Stone Road and the South line of said 11.05 acre and 8.00 acre William Housewright tracts, a distance of 399.05 feet to the POINT OF BEGINNING and containing 17.973 acres of land, more or less.

EXHIBIT "B"
CONDITIONS FOR PLANNED DEVELOPMENT
ZONING CASE No. 2015-04

I. GENERAL CONDITIONS:

1. This planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. All regulations of the Single Family 10/24 set forth in Article 3, Section 3.2 of the Comprehensive Zoning Ordinance (adopted as of May 2011) are hereby replaced with the following:

Figure 3-4 - Planned Development – Single Family (PD – SF)	
Lot Size (<i>Minimum</i>)	
Lot Area (sq. ft.)	8,500
Lot Width (feet)	70
Lot width of corner Lots (feet)	75
Lot Depth (feet)	100
Lot Depth of Double Front Lots (feet)	110
Dwelling Regulations (Minimum Square Footage)	
15% of the lots	1,800
35% of the lots	2,000
50% of the lots	2,200
Design Standards Level of Achievement	See Section III Design Conditions
Yard Requirements – Main Structures	
Front Yard (feet)	20
Side Yard (feet)	5
Side Yard of Corner Lots (feet)	10
Side Yard of Corner Lots (feet) on key lots	20
Rear Yard (feet)	15
Rear Yard Double Front Lots (feet)	20
Lot Coverage	50%
Height of Structures	
Main Structure (feet)	40
Accessory Structure (feet)	14

II. SPECIAL CONDITIONS:

1. Maximum number of residential lots not to exceed 245 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 Concept Plan.
7. Existing trees greater than 6 inch caliper within the flood plain shall be protected in accordance with City's Tree Preservation Plan.
8. 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.
9. **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.
10. All Park Amenities as described in **Exhibit "P"** and as approved by the City Parks Department, shall be installed prior to the issuance of a Certificate of Occupancy.

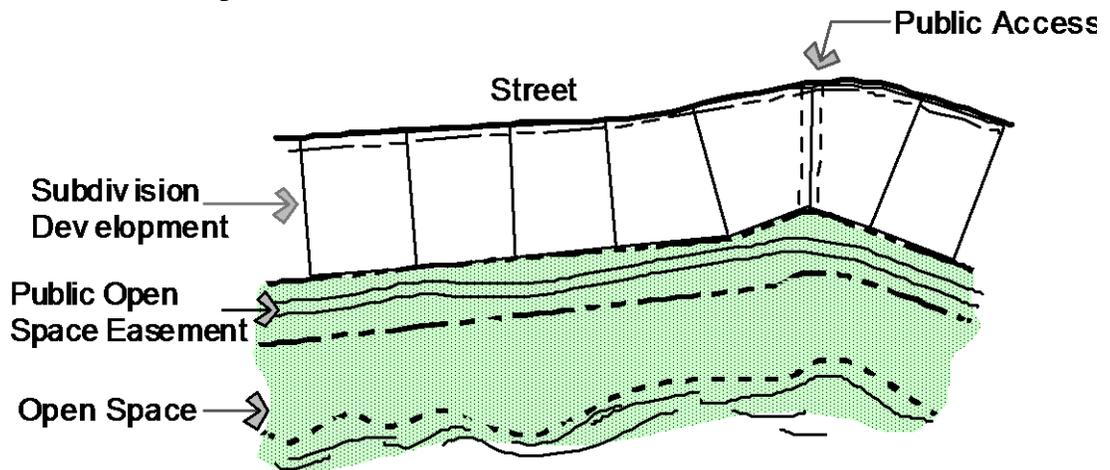
IV. DESIGN CONDITIONS:

A. Land Design Standards – New Residential Requirements

Desired Land Design requirements are achieved by projects in accordance with Exhibit "P" and the following criteria:

1. **Provision of Public Pathways - Public Open Space**
 - a. **Base Standard**

- (1) Trail shall be constructed to the City's standards. Open space parkland shall be in accordance with **Exhibit "P"** as adopted by this ordinance.
- (2) 8' Hike & Bike Trail, achieving link in city trail system.
- (3) Open Space Improvements, including 3 Benches, 1 Playground, 2 Trash Receptacle, 2 Pet Stations, Under Brushing and Cleaning of Avalon Park and a trail connection from Avalon Park through Kreymer East Estates to Kreymer Estates.
- (4) Distinctive striping and buttons or similar approved by city engineer shall be installed at trail crossings.
- (5) The public pathway system easement(s) shall be connected along existing or planned utility rights-of-way and/or public property lines to any existing or planned public trail system on abutting land. Locate the public open space easement to provide for future connections to be made by others across intervening property to any existing or planned public trail system on land that does not abut the development.



b. Desirable Design Attributes

Single-loaded Street along open space and access per **Exhibit "P"**.

2. Provision of Public Pathway – Perimeter Walkways and Landscape

a. Base Standard

- (1) Per **Exhibit "P"** and coordinate improvements with the City of Wylie.
- (2) Landscaping and Tree Preservation shall be in accordance with **Exhibit "C"**.

The following trees and shrubs are recommended for landscaping and screening purposes and shall be of a species common or adaptable to this area of Texas:

1. Large Trees:

Pecan
Burr Oak
Southern Magnolias
Bald Cypress

Red Oak
Water Oak
Live Oak

2. Small Trees:

Yaupon Hollies
Wax Myrtle
Red Bud
Cedar Elm

Crape Myrtle
Cherry Laurel
Japanese Black Pine

3. Evergreen Shrubs:

Red Tip Photinia
Nellie R. Stevens
Yaupon Holly
Nandinnia
Japanese Ligustrum
Abelia
Barberry
Honeysuckle
Boston Ivy
Monkey Grass
Vinca
Ophia Pogon
Purple Sage

Burford Holly
Chinese Holly
Clearra
Dwarf Crape Myrtle
Waxleaf Ligustrum
Junipers
Asian Jasmine
English Ivy
Liriope
Virginia Creeper
Mondon Grass
Elaeagnus
Pistachio

The following trees are discouraged for landscaping and screening purposes:

Silver Maple
Green Ash
Mulberry
Mimosa
American Elm
Sycamore

Hackberry
Arizona Ash
Cottonwood
Syberian Elm
Willow
Bradford Pear

b. Desirable Design Attributes

None

3. Lighting and Furnishings Along Open Space, Easements and Trails

a. Base Standard

- (1) Benches with backs installed per **Exhibit “P”**
- (2) Provide distinctive striping and buttons or similar cross-walks approved by city engineer at street connectors.

- (3) 8' wide distinctive striping and buttons or similar approved by city engineer at main entry; 6 ft wide at interior street connectors per **Exhibit "P"**

b. Desirable Design Attributes

- (1) 2 Benches, 2 Pet Stations, 2 Trash Can and 1 Playground, per **Exhibit "P"**, to be coordinated with Parks Department.
- (2) 6 ft wide distinctive striping and buttons or similar approved by city engineer crossing at main entry;

B. Street and Sidewalk Standards – New Residential Requirements

Desired street and sidewalk requirements are achieved in accordance with the following criteria:

1. Street Treatments – Entry Features and Signage at Entries

a. Base Standard

Architectural features on stone monument (no brick) with landscaping and incorporated into open space area and illuminated by means other than street lights.

b. Desirable Design Attributes

Decorative iron accent panels or 2 or more different type/color of stone (can be synthetic or cultured).



2. Street Treatments – Street Name Signs

a. Base Standard

Block numbers shall be incorporated with street lighting that is coordinated throughout the subdivision.

b. Desirable Design Attributes:

None

3. Street Treatments – Pedestrian Crosswalks

a. Base Standard

All crosswalks within a Residential development are to be 8 feet wide at trail crossings with distinctive striping and buttons or similar approved by city engineer and must connect to a pedestrian sidewalk system with pedestrian ramps complying with the American with Disabilities Act, to provide a clear, continuous pedestrian and circulation system throughout a subdivision.

b. Desirable Design Attributes:

Provide 8 ft. wide, connected system of distinctive striping and buttons or similar approved by city engineer at Trail Crossing at Main Entry.

4. Pedestrian Sidewalks - Sidewalk Locations

a. Base Standard

4 feet wide concrete pedestrian sidewalks shall be located on both sides of the street, in the right-of-way of every internal street.

b. Desirable Design Attributes:

None

5. Mail Boxes

a. Base Standard

Mail boxes shall provide number plaque and brick to match the resident.

b. Desirable Design Attributes:

Same stone and brick as house exterior trim to mail boxes.

6. Pedestrian Sidewalks - Sidewalk Lighting

a. Base Standard

Decorative street lighting shall be provided along residential streets throughout all Residential Developments, providing low illumination with decorative poles with spacing ranging from 250 feet to 350 feet between lights placed on alternating sides of the street. A Street Lighting Plan must be submitted to the City Engineer for approval. The City Engineer is



authorized to alter the distance requirement if needed in an effort to achieve the best lighting arrangement possible.

b. Desirable Design Attributes:

None

7. Perimeter Alleys

a. Base Standard

No Alleyways are required for the subdivision.

b. Desirable Design Attributes:

None

C. Architectural Standards – New Residential Requirements

1. Building Bulk and Articulation

a. Base Standard

In order to avoid large blank facades, variations in the elevation of residential facades facing a public street shall be provided in both the vertical and horizontal dimensions. At least 20 percent of the façade shall be offset a minimum of 1 foot either protruding from or recessed back from the remainder of the façade.

b. Desirable Design Attributes:

None

2. House Numbers

a. Base Standard

All single family residential units shall have lighted front stone wall plaque with resident address beside the main entry of the dwelling unit.

b. Desirable Design Attributes:

None

3. Exterior Façade Material

a. Base Standard

All single family residential units shall have a minimum of eighty (80) percent of the exterior facade composed of kiln-fired clay brick or masonry stucco with the balance being window boxes, gables, architectural shingle and etc., but not 20% siding, excluding windows, doors and other openings. Glazing shall not exceed twenty-five (25) percent of the front elevation of the residence. Dormers, second story walls or other elements supported by the roof structure may be composite masonry materials if approved by the Building Official as having the same

durability as masonry or stone and when offset at least six (6) inches from the first floor exterior wall. Wood, vinyl siding and EIFS materials shall not be used for exterior walls.

b. Desirable Design Attributes:

None

4. Exterior Facades – Porch

a. Base Standard

Each single family residential unit shall have a combined total covered front, side or rear entry of a minimum of 120 total square feet of floor area.



b. Desirable Design Attributes:

Two or more sides of covered porches, or pitched cover incorporated into roof lines of house

5. Exterior Facades - Chimneys

a. Base Standard

Chimney flues for fireplace chimneys are to be within a chimney enclosed with masonry matching exterior walls of the residential unit and capped.

b. Desirable Design Attributes:

Fireplace chimneys shall incorporate 40 percent stone, matching the accent exterior façade materials of the house for houses with Chimneys.

6. Roofs and Roofing - Roof Pitch

a. Base Standard

All single family residential units shall have a minimum roof pitch of 8:12, with articulation, dormers or a combination of hip and gable roofing.

b. Desirable Design Attributes:

None

7. Roofs and Roofing - Roofing Materials

a. Base Standard

All single family residential units shall have architectural-grade overlap shingles, tile or standing seam metal. Wood shingles are not permitted. Plumbing vents, attic vents, and other rooftop accessories are to be painted to match the roof shingle color.

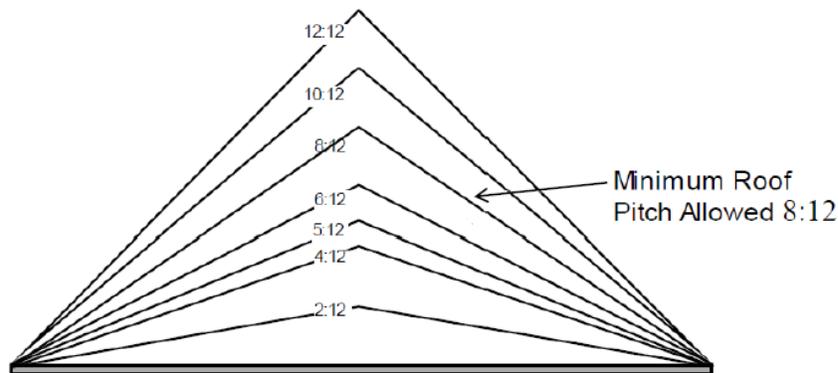
b. Desirable Design Attributes:

None

8. Roofs and Roofing - Roof Eaves

a. Base Standard

No wood fascia or soffits are permitted.



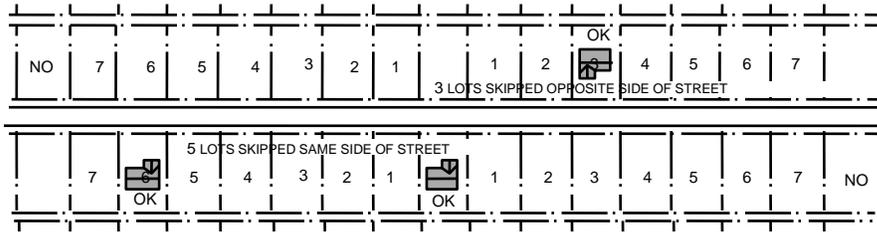
b. Desirable Design Attributes:

None

9. Repetition of Residential Unit Designs – Repetition of Floor Plan and Elevation

a. Base Standard

A minimum of five (5) platted residential lots must be skipped on the same side and three (3) lots must be skipped on the opposite side of a street before rebuilding the same single family residential unit with an identical (or nearly identical) street elevation design. The same floor plan shall not be repeated on neighboring, side by side lots or directly across the street.



