



# NOTICE OF PUBLIC EVENT

**Tuesday, June 23, 2015  
5:30 p.m.  
Wylie Municipal Complex  
300 Country Club Road, Building #100**

## **EXPLANATION!**

**A RECEPTION FOR OUTGOING AND INCOMING CITY COUNCIL MEMBERS  
AND OUTGOING BOARD AND COMMISSION MEMBERS WILL TAKE PLACE  
PRIOR TO THE CITY COUNCIL MEETING AND ELECTION CANVASS.**

**A QUORUM OF THE CITY COUNCIL MAY OR MAY NOT BE PRESENT, NO  
ACTION WILL BE TAKEN DURING THIS RECEPTION.**



# Wylie City Council

## NOTICE OF MEETING

### Regular Meeting Agenda June 23, 2015 – 6:00 p.m. 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](http://www.wylietexas.gov) within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: [www.wylietexas.gov](http://www.wylietexas.gov).*

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

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

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

#### CALL TO ORDER

*Announce the presence of a Quorum.*

#### INVOCATION & PLEDGE OF ALLEGIANCE

#### CANVASS OF ELECTION

- **Consider, and act upon, Ordinance No. 2015-22 of the City Council of the City of Wylie, Texas, Canvassing the Returns of the June 13, 2015 Runoff Election; Declaring the Runoff Election Results for City Council Place 4; and Providing a Savings/Repealing Clause, Severability Clause and an Effective Date.**

#### Executive Summary

The unofficial results of the City of Wylie June 13, 2015 Runoff 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.

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**PRESENTATION TO OUTGOING COUNCIL MEMBER BENNIE JONES**

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- **Presented by Mayor Hogue**

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**ISSUANCE OF CERTIFICATE TO ELECTED COUNCIL MEMBER CANDY ARRINGTON**

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- **Presented by Mayor Hogue**

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**ADMINISTRATION OF OATH OF OFFICE BY JUDGE TERRY DOUGLAS**

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- **Oath – Councilmember Elect, Candy Arrington**

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**PRESENTATIONS**

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- **Presentations for Outgoing Wylie Boards and Commission Members. (Mayor Eric Hogue)**
- **Oath of Office for Incoming Wylie Boards and Commission Members. (Administered by Judge Terry Douglas)**
- **Proclamation designating July as Parks and Recreation Month in the City of Wylie**

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**APPOINTMENT OF MAYOR PRO TEM**

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**Tabled Item from 05-20-2015 Special Called Meeting**

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

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**CITIZENS COMMENTS ON NON-AGENDA ITEMS**

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

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**CONSENT AGENDA**

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

- A. **Consider, and act upon, approval of the Minutes of June 9, 2015 Regular Meeting of the Wylie City Council. (C. Ehrlich, City Secretary)**
- B. **Consider, and act upon, Resolution No. 2015-14(R) authorizing the application for a Collin County Park and Open Space Grant for the purposes of the Municipal Complex East Meadow Trails Project. (M. Sferra, Community Services Director)**

- C. Consider, and act upon, Ordinance No. 2015-23, amending the 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)
- D. Consider, and place on file, the City of Wylie Monthly Investment Report for May 31, 2015. (L. Bantz, Finance Director)
- E. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for May 31, 2015. (L. Bantz, Finance Director)
- F. Consider, and act upon, acceptance of the resignation of Randy Points and appointment of Lauren Kelli Howard, as a new Board Member to the Public Arts Advisory Board to fill the term of July 1, 2015 to June 30, 2017. (C. Ehrlich, City Secretary)
- G. Consider, and act upon, acceptance of the resignation of George A. Ellington, Jr and appointment of Sonia Ahmed as a new Board Member to the Planning and Zoning Commission to fill the term of July 1, 2015 to June 30, 2016. (C. Ehrlich, City Secretary)

## **REGULAR AGENDA**

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1. Hold a Public Hearing and consider, and act upon, approval of a Replat for Hooper Business Park, Block A, Lot 5R, to create two commercial lots, located at 103 Security Court. (R. Ollie, Development Services Director)

### **Executive Summary**

The property totals 2.80 acres and will create two light industrial lots. The purpose of the Replat is to create two lots from the remainder of Lot 5R. A Replat of Lot 7 was approved in November 2014 which combined Lots 6 and 7 and a portion of Lot 5R to create Wylie Elite Cheer Gym, a Recreational, Entertainment and Amusement use.

## **READING OF ORDINANCES**

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

## **EXECUTIVE SESSION**

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

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

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

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

## **RECONVENE INTO OPEN SESSION**

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*Take any action as a result from Work Session or Executive Session.*

## ADJOURNMENT

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

## CERTIFICATION

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*I certify that this Notice of Meeting was posted on June 19, 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](http://www.wylietexas.gov).*

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**Carole Ehrlich, City Secretary**

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**Date Notice Removed**



# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** June 23, 2015  
**Department:** City Secretary  
**Prepared By:** C. Ehrlich  
**Date Prepared:** June 16, 2015

**Item Number:** Canvass  
*(City Secretary's Use Only)*  
**Account Code:** \_\_\_\_\_  
**Budgeted Amount:** -0-  
**Exhibits:** Ordinance/Certified Results

### Subject

Consider, and act upon, Ordinance No. 2015-22 of the City Council of the City of Wylie, Texas, Canvassing The Returns of the June 13, 2015 Runoff Election; Declaring the Runoff Election Results for City Council Place 4; and Providing a Savings/Repealing Clause, Severability Clause and an Effective Date.

### Recommendation

A motion to approve Ordinance No. 2015-22 of the City Council of the City of Wylie, Texas, Canvassing The Returns of the June 13, 2015 Runoff Election; Declaring the Runoff Election Results for City Council Place 4; and Providing a Savings/Repealing Clause, Severability Clause and an Effective Date.

### Discussion

The unofficial results of the City of Wylie June 13, 2015 Runoff 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. Candy Arrington did receive 55.91% of the votes cast.

**ORDINANCE NO. 2015-22**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, CANVASSING THE RETURNS OF THE JUNE 13, 2015 RUNOFF ELECTION; DECLARING THE RUNOFF ELECTION RESULTS FOR CITY COUNCIL PLACE 4; AND PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Wylie, Texas (“City Council”) duly authorized an election to be held within the City of Wylie, Texas (“City”) on May 9, 2015, for the purpose of electing two members of the City Council, Place 2 and Place 4, for a term of three years (“General Election”); and

**WHEREAS**, according to the official returns of the General Election lawfully submitted to the City Council, no candidate for City Council Place 4 received a majority of the votes cast in the General Election; and

**WHEREAS**, the City Council duly authorized a runoff election to be held within the City on June 13, 2015, pursuant to Article V, Section 5 of the City of Wylie Home Rule Charter and Texas law, for the purpose of electing the Councilmember for City Council Place 4 (“Runoff Election”); and

**WHEREAS**, the Rockwall County Elections Administrator administered the Runoff Election; and

**WHEREAS**, the Rockwall County Elections Administrator has made the return of the Runoff Election results and delivered them to the City Council in the time and manner required by law; and

**WHEREAS**, Runoff Election returns lawfully submitted to the City Council and filed with the City Secretary are set forth in Exhibit A and incorporated herein for all purposes; and

**WHEREAS**, the City Council finds that the Runoff Election was duly called; that notice of the Runoff Election was given in accordance with the law and City Charter; that the Runoff Election was held in accordance with the law and City Charter; that the Runoff Election returns were duly and legally made and delivered; and that there were cast at the Runoff Election valid and legal votes; and

**WHEREAS**, the City Council finds and declares that the meeting at which this Ordinance is considered is open to the public as required by law, and that the public notice of the time, place and purpose of the meeting was given as required by Chapter 551 of the Texas Government Code, as amended; and

**WHEREAS**, the City Council, having canvassed the combined early voting and election day accumulated totals, finds that the votes cast result in the following:

CITY COUNCIL, PLACE 4

Bennie Jones received 246 or 44.09% of the votes cast.

Candy Arrington received 312 or 55.91% of the votes cast.

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

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

SECTION 2: Runoff Election Results. The Runoff Election returns as set forth herein are declared to be official. Accordingly, Candy Arrington is hereby declared elected to City Council Place 4.

SECTION 3: Approval of Runoff Elections Results. The City Council hereby finds and determines, as a result of the canvass held on June 23, 2015, that a combined election day and early vote total of 558 votes were cast in the Runoff Election, with 429 early votes cast, as indicated by the poll list for the Runoff Election held on June 13, 2015. It is hereby declared that the City approves and accepts the results of the Runoff Election for City Council Place 4 as set forth in the returns attached hereto as Exhibit A, as determined by the majority vote of the qualified voters of the City.

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

SECTION 5: Savings/Repealing. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict. Any remaining portion of conflicting ordinances shall remain in full force and effect.

SECTION 6: Effective Date. This Ordinance shall become effective immediately upon its passage.