Identical or nearly identical floor plan means that the layout, size and function of the rooms are essentially the same. Identical or nearly identical street elevation design means little or no variation in the articulation of the facade, height or width of facade, placement of the primary entrances, porches, number and placement of windows, and other major architectural feature. It does not mean similar colors, materials, or small details.

b. Desirable Design Attributes:

None

10. Garage Entry

a. Base Standard

Garage doors can be located on the primary street elevation of a single family residential unit with an upgraded insulated door with carriage hardware. The primary street would be the addressed street front. Garages may face the street on a corner lot side yard. Each garage shall be a minimum of 2 car garage.



b. Desirable Design Attributes:

None

11. Dwelling Size

a. Base Standard

The minimum square feet of floor space shall be (25%) of the houses 1,800 s.f. , (35%) of the houses 2,000 s.f. , (40%) of the houses 2,200 s.f. , measured within the outside dimensions of a residential dwelling unit including each floor level, but excluding carports, garages, and breezeways.

12. Fencing

a. Base Standard

- (1) Front yard fences (if provided) shall be permitted to a height of 4 feet maximum with minimum 50 percent transparency constructed of wood or wrought iron.
- (2) Side and rear yard fences (if provided) shall be permitted to a height of 8 feet maximum and constructed of wood with metal posts and rails to the inside.
- (3) Pressure treated wood is prohibited.
- (4) Fences shall be constructed of decorative iron next to public open space, and shall be minimum 4 ft in height.

b. Desirable Design Attributes

None

13. Landscaping

a. Base Standard

- (1) Each residential dwelling shall have sodded front, side, and rear yard with a minimum of 2 trees and 5 shrubs in front yard.
- (2) All landscaped areas must be kept in a healthy and growing condition. Any plant materials that die during a time of year where it is not feasible to replant shall be replaced as soon as possible.

b. Desirable Design Attributes

Each residential dwelling unit shall have an automated, subsurface irrigation system.

14. Outdoor Lighting

a. Base Standard

All residential dwelling units shall have an illuminated standard porch light at the front entry and drive/garage.

b. Desirable Design Attributes

Front façade and drive/garage shall be illuminated by coach lights on each side of the garage and front yard activity area illuminated and wired to the interior of the house.

15. Conservation/Sustainability

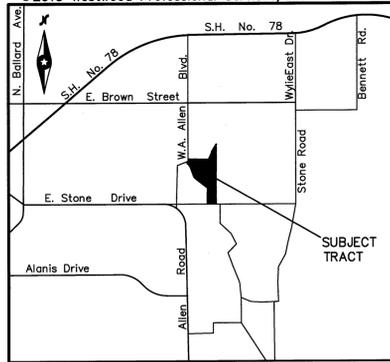
a. Base Standard

Each residential dwelling unit must comply with the Energy component of the Building Code.

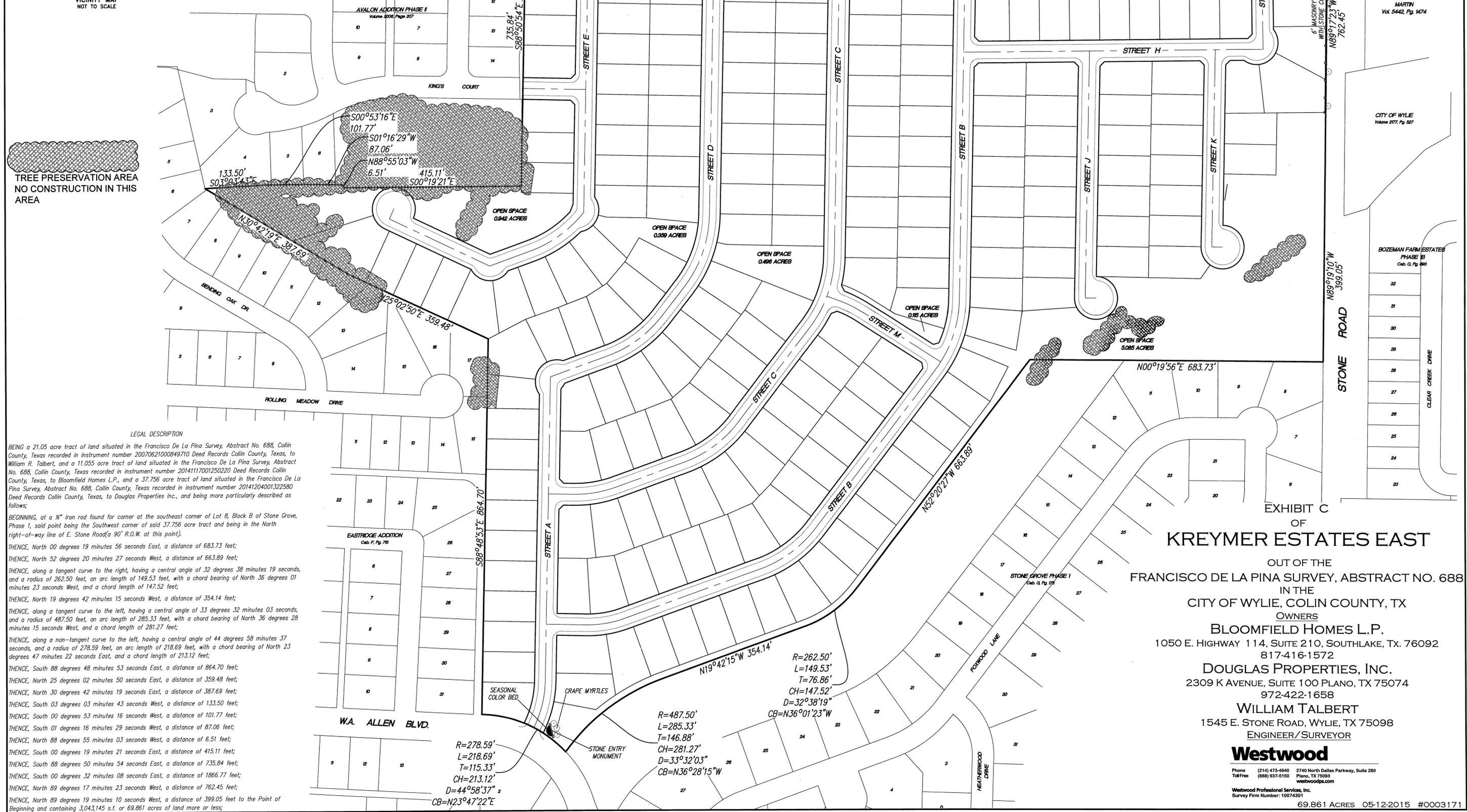
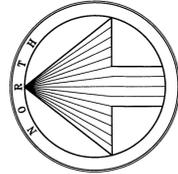
b. Desirable Design Attributes

None





VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION

BEING a 21.05 acre tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, Collin County, Texas recorded in instrument number 20070621000849710 Deed Records Collin County, Texas, to William R. Talbert, and a 11,055 acre tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, Collin County, Texas recorded in instrument number 2014117001250220 Deed Records Collin County, Texas, to Bloomfield Homes L.P., and a 37,756 acre tract of land situated in the Francisco De La Pina Survey, Abstract No. 688, Collin County, Texas recorded in instrument number 20141204001322580 Deed Records Collin County, Texas, to Douglas Properties Inc., and being more particularly described as follows:

BEGINNING, at a 1/8" iron rod found for corner at the southeast corner of Lot B, Block B of Stone Grove, Phase 1, said point being the Southwest corner of said 37,756 acre tract and being in the North right-of-way line of E. Stone Road (a 90' R.O.W. at this point).

THENCE, North 00 degrees 19 minutes 56 seconds East, a distance of 683.73 feet;

THENCE, North 52 degrees 20 minutes 27 seconds West, a distance of 663.89 feet;

THENCE, along a tangent curve to the right, having a central angle of 32 degrees 38 minutes 19 seconds, and a radius of 262.50 feet, an arc length of 149.53 feet, with a chord bearing of North 36 degrees 01 minutes 23 seconds West, and a chord length of 147.52 feet;

THENCE, North 19 degrees 42 minutes 15 seconds West, a distance of 354.14 feet;

THENCE, along a tangent curve to the left, having a central angle of 33 degrees 32 minutes 03 seconds, and a radius of 487.50 feet, an arc length of 285.33 feet, with a chord bearing of North 35 degrees 28 minutes 15 seconds West, and a chord length of 281.27 feet;

THENCE, along a non-tangent curve to the left, having a central angle of 44 degrees 58 minutes 37 seconds, and a radius of 278.59 feet, an arc length of 218.69 feet, with a chord bearing of North 23 degrees 47 minutes 22 seconds East, and a chord length of 213.12 feet;

THENCE, South 88 degrees 48 minutes 53 seconds East, a distance of 864.70 feet;

THENCE, North 25 degrees 02 minutes 50 seconds East, a distance of 359.48 feet;

THENCE, North 30 degrees 42 minutes 19 seconds East, a distance of 387.69 feet;

THENCE, South 03 degrees 03 minutes 43 seconds West, a distance of 133.50 feet;

THENCE, South 00 degrees 53 minutes 16 seconds West, a distance of 101.77 feet;

THENCE, South 01 degrees 16 minutes 29 seconds West, a distance of 87.06 feet;

THENCE, North 88 degrees 55 minutes 03 seconds West, a distance of 6.51 feet;

THENCE, South 00 degrees 19 minutes 21 seconds East, a distance of 415.11 feet;

THENCE, South 88 degrees 50 minutes 54 seconds East, a distance of 735.84 feet;

THENCE, South 00 degrees 32 minutes 08 seconds East, a distance of 1866.77 feet;

THENCE, North 89 degrees 17 minutes 23 seconds West, a distance of 762.45 feet;

THENCE, North 89 degrees 19 minutes 10 seconds West, a distance of 399.05 feet to the Point of Beginning and containing 3,043,145 s.f. or 69,861 acres of land more or less;

EXHIBIT C
OF
KREYMER ESTATES EAST
OUT OF THE
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688
IN THE
CITY OF WYLIE, COLIN COUNTY, TX
OWNERS
BLOOMFIELD HOMES L.P.
1050 E. HIGHWAY 114, SUITE 210, SOUTHLAKE, TX. 76092
817-416-1572
DOUGLAS PROPERTIES, INC.
2309 K AVENUE, SUITE 100 PLANO, TX 75074
972-422-1658
WILLIAM TALBERT
1545 E. STONE ROAD, WYLIE, TX 75098
ENGINEER/SURVEYOR

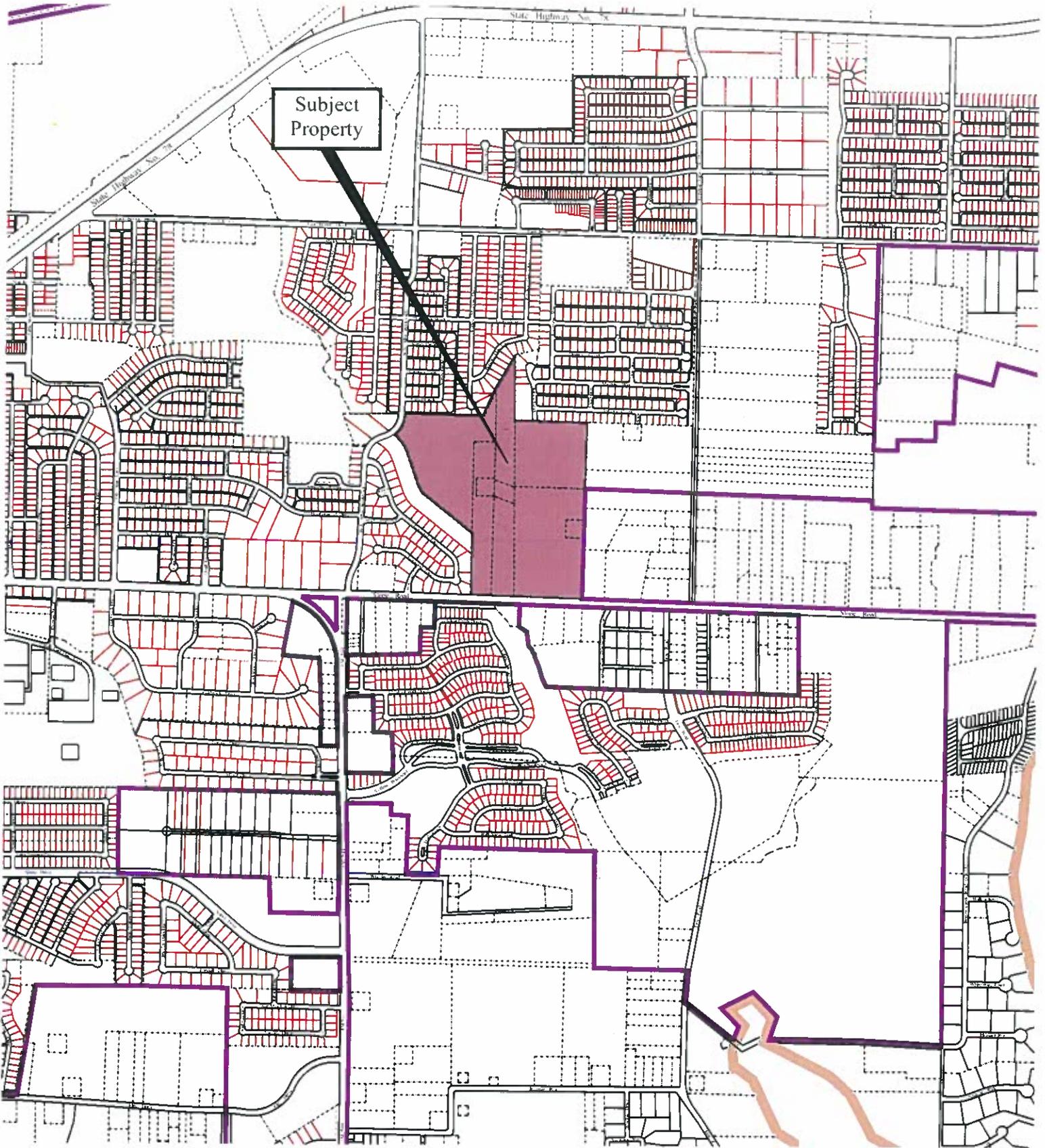
Westwood
Phone (214) 473-4640 2740 North Dallas Parkway, Suite 280
Toll Free (888) 937-5150 Plano, TX 75093
westwoods.com
Westwood Professional Services, Inc.
Survey Firm Number: 1074301
69.861 ACRES 05-12-2015 #0003171