*[The remainder of this page intentionally left blank.]*

**DULY PASSED AND APPROVED BY THE WYLIE CITY COUNCIL** on this 23rd day of June, 2015.

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Eric Hogue, Mayor

**ATTEST:**

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Carole Ehrlich, City Secretary

**Exhibit A**  
**Certified Runoff Election Returns**

[2 pages attached hereto]



**CHRISTOPHER J. LYNCH**  
**ELECTIONS ADMINISTRATOR**

STATE OF TEXAS

CITY OF WYLIE CANVASS (RUNOFF)

COUNTY OF ROCKWALL

June 15, 2015

I, Christopher J. Lynch, the undersigned Elections Administrator of Rockwall County, do hereby certify that I have made the actual check and comparison of all the ballots tabulated as voted with Return Sheets, and the unused ballots as recorded on the Register of Official Ballots. I, therefore make the following finding from the June 13, 2015 City of Wylie Runoff Election for City Councilmember, Place 4 that was held in Rockwall County, Texas.

I, hereby certify the results to be full, true and correct tabulation, audit and count of the votes cast in the said election.

WITNESSED, by my hand on this 15<sup>th</sup> day June, 2015.

A handwritten signature in black ink, appearing to read "C. J. Lynch", is written over a faint circular stamp.

Christopher J. Lynch

Elections Administrator

Rockwall County, Texas

SUMMARY REPT-GROUP DETAIL

SPECIAL RUNOFF ELECTION - CITY  
 ROCKWALL COUNTY, TEXAS  
 JUNE 13, 2015

FINAL RESULTS (OFFICIAL)

RUN DATE:06/15/15 12:57 PM

REPORT-EL45A PAGE 001

	TOTAL VOTES	%	EV	ED	BBM
PRECINCTS COUNTED (OF 1)	1	100.00			
REGISTERED VOTERS - TOTAL	0				
BALLOTS CAST - TOTAL	559		429	126	4
Councilmember, Place 4					
VOTE FOR 1					
(WITH 1 OF 1 PRECINCTS COUNTED)					
Bennie Jones	246	44.09	184	61	1
Candy Arrington	312	55.91	245	64	3
Total	558		429	125	4
Over Votes	0		0	0	0
Under Votes	1		0	1	0



# Wylie City Council

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## Minutes

Wylie City Council Meeting  
Tuesday, June 9, 2015 – 6:00 p.m.  
Wylie Municipal Complex – Council Chambers  
300 Country Club Road, Bldg. 100  
Wylie, TX 75098

### CALL TO ORDER

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*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, and Councilwoman Diane Culver. Councilman Bennie Jones and Councilman William Whitney III were absent.

Staff present were: City Manager, Mindy Manson; Assistant City Manager, Jeff Butters; Development Services Director, Renae' Ollie; City Engineer, Chris Holsted; WEDC Executive Director, Sam Satterwhite; Finance Director, Linda Bantz; Fire Chief, Brent Parker; City Secretary, Carole Ehrlich; Human Resource Manager, Lynn Fagerstrom; Public Information Officer, Craig Kelly; and various support staff.

### INVOCATION & PLEDGE OF ALLEGIANCE

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Fire Chief Brent Parker gave the invocation. Finance Director Linda Bantz led the Pledge of Allegiance.

### PRESENTATIONS

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- **Blue Star Banner Presentation**

Mayor Hogue addressed the Council stating that President Wilson created the Blue Star Banner Presentation after World War II to honor the parents of children serving in the military. The Mayor presented Blue Star flags to each of the recipients below in honor of their children's service.

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**

Mayor Hogue presented awards of appreciation to the following City of Wylie employees celebrating milestone anniversaries.

NAME	TITLE	DOH	2015
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.*

No citizens were present wishing to address the 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 20, 2015 Special Called Meeting and May 26, 2015 Regular Meeting of the Wylie City Council. (C. Ehrlich, City Secretary)**

#### Council Action

A motion was made by Councilman Dahl, seconded by Councilman Wintters to approve the Consent Agenda as presented. A vote was taken and the motion passed 5-0 with Councilmembers Jones and Whitney absent.

## REGULAR AGENDA

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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)**

### **Council Panel Recommendations**

2015 Boards and Commissions Interview Chair, Stephens addressed Council. He presented the following recommendations for the 2015/2016 Boards and Commission positions for re-appointment and new appointments. Stephens noted there were recommendations for replacements should a vacancy occur during the year for some of the boards.

**Animal Shelter Advisory Board:** Shelia Patton, board member, and JoAnn Englar and Nancy Peirce as replacements

**Construction Code Board:** Bobbie Heath, Jr. (Alt.), Bryan Rogers, Brad Emerson, Zachary Herrera, and Billy McClendon as board members.

**Historic Review Commission:** Jon D. Lewis, John Pugh, Gary Taylor, and James Park as board members, and Michael Grubbs as a replacement.

**Library Board:** Mindy Ayers, Janice Borland, Shirley Burnett, Karen Adams, and Todd Abronowitz as board members, and Vivian Quinn as a replacement.