EXHIBIT "D"

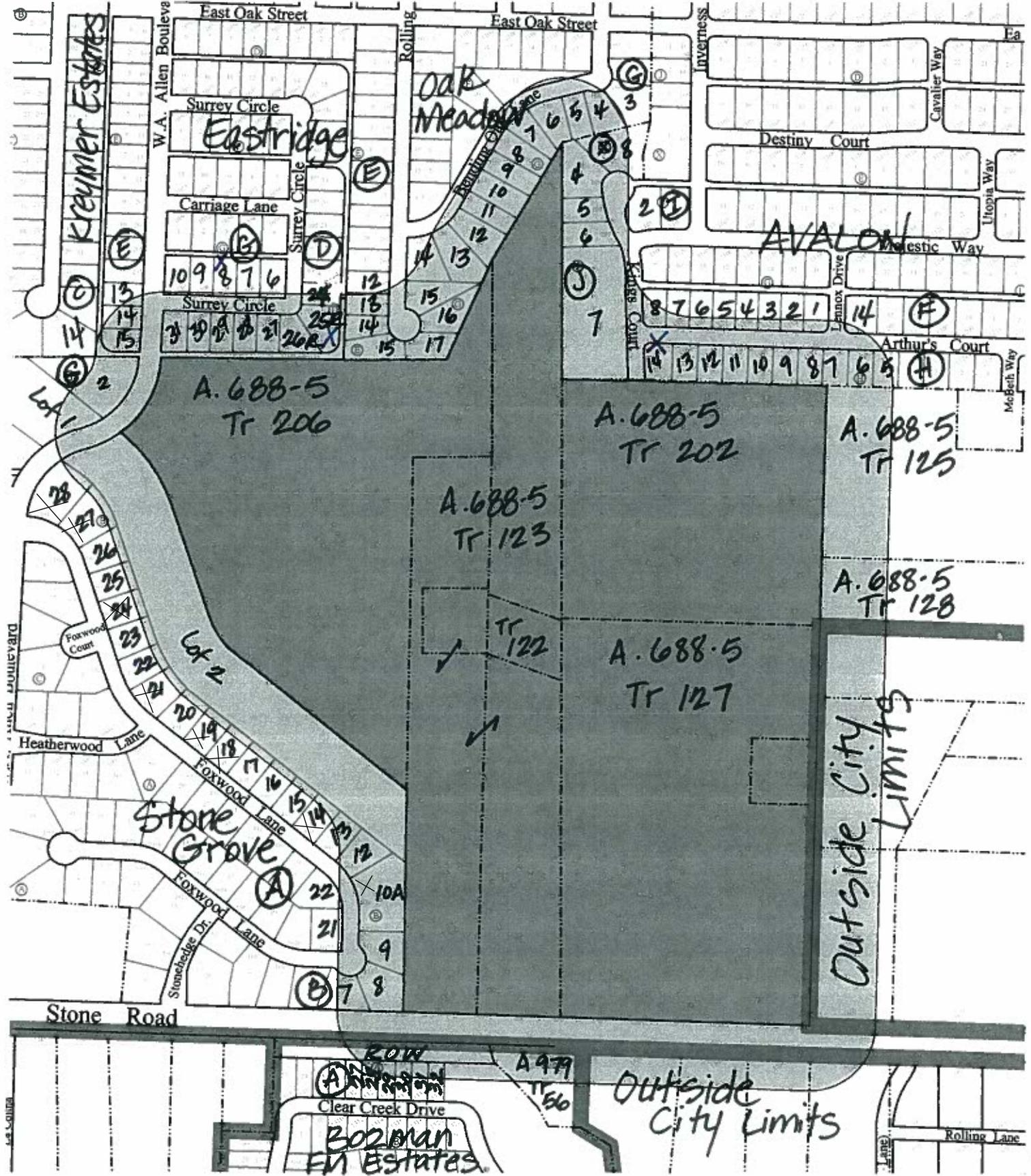
	<u>Current ZO (SF-10/24)</u>	<u>Previous PD Approved</u>	Kreymer 2015-04
	Required	Desired	
I. GENERAL CONDITIONS			
Lot Area	10,000 SF	8500	8,500
Lot Width/Cul-de-sac	75		
Lot Width of Corner Lots	90	90	75
Lot Depth	100	100	100
Minimum Square Footage	2,400	15% 1,800 sf; 35% 2,000 sf; 50% 2,200 sf	15% 1,800 sf; 35% 2,000 sf; 50% 2,200 sf
Front Yard Set Back	25	25	20
Side Yard Set Back	10	7	5
Side Yard Corner Lot	25	15	10
SY Corner Lot Key lots		25	20
Rear Yard	25	25	15
RY Dbl Front		30	20
Lot Coverage	45%	45%	50%
Main Height	40 Feet	40	40 Feet
Accessory Structure	14	14	14
III. DESIGN STANDARDS			
Stone entry feature, no brick	Stone entry feature, no brick	Stone entry feature, no brick	Stone entry, no brick, decorative iron accent panels, illuminated other than street lights
Pedestrian Crosswalks		8' Deco stamped concrete	8' wide distinctive striping & buttons @ main entry, 6' @ interior street connectors
Sidewalk Locations	Deco paving & cross-walks, 4' sidewalks	4' wide both sides of street.	4' wide both sides of street.
Mail boxes	paired at lot line, brick match	Paired w/ number plaque brick or stone	Paired w/ number plaque brick or stone
Building Bulk Articulation	Min. 25% of street façade offset min 2ft, min.	Min. 25% of street façade offset min 2ft, min.	Min. 20% of street façade offset min 1ft, min.
House Numbers	Stone plaque beside main entry	Lighted stone Plaque beside main entry	Lighted stone Plaque beside main entry
Exterior Façade Material	100% brick, stone or masonry stucco, with 20% stone or decorative brick accent.	80% kiln-fired clay brick or masonry stucco, w/ 20% stone or deco brick	80% kiln-fired clay brick or masonry stucco.
Porch - Front	40 square feet covered front entry, and 100 sq ft covered back or side.	Combined total 140 sf. Min 50sf front	Combined total 120 sf. Desirable: 2 or more sides.
Chimneys	Enclosed with masonry matching exterior walls and capped.	Enclosed with masonry matching exterior walls of house.	Enclosed with masonry matching exterior walls of house.
Roof Pitch	8:12 min	8:12 min, w/ articulation, dormers, or combo hip/gable	8:12 min, w/ articulation, dormers, or combo hip/gable
Roof Materials	Architectural-grade overlap shingles, tile or standing seam metal, no wood shingles.	Architectural-grade overlap shingles, tile or standing seam metal, no wood shingles.	Architectural-grade overlap shingles, tile or standing seam metal, no wood shingles.
Roof Eaves	No wood Fascia or soffit.	No wood Fascia or soffit.	No wood Fascia or soffit.

EXHIBIT "D"

	<u>Current ZO (SF-10/24)</u>	<u>Previous PD Approved</u>	Kreymer 2015-04
	Required	Desired	
Repetition of Floor Plans and Elevations	7 lots skipped same side of the street. 4 lots skipped opposite side of street.	7 lots skipped same side and 4 lots skipped on opposite side of street	5 lots skipped same side of street; 3 lots skipped opposite side of street.
Garage Entry	No doors facing Primary Street. 2 & 1, single can face street. Min. 500 sf	doors may face primary street. Upgraded insulated w/ carriage hardware. Min 400 sf	doors may face primary street. Upgraded insulated w/ carriage hardware. Min 2 car
Fencing	Front-4' Maximum height, 50 % transparent wood or wrought iron. Rear 8' max with steel post	Front 4'. Rear & side metal post with 6 ft max height, rails to the inside. Deco iron adj to open space.	Front 4'. Rear & side metal post with 8 ft max height, rails to the inside. Deco iron adj to open space.
Landscaping	Established front yard with min 2 trees and 5 shrubs. Protect 12' tall single trunk or 6" caliper trees.	Established front yard with min 2 trees and 5 shrubs. Automated subsurface irrigation system	Established front yard with min 2 trees and 5 shrubs. Automated subsurface irrigation system
Outdoor Lighting	Front entry and drive garage illuminated by standard porch light.	Front façade and drive/garage illuminated by down or up lighting and side yard activity area illuminated , wired to interior.	Front entry and garage illuminated standard porch & coach lights wired to interior.
Conservation / Sustainability	Complies with Energy component of Building Code	Complies with Energy component of Building Code and equipped with Energy Star appliances.	Complies with Energy component of Building Code and equipped with Energy Star appliances.
Alleys	Screened from major thoroughfare.	No alleys required	No alleys required



LOCATION MAP
ZONING CASE #2015-04



OWNER NOTIFICATION MAP
 ZONING CASE #2015-04

NOTIFICATION REPORT

APPLICANT: Jim Douglas with Douglas Properties, Inc.
2309 Avenue K, #100 Plano, Texas 75074

APPLICATION FILE #2015-04

#	BLK/ABST	LOT/TRACT	TAX I.D. #	PROPERTY OWNER NAME	ADDRESS
1				Applicant - Jim Douglas Douglas Properties, Inc.	2309 Avenue K, #100 Plano, Texas 75074
2	Blk A	Bozman Farm Lot 27	R-8907-00A-0270-1	Diana Soliz	1323 Valley Stream Circle Wylie, Texas 75098
3	Blk A	Bozman Farm Lot 28	R-8907-00A-0280-1	Beverly Ballard	1325 Clear Creek Drive Wylie, Texas 75098
4	Blk A	Bozman Farm Lot 29	R-8907-00A-0290-1	Angelica Hernandez	102 Briar Oak Drive Murphy, Texas 75094
5	Blk A	Bozman Farm Lot 30	R-8907-00A-0300-1	Mark Hendrickson	1329 Clear Creek Drive Wylie, Texas 75098
6	Blk A	Bozman Farm Lot 31	R-8907-00A-0310-1	Robert Benson	1331 Clear Creek Drive Wylie, Texas 75098
7	Blk A	Bozman Farm Lot 32	R-8907-00A-0320-1	Robert Kliewer	1333 Clear Creek Drive Wylie, Texas 75098
8	Blk A	Bozman Farm Lot 33	R-8907-00A-0330-1	City of Wylie	300 Country Club Road Wylie, Texas 75098
9	Blk B	Stone Grove Lot 7	R-2248-00B-0070-1	John Knackstadt	1023 Foxwood Lane Wylie, Texas 75098
9	Blk B	Stone Grove Lot 8	R-2248-00B-0080-1	Laura Sansonetti	513 Foxwood Lane Wylie, Texas 75098
10	Blk B	Stone Grove Lot 9	R-2248-00B-0090-1	Paul Davis	511 Foxwood Lane Wylie, Texas 75098
11	Blk B	Stone Grove Lot 10A	R-2248-00B-010A-1	Paul Curtis	509 Foxwood Lane Wylie, Texas 75098
12	Blk B	Stone Grove Lot 12	R-2248-00B-0120-1	Matthew McCorcle	505 Foxwood Lane Wylie, Texas 75098
14	Blk B	Stone Grove Lot 13	R-2248-00B-0130-1	Harold Williams	503 Foxwood Lane Wylie, Texas 75098
15	Blk B	Stone Grove Lot 14	R-2248-00B-0140-1	Andy Sawyer	501 Foxwood Lane Wylie, Texas 75098
16	Blk B	Stone Grove Lot 15	R-2248-00B-0150-1	Mary Baree	411 Foxwood Lane Wylie, Texas 75098
17	Blk B	Stone Grove Lot 16	R-2248-00B-0160-1	Brian Edgin	409 Foxwood Lane Wylie, Texas 75098
18	Blk B	Stone Grove Lot 17	R-2248-00B-0170-1	Robert Endsley	407 Foxwood Lane Wylie, Texas 75098

19	Blk B	Stone Grove Lot 18	R-2248-00B-0180-1	Joseph Zaborsky	405 Foxwood Lane Wylie, Texas 75098
20	Blk B	Stone Grove Lot 19	R-2248-00B-0190-1	Christopher Driscoll	403 Foxwood Lane Wylie, Texas 75098
21	Blk B	Stone Grove Lot 20	R-2248-00B-0200-1	William Cobb	401 Foxwood Lane Wylie, Texas 75098
22	Blk B	Stone Grove Lot 21	R-2248-00B-0210-1	Charles Osborne	315 Foxwood Lane Wylie, Texas 75098
23	Blk B	Stone Grove Lot 22	R-2248-00B-0220-1	Bobby Bennett	313 Foxwood Lane Wylie, Texas 75098
24	Blk B	Stone Grove Lot 23	R-2248-00B-0230-1	Jake Morrow	311 Foxwood Lane Wylie, Texas 75098
25	Blk B	Stone Grove Lot 24	R-2248-00B-0240-1	Gregory Termine	309 Foxwood Lane Wylie, Texas 75098
26	Blk B	Stone Grove Lot 25	R-2248-00B-0250-1	Norine Alexander	307 Foxwood Lane Wylie, Texas 75098
27	Blk B	Stone Grove Lot 26	R-2248-00B-0260-1	Scott Cape	305 Foxwood Lane Wylie, Texas 75098
28	Blk B	Stone Grove Lot 27	R-2248-00B-0270-1	Michael Wietecha	303 Foxwood Lane Wylie, Texas 75098
29	Blk B	Stone Grove Lot 28	R-2248-00B-0280-1	Mark Garner	301 Foxwood Lane Wylie, Texas 75098
30	---	Stone Grove Lot 1	R-2248-000-0010-1	City of Wylie	300 Country Club Road Wylie, Texas 75098
31	---	Stone Grove Lot 2	R-2248-000-0020-1	City of Wylie	300 Country Club Road Wylie, Texas 75098
32	Blk A	Stone Grove Lot 21	R-2248-00A-0210-1	John Jackson	1022 Foxwood Lane Wylie, Texas 75098
33	Blk A	Stone Grove Lot 22	R-2248-00A-0220-1	John Jackson	1022 Foxwood Lane Wylie, Texas 75098
34	Blk G	Stone Grove Lot 2	R-2248-00G-0020-1	Ted Burdett	215 S. WA Allen Blvd Wylie, Texas 75098
35	Blk C	Kreymer Estates Lot 14	R-10377-00C-0140-1	David Buchta	226 Lyndhurst Drive Wylie, Texas 75098
36	Blk E	Eastridge Addn Lot 13R	R-2114-00E-013R-1	Adriel Garcia	209 S. WA Allen Blvd Wylie, Texas 75098
37	Blk E	Eastridge Addn Lot 15	R-2114-00E-0150-1	Jermaine Williams	213 S. WA Allen Blvd Wylie, Texas 75098
38	Blk D	Eastridge Addn Lot 24	R-2114-00D-0240-1	Dawn Rossomando	1111 Surrey Circle Wylie, Texas 75098
39	Blk D	Eastridge Addn Lot 25R	R-2114-00D-025R-1	Angela Cheshier	1113 Surrey Circle Wylie, Texas 75098
40	Blk D	Eastridge Addn Lot 26R	R-2114-00D-026R-1	Robert Shewmake	1203 Surrey Circle Wylie, Texas 75098

41	Blk D	Eastridge Addn Lot 27	R-2114-00D-0270-1	David Bertrand	1205 Surrey Circle Wylie, Texas 75098
42	Blk D	Eastridge Addn Lot 28	R-2114-00D-0280-1	Jerry Norman	1207 Surrey Circle Wylie, Texas 75098
43	Blk D	Eastridge Addn Lot 29	R-2114-00D-0290-1	Melissa Peel	1209 Surrey Circle Wylie, Texas 75098
44	Blk D	Eastridge Addn Lot 30	R-2114-00D-0300-1	Kelly Harden	1211 Surrey Circle Wylie, Texas 75098
45	Blk D	Eastridge Addn Lot 31	R-2114-00D-0310-1	Gary Lightsey	1213 Surrey Circle Wylie, Texas 75098
46	Blk E	Oak Meadow Lot 12	R-4290-00E-0120-1	Paolo Mazzaferro	205 S. Rolling Meadow Drive Wylie, Texas 75098
47	Blk E	Oak Meadow Lot 13	R-4290-00E-0130-1	Gail Jones-Allen	207 S. Rolling Meadow Drive Wylie, Texas 75098
48	Blk E	Oak Meadow Lot 14	R-4290-00E-0140-1	Mark Foster	209 S. Rolling Meadow Drive Wylie, Texas 75098
49	Blk E	Oak Meadow Lot 15	R-4290-00E-0150-1	Dale Hughes	404 Seleta Drive Murphy, Texas 75094
50	Blk G	Oak Meadow Lot 3	R-4290-00G-0030-1	Camilo Orozco	6707 Prairie Fire Road Arlington, Texas 76002
51	Blk G	Oak Meadow Lot 4	R-4290-00G-0040-1	K2 Real Estate LP	St Albert AB T8N 5A4 Canada
52	Blk G	Oak Meadow Lot 5	R-4290-00G-0050-1	Darlene Boykin	108 S. Bending Oaks Drive Wylie, Texas 75098
53	Blk G	Oak Meadow Lot 6	R-4290-00G-0060-1	Sean Reising	PO Box 1223 Wylie, Texas 75098
54	Blk G	Oak Meadow Lot 7	R-4290-00G-0070-1	Elizabeth McBride	112 S. Bending Oaks Drive Wylie, Texas 75098
55	Blk G	Oak Meadow Lot 8	R-4290-00G-0080-1	Mary Hahn	114 S. Bending Oaks Drive Wylie, Texas 75098
56	Blk G	Oak Meadow Lot 9	R-4290-00G-0090-1	Ginger McLean	116 S. Bending Oaks Drive Wylie, Texas 75098
57	Blk G	Oak Meadow Lot 10A	R-4290-00G-010A-1	Kelly Kaplan	118 S. Bending Oaks Drive Wylie, Texas 75098
58	Blk G	Oak Meadow Lot 11	R-4290-00G-0110-1	Titus O'Bryant	120 S. Bending Oaks Drive Wylie, Texas 75098
59	Blk G	Oak Meadow Lot 12	R-4560-00G-0120-1	Dean Short	122 S. Bending Oaks Drive Wylie, Texas 75098
60	Blk G	Oak Meadow Lot 13	R-4560-00G-0130-1	Leatrice Arlie	124 S. Bending Oaks Drive Wylie, Texas 75098
61	Blk G	Oak Meadow Lot 14	R-4290-00G-0140-1	Brian Evans	3616 Tree Shadow Trail Plano, Texas 75074

62	Blk G	Oak Meadow Lot 15	R-4560-00G-0150-1	William Dauria	204 S. Rolling Meadows Drive Wylie, Texas 75098
63	Blk G	Oak Meadow Lot 16	R-4560-00G-0160-1	Ronald Freeman	206 S. Rolling Meadows Drive Wylie, Texas 75098
64	Blk G	Oak Meadow Lot 17	R-4560-00G-0170-1	Mary Johnson	208 S. Rolling Meadows Drive Wylie, Texas 75098
65	Blk F	Oak Meadow Lot 11	R-4290-00F-0110-1	Steven Ash	111 S. Bending Oaks Drive Wylie, Texas 75098
66	Blk X	Avalon Lot 8	R-9031-00X-0080-1	Avalon Owners Association	PO Box 650255 Dallas, Texas 75265
67	Blk J	Avalon Lot 4	R-9031-00J-0040-1	Maria Leinen	203 Kings Court Wylie, Texas 75098
68	Blk J	Avalon Lot 5	R-9031-00J-0050-1	Robert Cunningham	205 Kings Court Wylie, Texas 75098
69	Blk J	Avalon Lot 6	R-9031-00J-0060-1	Evan Brown	207 Kings Court Wylie, Texas 75098
70	Blk J	Avalon Lot 7	R-9031-00J-0070-1	City of Wylie	300 Country Club Road Wylie, Texas 75098
71	Blk G	Avalon Lot 1	R-9031-00G-0010-1	Jesus Valverde	1115 Arthurs Court Wylie, Texas 75098
72	Blk G	Avalon Lot 2	R-9031-00G-0020-1	Walela Hailu	1113 Arthurs Court Wylie, Texas 75098
73	Blk G	Avalon Lot 3	R-9031-00G-0030-1	Martha Constant	1111 Arthurs Court Wylie, Texas 75098
74	Blk G	Avalon Lot 4	R-9031-00G-0040-1	Tiffany McCulloch	1109 Arthurs Court Wylie, Texas 75098
75	Blk G	Avalon Lot 5	R-9031-00G-0050-1	Elaine Wood	1107 Arthurs Court Wylie, Texas 75098
76	Blk G	Avalon Lot 6	R-9031-00G-0060-1	Barry Simmons	1105 Arthurs Court Wylie, Texas 75098
77	Blk G	Avalon Lot 7	R-9031-00G-0070-1	Osvaldo Cortes	9104 Cottage Grove Pass Austin, Texas 78717
78	Blk G	Avalon Lot 8	R-9031-00G-0080-1	Denise Kanaman	1101 Arthurs Court Wylie, Texas 75098
79	Blk H	Avalon Lot 5	R-9031-00H-0050-1	Elias Rodriguez	1118 Arthurs Court Wylie, Texas 75098
80	Blk H	Avalon Lot 6	R-9031-00H-0060-1	Dennis Allen	1116 Arthurs Court Wylie, Texas 75098
81	Blk H	Avalon Lot 7	R-9031-00H-0070-1	Roy Ivie	1114 Arthurs Court Wylie, Texas 75098
812	Blk H	Avalon Lot 8	R-9031-00H-0080-1	Jane Baker	1112 Arthurs Court Wylie, Texas 75098
83	Blk H	Avalon Lot 9	R-9031-00H-0090-1	Daniel Hunt	1110 Arthurs Court Wylie, Texas 75098

	84	Blk H	Avalon Lot 10A	R-9031-00H-0100-1	Milton Alfaro	1108 Arthurs Court Wylie, Texas 75098
	85	Blk H	Avalon Lot 11	R-9031-00H-0110-1	Zenaida Arteaga	1106 Arthurs Court Wylie, Texas 75098
	86	Blk H	Avalon Lot 12	R-9031-00H-0120-1	Monica Jackson	1104 Arthurs Court Wylie, Texas 75098
	87	Blk H	Avalon Lot 13	R-9031-00H-0130-1	William Herring	1102 Arthurs Court Wylie, Texas 75098
X	88	Blk H	Avalon Lot 14	R-9031-00H-0140-1	Jin Tao	309 Huntington Drive Murphy, Texas 75094
	89	Blk F	Avalon Lot 14	R-9031-00F-0140-1	Kelly Green	1201 Arthurs Court Wylie, Texas 75098
	89	Blk I	Avalon Lot 2	R-9031-00I-0020-1	John Coker	1101 Majestic Way Wylie, Texas 75098
	89	Blk G	Eastridge Addn Lot 6	R-2114-00G-0060-1	Hillary Mueller	1202 Surrey Circle Wylie, Texas 75098
	90	Blk G	Eastridge Addn Lot 7	R-2114-00G-0070-1	Galen McClintock	1204 Surrey Circle Wylie, Texas 75098
X	91	Blk G	Eastridge Addn Lot 8	R-2114-00G-0080-1	Donna Lozano	1206 Surrey Circle Wylie, Texas 75098
	92	Blk G	Eastridge Addn Lot 9	R-2114-00G-0090-1	David Drummond	1208 Surrey Circle Wylie, Texas 75098
	93	Blk G	Eastridge Addn Lot 10	R-2114-00G-0100-1	Judson Hardage	1210 Surrey Circle Wylie, Texas 75098
	94	Abst 688-5	Tract 122	R-6688-005-1220-1	Douglas Properties, Inc.	2309 Avenue K, #100 Plano, Texas 75074
	95	Abst 688-5	Tract 123	R-6688-005-1230-1	Douglas Properties, Inc.	2309 Avenue K, #100 Plano, Texas 75074
	96	Abst 688-5	Tract 125	R-6688-005-1250-1	Beatriz Chavez	3116 W. Front Street Midland, Texas 79701
	99	Abst 688-5	Tract 127	R-6688-005-1270-1	William Talbert	1545 E. Stone Road Wylie, Texas 75098
	100	Abst 688-5	Tract 128	R-6688-005-1280-1	Kikuchi Living Trust	1033 S. Kreymer Lane Wylie, Texas 75098
	101	Abst 688-5	Tract 202	R-6688-005-2020-1	Bloomfield Homes	1050 E. SH 114 #210 Southlake, Texas 76092
	102	Abst 688-5	Tract 206	R-6688-005-2060-1	Douglas Properties, Inc.	2309 Avenue K, #100 Plano, Texas 75074
	103	Abst 979	Tract 56	R-6979-000-0560-1	City of Wylie	300 Country Club Road Wylie, Texas 75098

PUBLIC COMMENT FORM

(Please type or use black ink)

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

_____ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2015-04.

_____ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2015-04.

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

Tuesday, May 19, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, June 9, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Joseph Zaborsky
(please print)

Address: 405 Foxwood Ln

Signature: Joseph Zaborsky

Date: 5/19/15

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2015-04.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2015-04.