**Parks and Recreation Board:** Daniel Chesnut, Jeff Harris, and Bobby Kinser as board members, and Tyler Hamilton and John Ward as replacements.

**Parks and Recreation 4B Board:** John Ward, Daniel Chesnut, Jeff Harris, Diane Culver, and Keith Stephens as board members.

**Planning and Zoning Commission:** George Ellington, Dennis Larson, Mike McCrossin, and Jerry Stiller as board members, and Sonia Ahmed and Dallas Jones as replacements.

**Public Arts Advisory Board:** Anita Jones, Michelle Pugh, Randy Points, and Brooke Lopez as board members, and Lauren Kelli Howard as a replacement.

**Wylie Economic Development Board:** Demond Dawkins and John Yeager (3 year terms)

**Zoning Board of Adjustments:** Linda Jourdan

### **Council Action**

A motion was made by Mayor pro tem Stephens, seconded by Councilman Dahl to approve the 2015/2016 Boards and Commissions Interview Panel recommendations as presented for 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 beginning July 1, 2015 and ending June 30, 2017/18. A vote was taken and the motion passed 5-0 with Councilmembers Jones and Whitney absent.

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)**

### **Staff Comments**

Development Services Director Ollie addressed Council stating that 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 the planned development conditions 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. Ollie noted the creek running along the development was part of the Stone Road 1 Phase and was dedicated to the City.

Planning and Zoning Commission did vote 5-1 to approve the zoning.

### **Development Discussion**

Jim Douglas, representing Douglas Properties (applicant), addressed Council presenting a short PowerPoint. He noted the same builders would be used and would incorporate the continuation of the hike and bike trails. Mr. Douglas noted this portion of the development would be part of the Kreymer Estates. Councilman Dahl asked about the old cemetery located near the development. Mr. Douglas reported Avalon Park does belong to the City; however, he would be under brushing the cemetery and attempting to locate all the head stones, and would be building a new wrought iron fence around the cemetery area.

Douglas reported he would be working with City staff to clean up the debris and silting around the creek area similar to what was done in the Kreymer Estates. Councilwoman Culver requested that the portion of the creek near Stone Road, owned by the City, be kept on an annual clean up once Douglas Properties cleans the creek area. Mr. Douglas stated that he would notify and work with the City annually, when his equipment was onsite, to insure all the creek area is maintained.

Councilman Winters asked Mr. Douglas what the average home price point was in Kreymer Estates. Mr. Douglas replied the average home was \$300,000 to \$400,000. This price point significantly exceeds the minimum home size and price range proposed.

### **Public Hearing**

Mayor Hogue opened the public hearing for Zoning Case No. 2014-32 at 6:51 p.m. asking anyone present wishing to address Council to come forward.

Evan Brown, residing in the Avalon Development, requested the property lot backing up to his property be left vacant to allow for a place for wildlife and to preserve the tree line.

Mayor Hogue closed the public hearing at 6:54 p.m.

Mr. Douglas reported he would make every attempt to leave the tree line if the trees are in good condition. He reported that this was a prime lot and anyone purchasing it would be doing so for the tree line. He would also look at the lot and see if a portion could be left vacant; he noted he did not want to provide the trail to that end as this could cause "policing nightmare."

### **Council Action**

A motion was made by Councilwoman Culver, seconded by Councilman Winters to approve a change in zoning from Agricultural (A/30) and Planned Development 2014-32 to Planned Development Single-Family (PD-SF) for single-family residential development on 69.87 acres, located east of W.A. Allen Blvd. and north of Stone Road, immediately east of Stone Grove Addition. A vote was taken and the motion passed 5-0 with Councilmembers Jones and Whitney absent.

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*)

### **Staff Comments**

Development Services Director Ollie addressed Council stating that 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.

### **Public Hearing**

Mayor Hogue opened the public hearing for the Replat for Woodbridge Centre I Addition at 7:00 p.m. asking anyone present wishing to address Council to come forward.

No citizens were present to address Council.

Mayor Hogue closed the public hearing at 7:01 p.m.

### **Council Action**

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

Mayor Hogue recessed into Executive Session at 7:06 p.m. stating the closed session below.

#### EXECUTIVE SESSION

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*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)**

Mayor Hogue reconvened into Open Session at 8:00 p.m.

#### RECONVENE INTO OPEN SESSION

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*Take any action as a result from Executive Session.*

There was no action taken as a result of Executive Session.

Mayor Hogue convened into Work Session at 8:04 pm..

#### WORK SESSION

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

City Manager Mindy Manson addressed Council presenting an overview of the proposed FY2015/2016 Budget. She noted this was very preliminary. Manson reviewed some assumptions which included a 9% increase in estimated property value and a 5% increase in sales tax for FY 2015/2016 on the revenue side. Expenditures assumed a 10% increase in employee health insurance, a Public Safety step increase, and the implementation of merit-based salary increases; based on performance for non-sworn personnel. This assumption also includes base revenue and expenditures for each department.