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

Tuesday, May 19, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, June 9, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Angela C. Chesnier
(please print)

Address: 1113 Surrey Circle
Wylie, TX 75098

Signature: Angela C. Chesnier

Date: 5-1-15

COMMENTS:

The sounds of bulls and bullfrogs, and the simple beauty of that pasture behind my house is priceless. Wylie needs to hang on to at least a little bit of that. And, what's up with all the new neighborhoods? I thought we were on water restrictions!?! Where is the extra water gonna come from? Who has to answer THAT question?

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 #2015-04.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2015-04.

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

Tuesday, May 19, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, June 9, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: DONNA LOZAND
(please print)

Address: 1206 Surrey Circle
 Wylie, Tx 75098

Signature: Donna Lozand

Date: 4-26-15

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2015-04.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2015-04.

Date, Location & Time of
Planning & Zoning

Commission meeting:

Tuesday, May 19, 2015, 6:00 pm

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

Date, Location & Time of

City Council meeting:

Tuesday, June 9, 2015, 6:00 pm

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

Name: Jin Tao
(please print)

Address: 1100 Arthurs Ct.
Wylie, Tx 75098

Signature: 

Date: 4/24/2015

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2015-04.

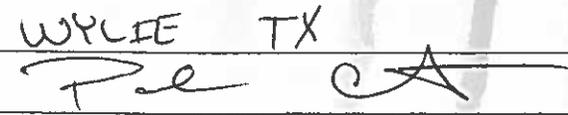
I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2015-04.

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

Tuesday, May 19, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, June 9, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Paul Curtis
(please print)
Address: 509 Foxwood Ln
WYLIE TX
Signature: 
Date: 5/15/15

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2015-04.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2015-04.

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

Tuesday, May 19, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, June 9, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Charles Osborne
(please print)
Address: 315 Foxwood Lane
Wylie TX 75098
Signature: Charles Osborne
Date: 5/19/2015

COMMENTS:

Since we purchased our home in 2007 we have seen a continual deterioration of the creek area behind our home. With the road work widening Brown St and the construction of the homes in Kreymer Estates, the creek area has been negatively impacted. During these 8 years a continuous buildup of silt has caused sandbarages blocking waterflow, accumulating trash and vegetation. The city has

done nothing to remedy this situation.
Also the Increase in vegetation is
unsightly.

We believe zoning changes resulting
in more construction will surely
result in further deterioration of the
quality of our area.

PUBLIC COMMENT FORM
(Please type or use black ink)

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2015-04.



I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2015-04.

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

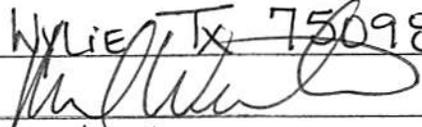
Tuesday, May 19, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, June 9, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: MIKE WIETECHIA
(please print)

Address: 303 FOXWOOD LANE
WYLIE, TX 75098

Signature: 

Date: 5/19/2015

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2015-04.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2015-04.

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

Tuesday, May 19, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, June 9, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Chris Driscoll
(please print)

Address: 403 Foxwood Ln
Wylie TX 75098

Signature: 

Date: 5/19/15

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2015-04.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2015-04.

Date, Location & Time of
Planning & Zoning

Commission meeting:

Tuesday, May 19, 2015, 6:00 pm

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

Date, Location & Time of
City Council meeting:

Tuesday, June 9, 2015, 6:00 pm

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

Name: Kim Garner
(please print)

Address: 301 Foxwood Ln
Wylie Tx 75098

Signature: Kim Garner

Date: 5-19-15

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2015-04.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2015-04.

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

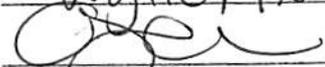
Tuesday, May 19, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, June 9, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Greg Termini
(please print)

Address: 309 Foxwood Ln
Wylie, TX 75098

Signature: 

Date: 5/19/15

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2015-04.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2015-04.

Date, Location & Time of
Planning & Zoning

Commission meeting: Tuesday, May 19, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, June 9, 2015, 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: ANDY & PAM SAWYER
(please print)

Address: 501 S. Foxwood Ln.

Wylie, TX
Signature: *Andy Sawyer* *Pam Sawyer*

Date: May 17, 2015

COMMENTS:

The land, ^{development} you propose will cause flooding and undue hardship to the existing homeowners with a vested interest in the neighborhood.



Wylie City Council

AGENDA REPORT

Meeting Date: June 9, 2015
Department: Planning
Prepared By: Renae' Ollie
Date Prepared: May 29, 2015

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

Subject

Hold a Public Hearing and consider, and act upon approval of a Replat for Woodbridge Centre I Addition, Block B, Lot 2, subdividing a single lot into 3 commercial lots, generally located west of Woodbridge Parkway and south of FM 544.

Recommendation

Motion to approve a Replat for Woodbridge Centre I Addition, Block B, Lot 2, subdividing a single lot into 3 commercial lots, generally located west of Woodbridge Parkway and south of FM 544.

Discussion

OWNER: CSD Woodbridge, LLC

ENGINEER: Winklemann & Associates, Inc.

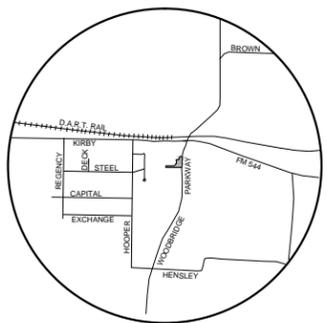
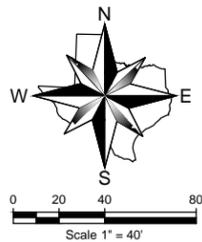
The property totals 3.176 acres and will create three commercial lots. Lot 2C currently contains existing retail/commercial uses, while Lot 2B will be a future development for retail/commercial purposes. Lot 2A will serve as an open space/natural-scape lot that alone is undevelopable. Lot 2A will remain under the ownership and maintenance of Clark Street Development.

In accordance with Section 3.6.B of the Subdivision Regulations all lots shall have a minimum of 30 feet of frontage along a dedicated, improved street. Lot 2A does not conform to this requirement. However, because the topography and slope of the lot renders it undevelopable, staff does not have issue with it being a leftover remnant.

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

P&Z Commission Discussion

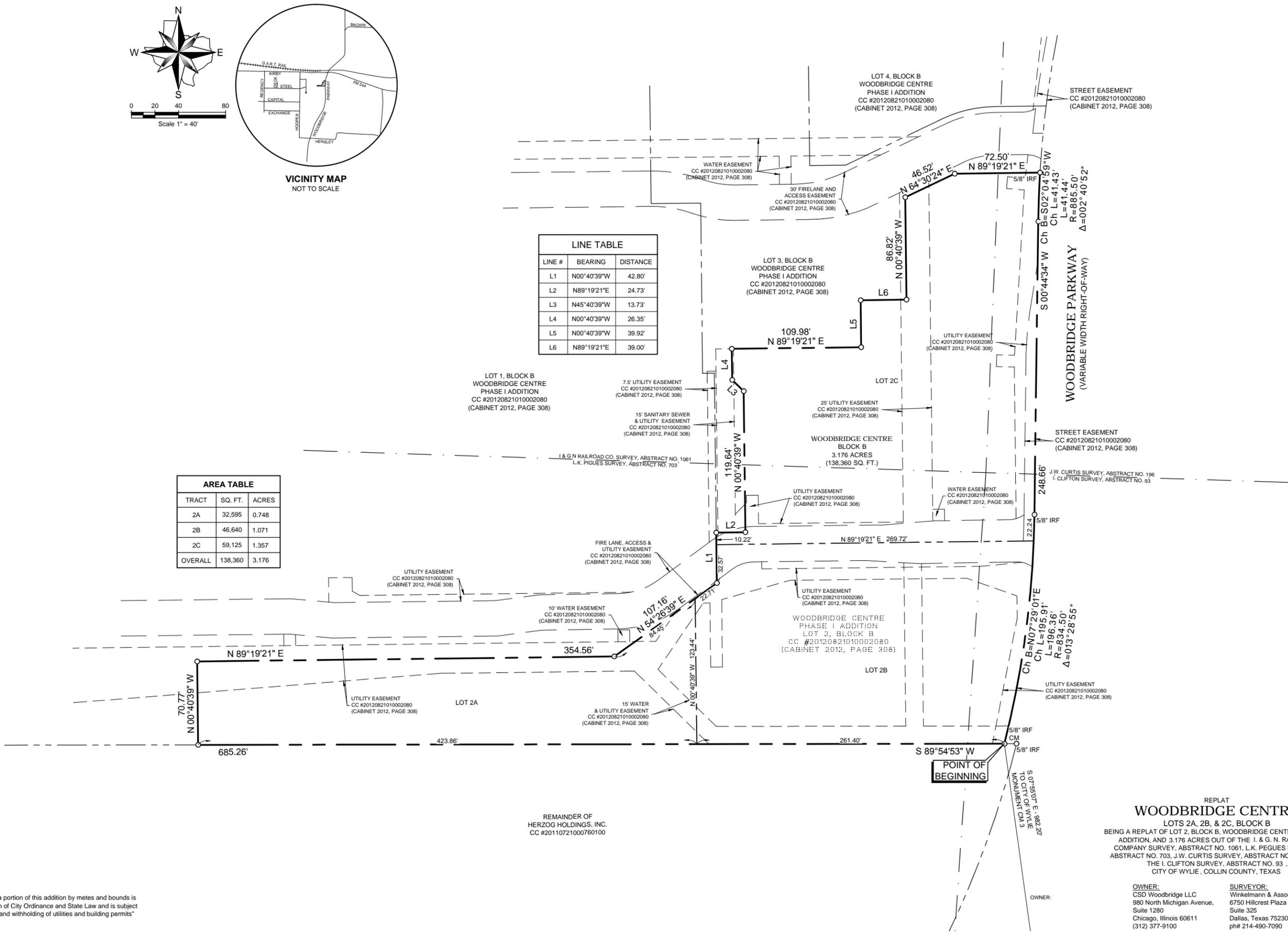
The Commission recommends approval 5-0 subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N00°40'39"W	42.80'
L2	N89°19'21"E	24.73'
L3	N45°40'39"W	13.73'
L4	N00°40'39"W	26.35'
L5	N00°40'39"W	39.92'
L6	N89°19'21"E	39.00'

AREA TABLE		
TRACT	SQ. FT.	ACRES
2A	32,595	0.748
2B	46,640	1.071
2C	59,125	1.357
OVERALL	138,360	3.176



REVISION	DATE	APPROVAL

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
1500 W. PALM DRIVE, SUITE 200
DALLAS, TEXAS 75241
TEL: 214-490-7090
FAX: 214-490-7091
COPYPRIGHT © 2015, Winkelmann & Associates, Inc.

I & G N RAILROAD COMPANY SURVEY, ABSTRACT NO. 1061, L.K. PEGUES SURVEY, ABSTRACT NO. 703, J.W. CURTIS SURVEY, ABSTRACT NO. 196 AND THE I. CLIFTON SURVEY, ABSTRACT NO. 93, CITY OF WYLIE, COLLIN COUNTY, TEXAS
CSD WOODBRIDGE LLC
980 NORTH MICHIGAN AVENUE, SUITE 1280
CHICAGO, ILLINOIS 60611

REPLAT
WOODBRIDGE CENTRE
LOTS 2A, 2B, & 2C, BLOCK B

Date: 03.17.15
Scale: 1" = 40'
File: 31556.0E-PPLT
Project No.: 31556.0E

SHEET
1
2

REPLAT
WOODBRIDGE CENTRE
LOTS 2A, 2B, & 2C, BLOCK B
BEING A REPLAT OF LOT 2, BLOCK B, WOODBRIDGE CENTRE, PHASE I ADDITION, AND 3.176 ACRES OUT OF THE I. & G. N. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1061, L.K. PEGUES SURVEY, ABSTRACT NO. 703, J.W. CURTIS SURVEY, ABSTRACT NO. 196 AND THE I. CLIFTON SURVEY, ABSTRACT NO. 93, CITY OF WYLIE, COLLIN COUNTY, TEXAS

OWNER:
CSD Woodbridge LLC
980 North Michigan Avenue,
Suite 1280
Chicago, Illinois 60611
(312) 377-9100

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph# 214-490-7090

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

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, CSD Woodbridge LLC are the owners of a tract of land situated in the I. & G. North. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1061, the L.K. PEGUES SURVEY, ABSTRACT NO. 703, J. West. CURTIS SURVEY, ABSTRACT NO. 196 and the I. CLIFTON SURVEY, ABSTRACT NO. 93, in the City of Wylie, Collin County, Texas, being a portion of a tract of land described in deed to CSD Woodbridge LLC as recorded in County Clerk's Instrument No. 20120224000211790, Official Public Records, Collin County, Texas, and being all of Lot 2, Block B, Woodbridge Centre, Phase I Addition, an addition to the City of Wylie, Collin County, Texas, according to the Plat thereof recorded in County Clerk's Instrument No. CC #20120821010002080, (Cabinet 2012, Page 308), Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found for corner on the Westerly right-of-way of Woodbridge Parkway, a variable width right-of-way, said point being the Southeast corner of said Lot 2;

THENCE South 89 deg 54 min 53 sec West, departing the Westerly right-of-way of said Woodbridge Parkway, along the South line of said Lot 2, a distance of 685.26 feet to a point for corner, said point being the Southwest corner of said Lot 2;

THENCE departing the South line of said Woodbridge Centre, along the Westerly and Northerly lines of said Lot 2, and the Southerly and Easterly lines of Lot 1, Block B, of said Woodbridge Centre, Phase I Addition;

- North 00 deg 40 min 39 sec West, a distance of 70.77 feet to a point for corner;
North 89 deg 19 min 21 sec East, a distance of 354.56 feet to a point for corner;
North 54 deg 26 min 39 sec East, a distance of 107.16 feet to a point for corner;
North 00 deg 40 min 39 sec West, a distance of 42.80 feet to a point for corner;
North 89 deg 19 min 21 sec East, a distance of 24.73 feet to a point for corner;
North 00 deg 40 min 39 sec West, a distance of 119.64 feet to a point for corner;
North 45 deg 40 min 39 sec West, a distance of 13.78 feet to a point for corner;
North 00 deg 40 min 39 sec West, a distance of 26.35 feet to a point for corner;
North 89 deg 19 min 21 sec East, a distance of 109.98 feet to a point for corner;
North 00 deg 40 min 39 sec West, a distance of 39.92 feet to a point for corner;
North 89 deg 19 min 21 sec East, a distance of 39.00 feet to a point for corner;
North 00 deg 40 min 39 sec West, a distance of 86.82 feet to a point for corner;
North 64 deg 30 min 24 sec East, a distance of 46.52 feet to a point for corner;

THENCE North 89 deg 19 min 21 sec East, a distance of 72.50 feet to a 5/8-inch iron rod found for the Northeast corner of said Lot 2, said point being the beginning of a non-tangent curve to the left having a radius of 885.50 feet, a central angle of 02 deg 40 min 52 sec, a chord bearing of South 02 deg 04 min 59 sec West, and a chord length of 41.43 feet;

THENCE along the Easterly line of said Lot 2 and the Westerly right-of-way of said Woodbridge Parkway, an arc distance of 41.44 feet to a point for corner;

THENCE South 00 deg 44 min 34 sec West, continuing along the Easterly line of said Lot 2 and the Westerly right-of-way of said Woodbridge Parkway, a distance of 248.66 feet to a point for corner, said point being the beginning of a curve to the right having a radius of 834.50 feet, a central angle of 13 deg 28 min 55 sec, a chord bearing of South 07 deg 29 min 01 sec West, and a chord length of 195.91

THENCE continuing along the Easterly line of said Lot 2, the Westerly right-of-way of said Woodbridge Parkway, and said curve to the right, an arc distance of 196.36 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 138,360 square feet or 3.176 acres of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 23rd day of November, 2011, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, using City of Wylie Control monuments CM 2 and CM 3, grid values of North 00 deg 40 min 39 sec West (plat-North 00 deg 20 min 08 sec West), along the East line of Hooper Business Park Addition, an addition to the City of Wylie, Texas, as recorded in Cabinet O, Page 21, Official Public Records, Collin County, Texas.

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT CSD Woodbridge LLC, do hereby bind themselves and their heirs, assignees and successors of title this plat designating the hereinabove described property as WOODBRIDGE CENTRE, Lots 2A, 2B, & 2C, Block B, an addition to the City of Wylie, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS MY HAND, THIS THE DAY OF, 2015.

CSD Woodbridge LLC

BY: Richard Huling
Title:

STATE OF ILLINOIS
COUNTY OF COOK

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared Richard Huling, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

This day of, 2015.

Notary Public in and for State of Illinois

My Commission Expires:

SURVEYORS CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, do hereby certify, that I have prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Wylie Planning and Zoning Commission.

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

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration #5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Dr. #325
Dallas, Texas 75230
972/490-7090

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for said county and state, on this day personally appeared Leonard J. Lueker, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE This day

of, 2015.

Notary Public in and for the State of Texas

My Commission Expires:

"Recommended for Approval"

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

"Approved for Construction"

Mayor, City of Wylie, Texas
Date

"Accepted"

Mayor, City of Wylie, Texas
Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the Woodbridge Centre, Phase I subdivision or addition to the City of Wylie was submitted to the City Council on the day of, 2015, 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. 2015.

City Secretary
City of Wylie, Texas



I & G N RAILROAD COMPANY SURVEY, ABSTRACT NO. 1061, L.K. PEGUES SURVEY, ABSTRACT NO. 703, J.W. CURTIS SURVEY, ABSTRACT NO. 196 AND THE I. CLIFTON SURVEY, ABSTRACT NO. 93, CITY OF WYLIE, COLLIN COUNTY, TEXAS
CSD WOODBRIDGE LLC
980 NORTH MICHIGAN AVENUE, SUITE 1280
CHICAGO, ILLINOIS 60611

REPLAT
WOODBRIDGE CENTRE
LOTS 2A, 2B, & 2C, BLOCK B

Date: 03.17.15
Scale: N/A
File: 31556.0E+PPLT
Project No.: 31556.0E

SHEET
2 of 2

REPLAT
WOODBRIDGE CENTRE
LOTS 2A, 2B, & 2C, BLOCK B
BEING A REPLAT OF LOT 2, BLOCK B, WOODBRIDGE CENTRE, PHASE I ADDITION, AND 3.176 ACRES OUT OF THE I. & G. N. RAILROAD COMPANY SURVEY, ABSTRACT NO. 1061, L.K. PEGUES SURVEY, ABSTRACT NO. 196 AND THE I. CLIFTON SURVEY, ABSTRACT NO. 93, CITY OF WYLIE, COLLIN COUNTY, TEXAS

OWNER: CSD Woodbridge LLC
980 North Michigan Avenue, Suite 1280
Chicago, Illinois 60611
(312) 377-9100
SURVEYOR: Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive
Suite 325
Dallas, Texas 75230
ph# 214-490-7090

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

Budget Work Session Fiscal Year 2015-2016

June 9, 2015

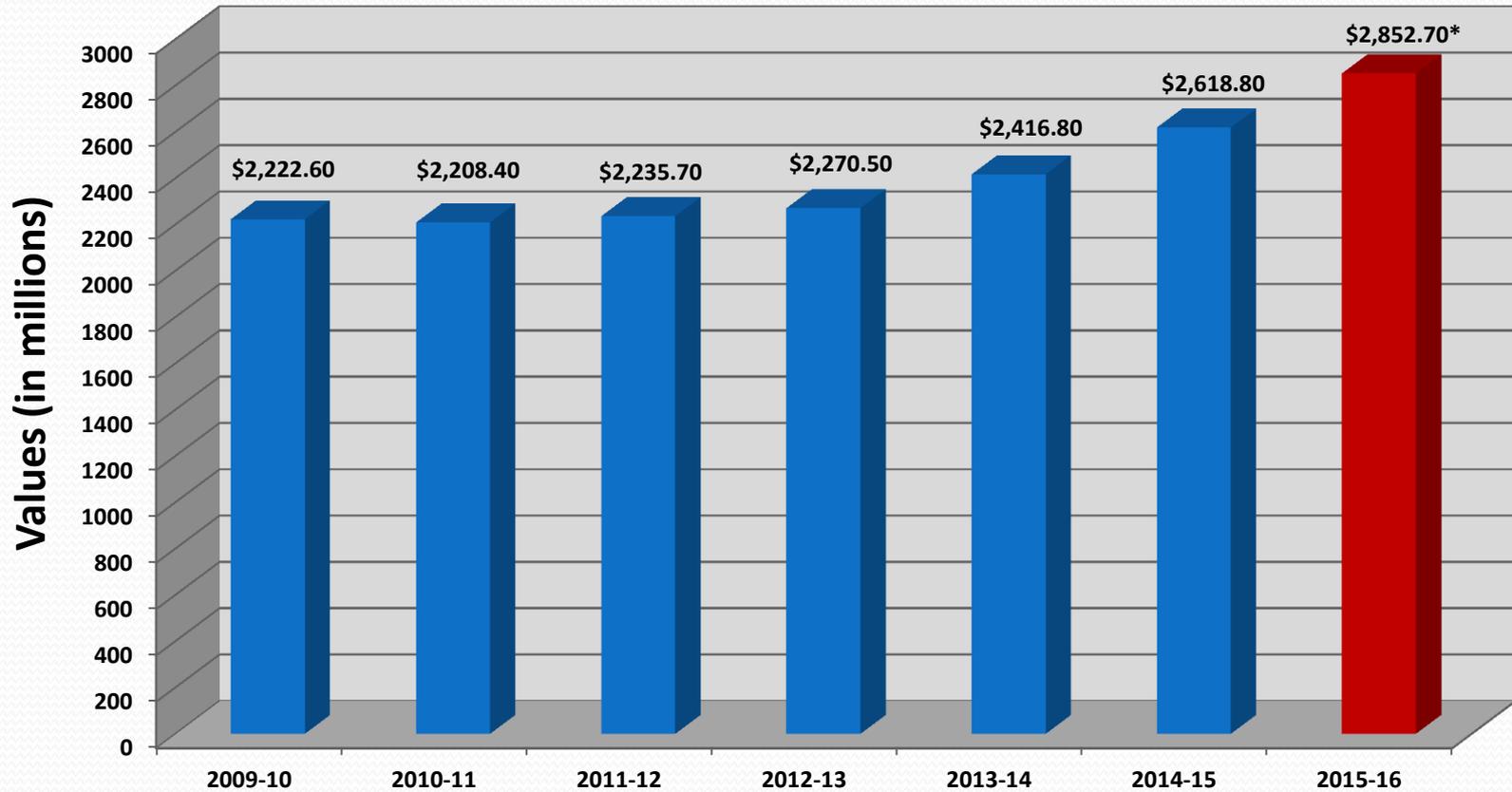
Budget Work Session Agenda

- Presentation of FY 2015-2016 Budget Workshop
- General Discussions

Assumptions Affecting FY 2015-2016 Budget

- Property Value is estimated to increase by 9% for budget purposes.
- Sales Tax is projected to increase 5% over revised FY 2015 estimates for FY 2016.
- Home Starts are projected to remain at 350.
- Estimated 10% increase in health insurance costs included.
- Public Safety FY 2015-2016 step increase included.
- Implementation of merit-based salary increases based on performance reviews beginning in FY 15-16 for non-public safety.
 - Average 3% salary increase for non-sworn personnel included.