Factoring in these assumptions, the estimated excess balance for FY 2015/16 is approximately \$1,981,000. Manson reported there were 35 requests for new or upgraded personnel positions totaling to \$1,806,449 with equipment costs associated with new personnel estimated at \$344,446. Non-Personnel requests from all departments totaled \$2,428,522. These costs were not included in the assumptions.

Manson reviewed the General Fund Balance for 2015/2016 to be 30%, included in that percentage is the use of \$200,000 for Debt Service. She reported this percentage was above the reserve fund goal of 25%. Department presentations will take place July 16, 2015 and July 21, 2016 to continue the budget discussions.

Mayor Hogue reconvened into Regular Session.

RECONVENE INTO REGULAR SESSION

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ADJOURNMENT

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A motion was made by Mayor pro tem Stephens, seconded by Councilman Dahl to adjourn the meeting at 8:35 p.m. A vote was taken and the motion passed 5-0 with Councilman Jones and Whitney absent.

\_\_\_\_\_  
**Eric Hogue, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Carole Ehrlich, City Secretary**



# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** June 23, 2015  
**Department:** Public Services  
**Prepared By:** Shohn Rodgers  
**Date Prepared:** June 5, 2015

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

### Subject

Consider, and act upon, approval of Resolution No. 2015-14(R) authorizing the application for a Collin County Park and Open Space Grant for the purpose of the Wylie Municipal Complex East Meadow Trail project.

### Recommendation

Motion to approve Resolution No. 2015-14(R) authorizing the application for a Collin County Park and Open Space Grant for the purpose of the Wylie Municipal Complex East Meadow Trail project.

### Discussion

In November 2007, the citizens of Collin County approved a \$17 million bond proposition for Parks and Open Space. Through the year 2015, Collin County will make these funds accessible to cities and non-profit organizations within the County. These funds will be obtainable through an application process to assist with the acquisition of park land, trail construction and park/open space improvements.

The Collin County Parks Foundation Advisory Board administers the Project Funding Assistance Program. This is a reimbursement program. Applicants must have a minimum dollar for dollar in matching funds, comprised of direct cash or in-kind services, for the project being proposed.

The County is once again accepting applications for the next cycle of grant awards. Applications must be submitted to the County by July 6, 2015, and awards for successful applications will be made by the County in October 2015. The sponsoring entity must approve a resolution authorizing the project application submittal and designation of a project official.

The grant application requests \$921,132 in funding from Collin County for the purpose of installing trails in the east meadow of the Municipal Complex property following the recommendations in the 2010 City of Wylie Parks, Recreation and Open Space Master Plan, and the Trails Master Plan. Staff is currently composing the grant application to meet the July 6, 2015 deadline. This trail will connect with, and extend the current trail, which was constructed this year. This new extension will provide approximately 6,700 more linear feet of trail, and a connection to the Creekhollow neighborhood to the east, where the City currently owns two lots purchased for this reason.

Should the grant application be successful, future agenda items regarding an Interlocal Agreement with the County and the necessary budget amendments to account for the revenues and expenses will be prepared for Council consideration.

Staff welcomes any Council input and suggestions regarding development of the application and scope of the proposed project.

At this time, proposed improvements in the application include the following:

- Installation of approximately 6,700 linear of 12-foot wide concrete walking trail on the Municipal Complex property, in the East Meadow
- A pedestrian bridge or low water crossing to connect the trail to the Creekhollow neighborhood.
- Solar trail lighting.
- Benches and litter barrels for rest stops.
- Trail signs and markings.
- A parking lot at the northern end of the East Meadow, adjacent to Brown Street.

**RESOLUTION NO. 2015-14(R)**

**A RESOLUTION OF THE CITY OF WYLIE, TEXAS AUTHORIZING THE CITY MANAGER TO APPLY TO COLLIN COUNTY, TEXAS FOR GRANT FUNDING FOR THE CITY OF WYLIE MUNICIPAL COMPLEX EAST MEADOW TRAIL PROJECT AND TO DESIGNATE A PROJECT OFFICIAL; CERTIFYING THE AVAILABILITY OF MATCHING FUNDS; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, Collin County, Texas (“Collin County”) is accepting grant applications for the development, expansion, or improvement of parks in Collin County, utilizing Collin County Open Space Program bond funds (“Funding”); and

WHEREAS, the City Council of the City of Wylie, Texas (“City Council”) has investigated and determined that it is in the best interests of the citizens of the City of Wylie, Texas (“Wylie”) to improve the Wylie Municipal Complex East Meadow Trail; and

WHEREAS, Wylie wishes to apply for the Funding made available by Collin County in order to improve the Wylie Municipal Complex East Meadow Trail; and

WHEREAS, Wylie wishes to designate a project official (“Project Official”) for the purpose of working with Collin County in the event Wylie is the recipient of Funding; and

WHEREAS, Wylie has identified that the matching funds required by Collin County to apply for the Funding are available from current revenues; and

WHEREAS, the City Council of Wylie has investigated and determined that it is in the best interests of the citizens of Wylie to authorize the City Manager to apply for the Funding available through Collin County in order to improve the Wylie Municipal Complex East Meadow Trail and to designate a Project Official to act on Wylie’s behalf.