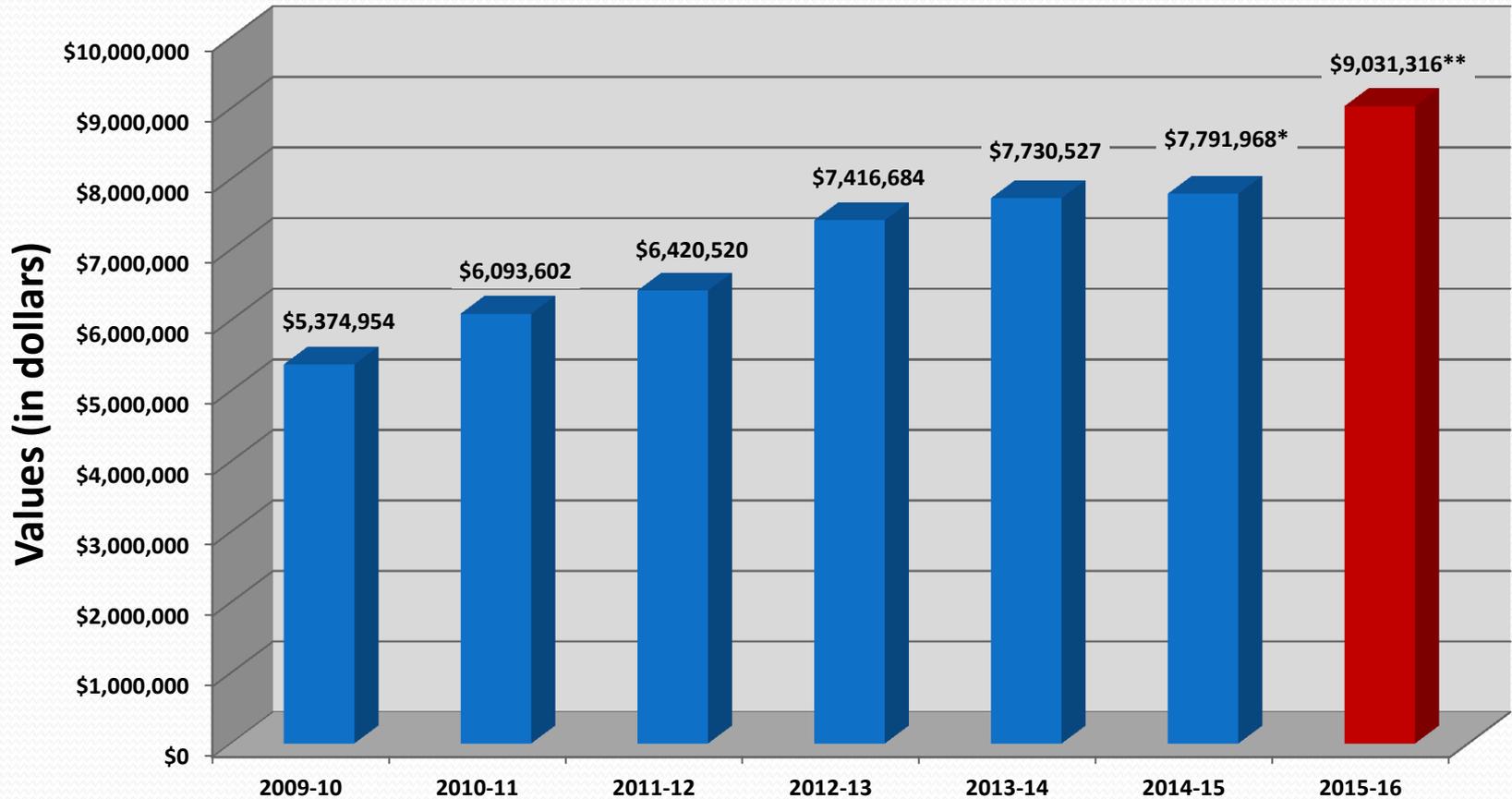
Assessed Property Valuations



Average Single Family Home Value for FY 2015-2016 is: \$189,040

* Certified preliminary assessed property valuation.

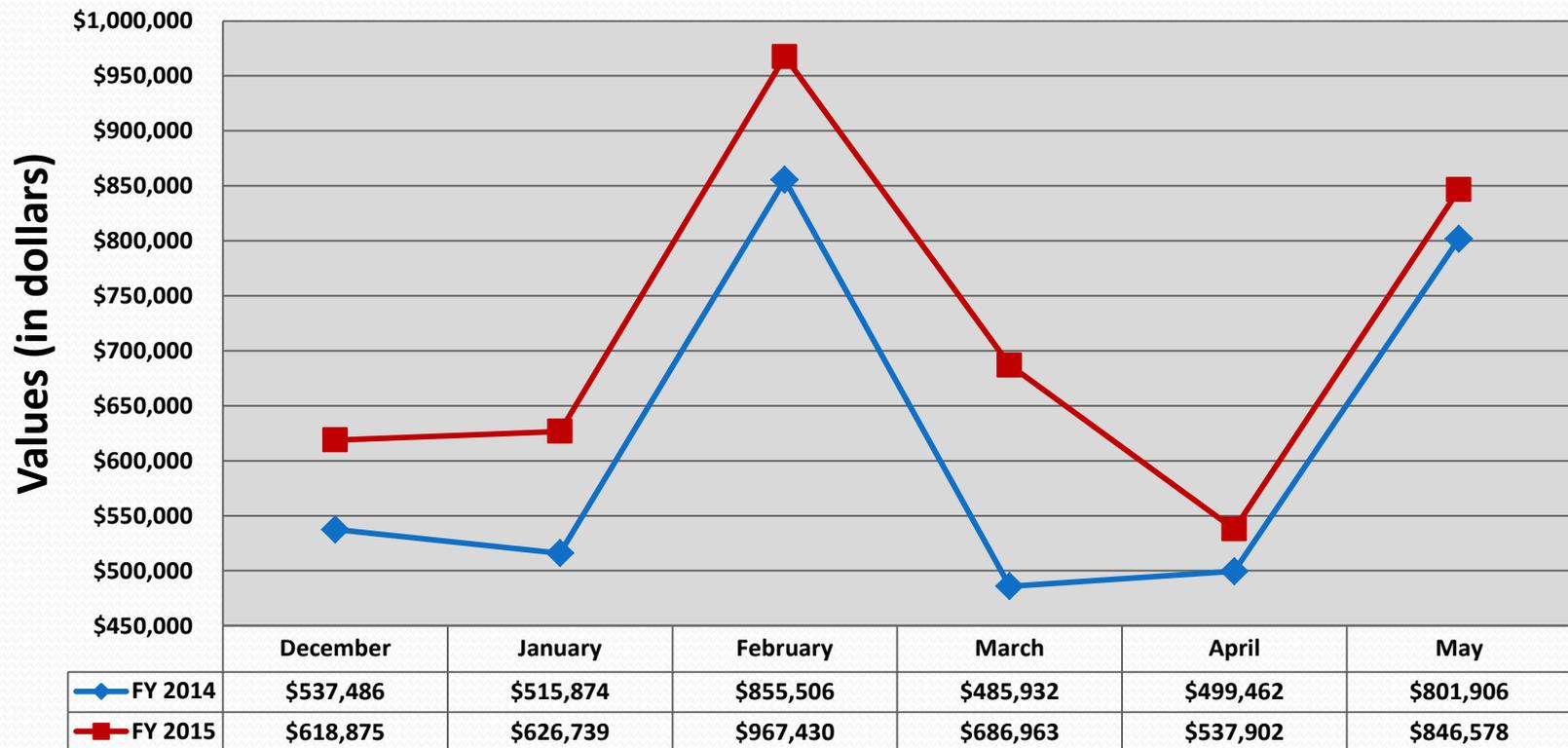
Total Annual Sales Tax Receipts



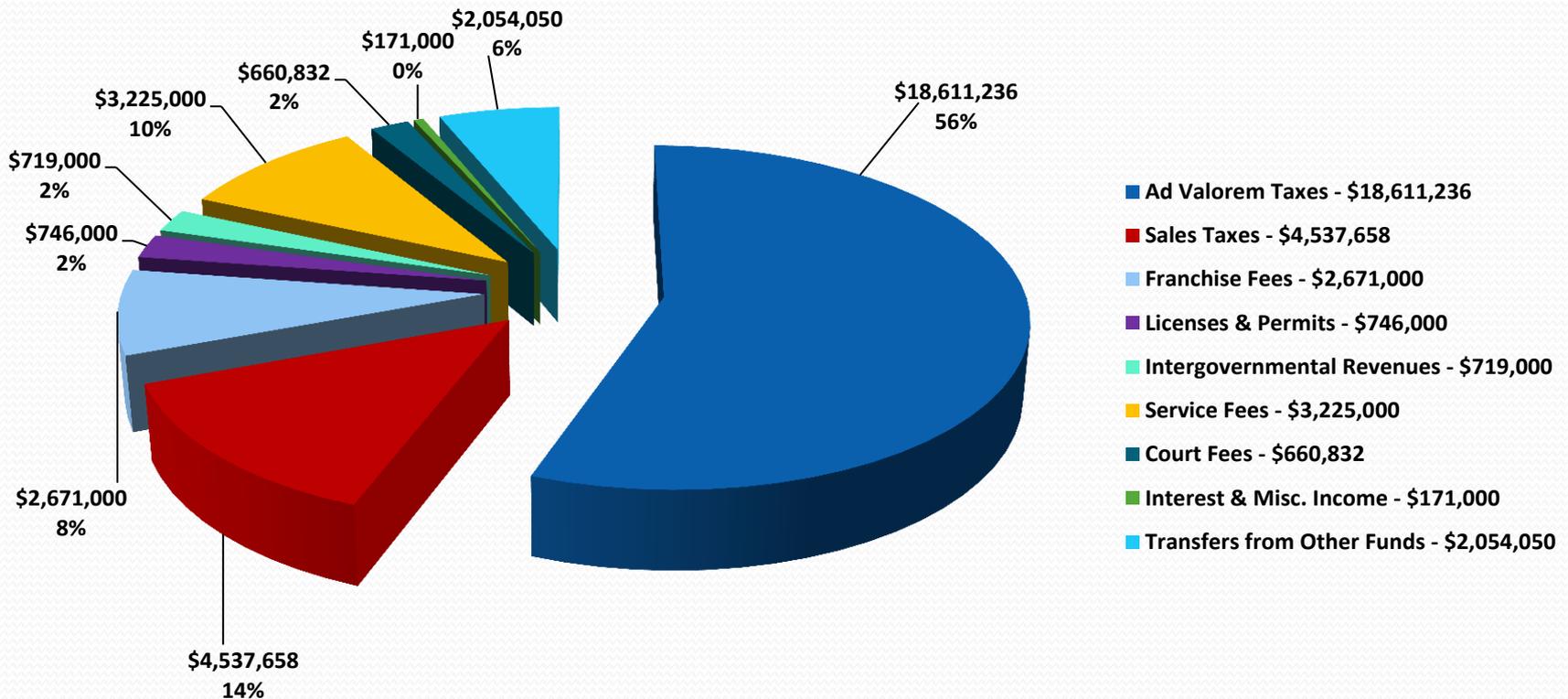
* Based on FY 2014-2015 budget

** Based on 5% increase over revised estimated FY 14-15 budget

Total Sales Tax Revenue Year-Over-Year Comparison

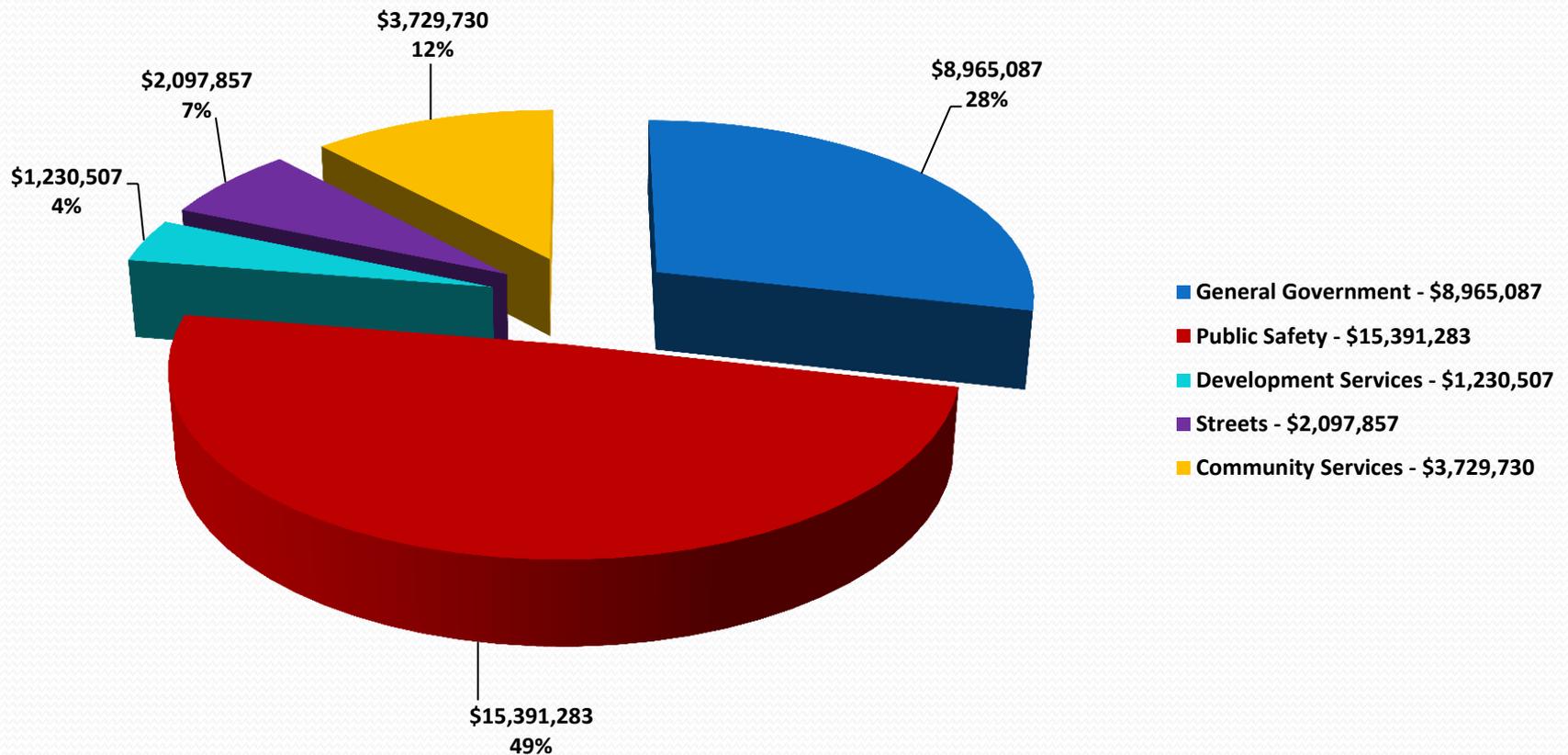


General Fund Projected Revenues FY 2015-2016 - \$33,395,776



General Fund Expenditures By Function

FY 2015-2016 - \$31,414,464



General Fund Balance Excess FY 2015-2016

Revenue	\$33,395,776 (a)
Less Expenditures	\$31,414,464 (b)
	\$1,981,312
<u>New FY 2016 Requests</u>	
Personnel Requests (35 positions) (incl. salary & benefits)	\$1,806,449
Equipment Associated with Personnel Requests	\$344,446
Non-Personnel	\$2,428,522
Additional Funding Needed	\$4,579,417

(a) Based on 9% increase in assessed values & current tax rate.

(b) Includes FY 2015-16 Step Increases for Public Safety.

Includes average 3% merit-based salary increase for non-sworn personnel (\$248k increase to GF).

Includes 10% estimated increase in health insurance (\$206k increase to GF).

General Fund Estimated Balance FY 2015-2016

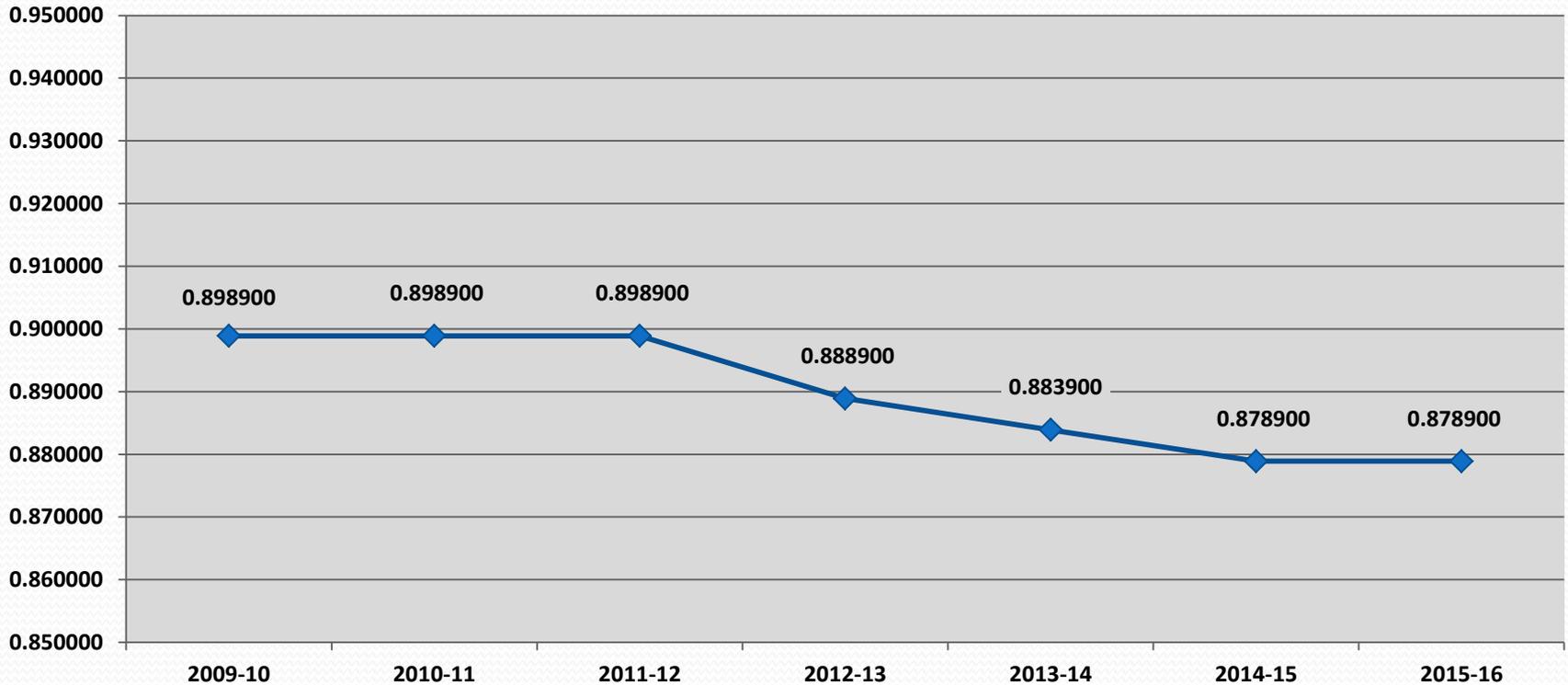
GF Fund Balance Estimate:

Required based on estimated exp. in 2016

Goal: 25%	\$8,348,944 (a)
Est. 09/30/2015	\$10,328,247
Est. 09/30/2016	\$10,128,247 (b)
Excess Fund Balance	\$1,779,303

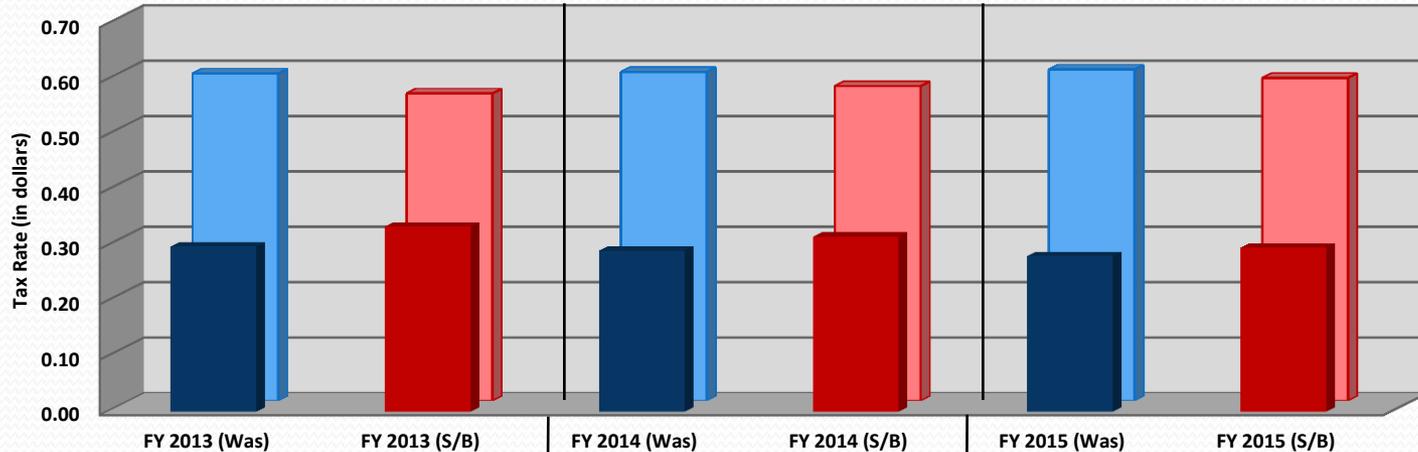
- (a) It is the goal of the City to achieve and maintain an unassigned fund balance in the general fund equal to 25% of expenditures. The City considers a balance of less than 20% to be cause for concern, barring unusual or deliberate circumstances. If unassigned fund balance falls below the goal or has a deficiency, the City will appropriate funds in future budgets to replenish the fund balance based on a time table deemed adequate by the City Council.
- (b) Based on balanced budget and use of \$200,000 for Debt Service. This Fund Balance is 30% of expenditures.

Tax Rate Information



* A ½ cent difference in tax rate equals \$142,700 in property tax revenue to the City & a \$9.45 difference in annual property taxes paid on a home with an average value of \$189,040.

Property Tax Rate Comparison (FY '13 – FY '15)



	FY 2013 (Was)	FY 2013 (S/B)	FY 2014 (Was)	FY 2014 (S/B)	FY 2015 (Was)	FY 2015 (S/B)
Debt Service Tax Rate (Was)	.29828		.290586		.280922	
General Fund Tax Rate (Was)	.59062		.593314		.597978	
Debt Service Tax Rate (S/B)		.334286		.315918		.296196
General Fund Tax Rate (S/B)		.554614		.567982		.582704

	FY 2013	FY 2014	FY 2015
Difference in Tax Rates:	.036006	.025332	.015274
Loss to General Fund (GF):	\$817,515	\$612,226	\$400,000
Additional Funds Provided for Debt Payments:	Debt Service FB: \$250,883 '08 Cert Ob: \$566,632	GF Fund Bal: \$400,000 Debt Service FB: \$212,226	GF Fund Bal: \$400,000

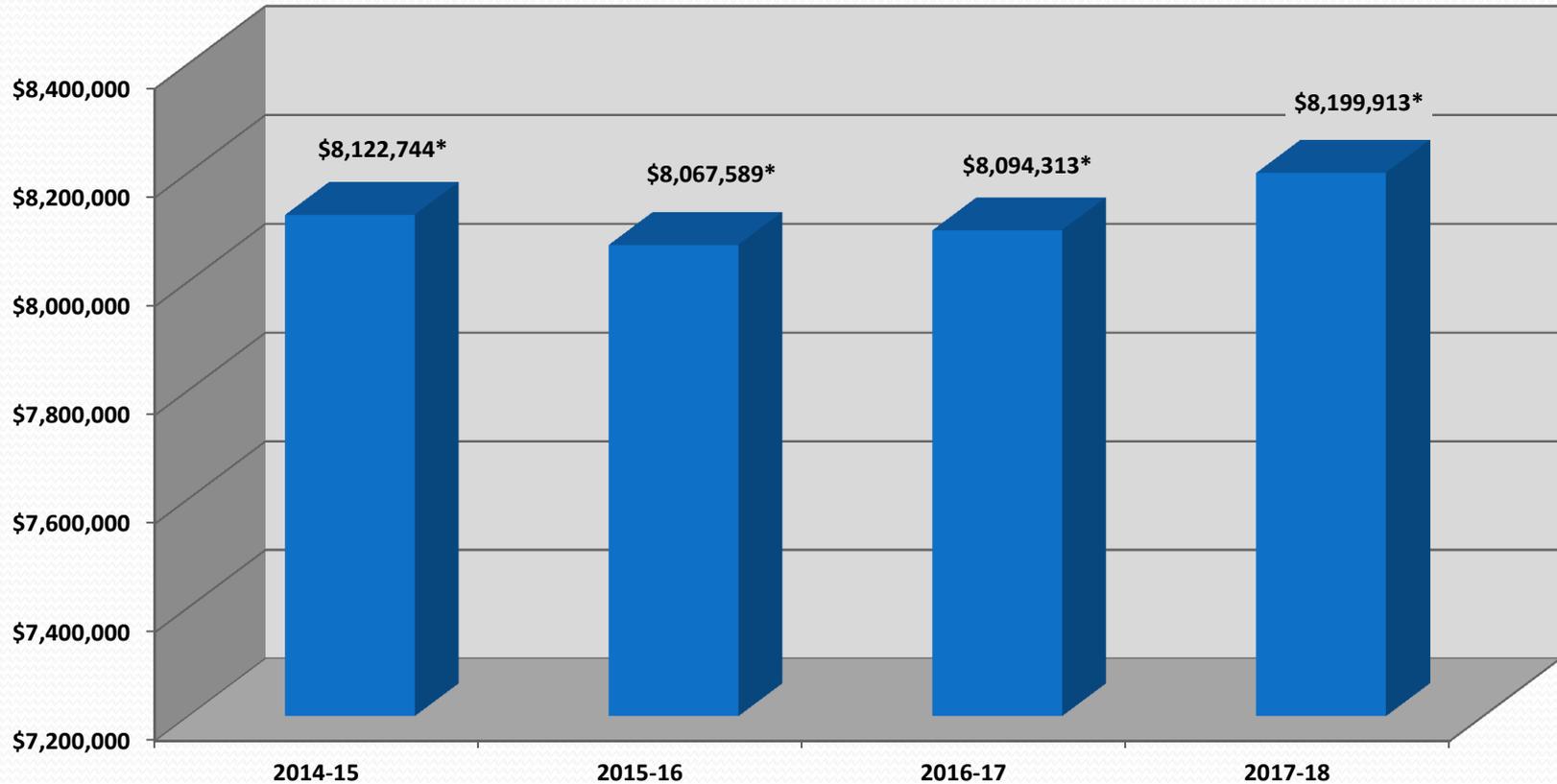
Funds to Contribute Toward Debt Service FY 2015-2016

Funds Provided for Debt Service:

Additional Use of General Fund Fund Balance to Lower DS Tax Rate	\$200,000 (a)
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- (a) Done in FY 2011, FY 2012, FY 2014 and FY 2015.
FY 2016 will be the final year for use of GF Fund Balance for Debt Service.

Debt Service Expenditures



* Based on current debt schedules with no additional debt issued.

FY 2015-2016 Recommended Key Budget Points

- No new requests included yet.
- Base budget does not include proposed additional funding for Debt Service which is from use of Fund Balance.
- Replacement vehicles, including Public Safety, are not currently included in the base budget.
- Funding is included for Public Safety step increases.
- Funding is included for average 3% increase for non-sworn personnel.
- Est. health insurance increase of 10% is included in base budget.

Questions?

City Manager

Mindy Manson

972-516-6018

mindy.manson@wylie texas.gov

Finance Director

Linda Bantz

972-516-6122

linda.bantz@wylie texas.gov