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

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

SECTION 2: Matching Funds. Wylie hereby certifies that the matching funds required to apply for the Collin County Funding are available from current revenues.

SECTION 3: Authority to Apply for Funding and Designate Project Official. Wylie hereby authorizes and directs its City Manager or her designee to apply for the Collin County Funding in order to improve the Wylie Municipal Complex East Meadow

Trail and to designate a Project Official to work with Collin County for purposes related to the Funding.

SECTION 4: Effective Date. This Resolution shall take effect immediately upon its passage.

Introduced, read and passed by the affirmation vote of the Wylie City Council on this 23rd day of June 2015.

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Eric Hogue, Mayor

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Carole Ehrlich, City Secretary



# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** June 23, 2015  
**Department:** Planning  
**Prepared By:** Renaë' Ollie  
**Date Prepared:** June 15, 2015

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

### Subject

Consider, and act upon, Ordinance No. 2015-23, amending the 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 Ordinance No. 2015-23 amending the 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.**

Zoning Case 2015-04 requires an Ordinance to amend the zoning accordingly in the Official Zoning map of the City; and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

The proposed Planned Development shall establish permanent zoning on approximately 30 acres of land, and amend the zoning on approximately 38 acres, 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. Exhibits A (Legal Description), B (PD Conditions), C (Concept/Tree Preservation Plan), & P (Open Space/Park Plan) are included and made a part of this Ordinance. A Preliminary Plat shall be submitted for approval subject to additions and alterations by the Engineering Department prior to any permits being issued.

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

**ORDINANCE NO. 2015-23**

**AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WYLIE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY, ZONING CASE NUMBER 2015-04, FROM AGRICULTURAL (A/30) AND PLANNED DEVELOPMENT 2014-32 (PD-2014-32) TO PLANNED DEVELOPMENT SINGLE FAMILY DETACHED DISTRICT (PD-SF) TO ACCOMMODATE A SINGLE FAMILY RESIDENTIAL SUBDIVISION; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

SECTION 1: That the Comprehensive Zoning Ordinance of the City of Wylie, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Wylie, to give the hereinafter described property a new zoning classification of Planned Development Single Family (PD2015-23-SF), said property being described in Exhibit "A" (Legal Description), Exhibit "B" (PD Conditions), Exhibit "C" (Concept/Tree Preservation Plan), and Exhibit "P" (Park/Open Space Plan) attached hereto and made a part hereof for all purposes.

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

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

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

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

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

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

**DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 23rd day of June, 2015.**

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Eric Hogue, Mayor

ATTEST:

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Carole Ehrlich, City Secretary

*DATE OF PUBLICATION:* July 1<sup>st</sup>, 2015, *in the* Wylie News

Ordinance No. 2015-23

Amending the Comprehensive Zoning Ordinance of the City of Wylie, as heretofore amended, so as to change the zoning on the hereinafter described property, Zoning Case Number 2015-04, from Agricultural (A/30) and Planned Development 2014-32 (PD-2014-32)

## 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:

<b>Figure 3-4 - Planned Development – Single Family (PD – SF)</b>	
<b>Lot Size (<i>Minimum</i>)</b>	
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
<b>Dwelling Regulations</b> (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
<b>Yard Requirements – Main Structures</b>	
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%
<b>Height of Structures</b>	
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.

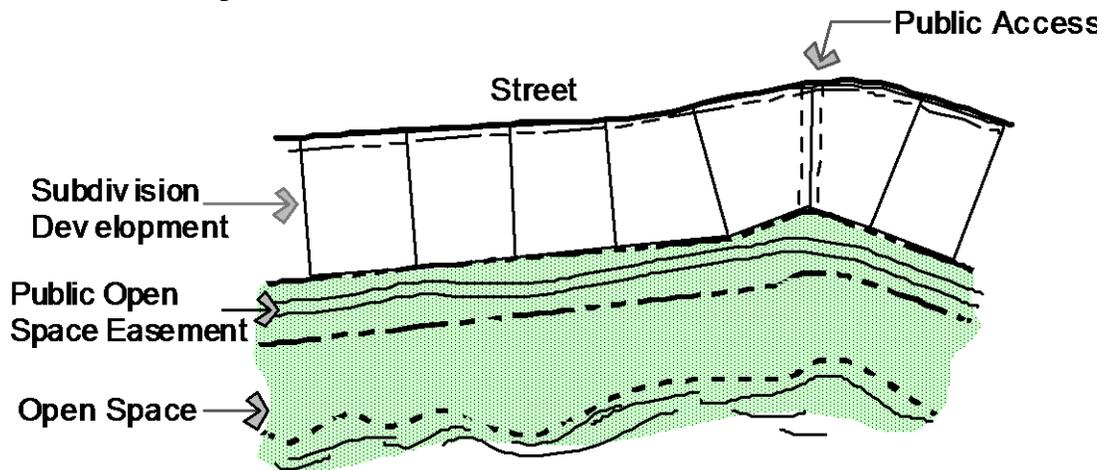
## **IV. DESIGN CONDITIONS:**

### ***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.

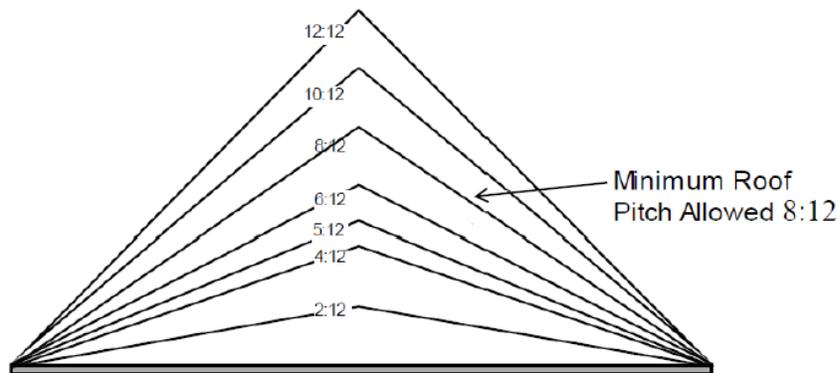
**b. Desirable Design Attributes:**

None

**8. Roofs and Roofing - Roof Eaves**

**a. Base Standard**

No wood fascia or soffits are permitted.



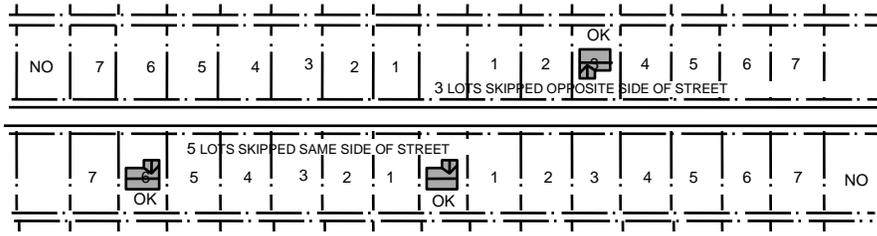
**b. Desirable Design Attributes:**

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**

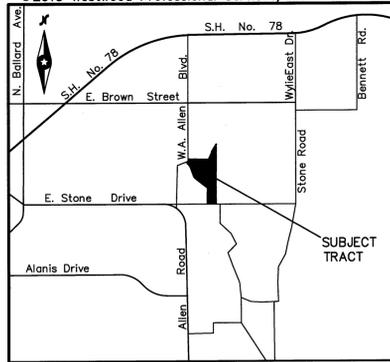
**a. Base Standard**

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

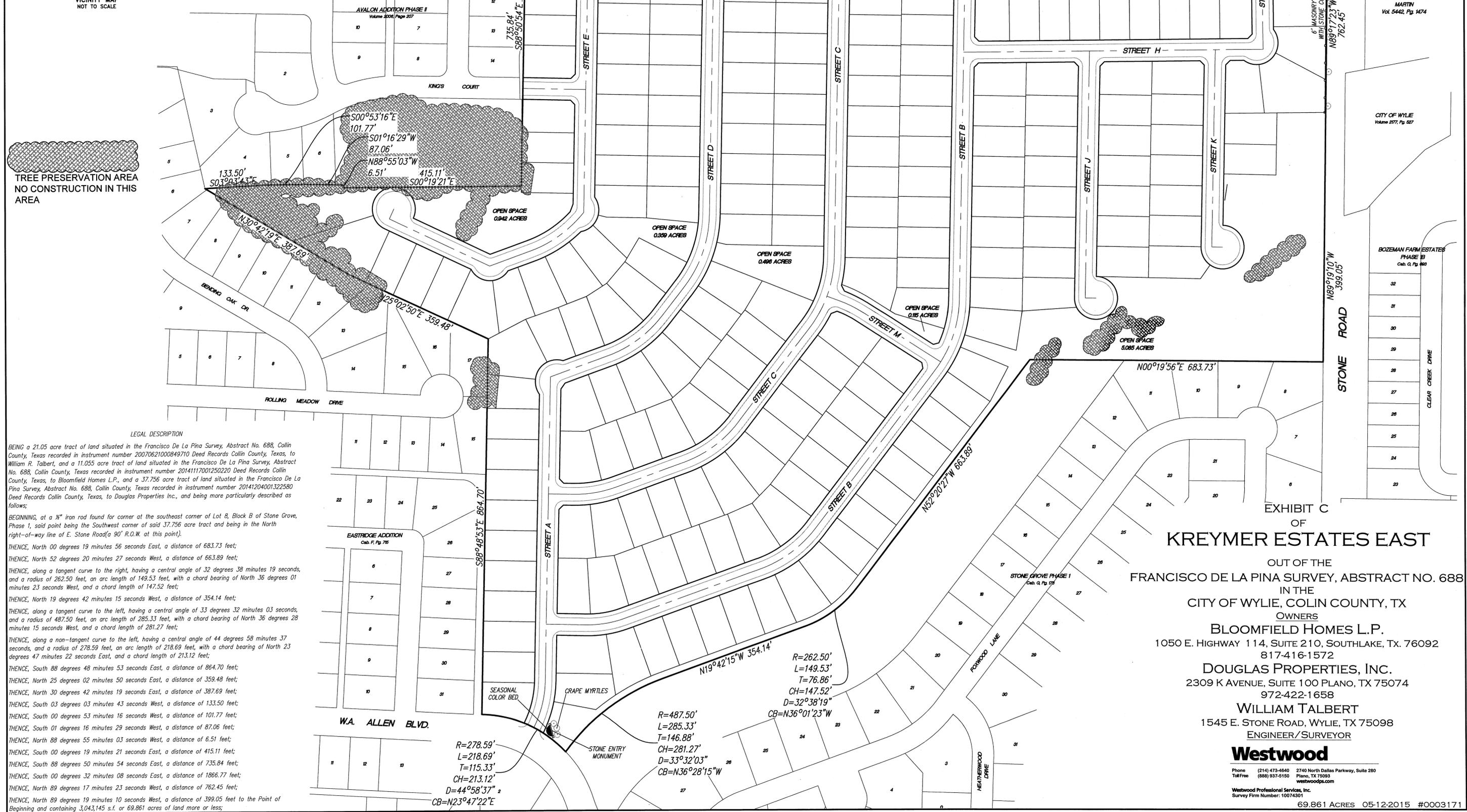
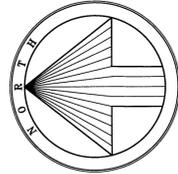
**b. Desirable Design Attributes**

None



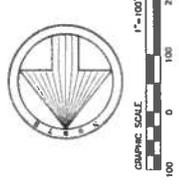


VICINITY MAP  
NOT TO SCALE



**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



**KREYMER ESTATES EAST**  
OF  
EXHIBIT P

OUT OF THE  
FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 698  
IN THE  
CITY OF WYLE, COLIN COUNTY, TX

OWNERS  
BLOOMFIELD HOMES L.P.  
1050 E. HIGHWAY 114, SUITE 210, SOUTHLAKE, TX 75092  
817-416-1572  
DOUGLAS PROPERTIES, INC.  
2309 K AVENUE, SUITE 100 PLANO, TX 75074  
972-422-1658

WILLIAM TALBERT  
ENGINEER/SURVEYOR  
1545 E. STONE ROAD, WYLE, TX 75098

**Westwood**  
ENGINEER/SURVEYOR  
1545 E. STONE ROAD, WYLE, TX 75098  
PHONE: (817) 422-1658  
FAX: (817) 422-1659  
WWW.WESTWOODSURVEYING.COM  
SURVEYING PROFESSIONAL CORPORATION

0.971 ACRES 05-25-2015 80003171  
COUNTY: G-144

- OPEN SPACE = 6.997 ACRES
- 5800 LF HIKE & BIKE TRAIL (8' WIDTH)
- (□) DENOTES PARK BENCH - 2
- (△) DENOTES PLAYGROUND - 1
- (○) DENOTES TRASH RECEPTACLE - 2
- (X) DENOTES PET STATION - 2
- (T) DENOTES TRAIL DIRECTIONAL SIGN - 3
- (W) DENOTES TRAIL CROSSING - 5

EXACT LOCATION OF THE HIKE & BIKE TRAIL TO BE DETERMINED BY THE DEVELOPER AND CITY OF WYLE.

EXHIBIT P-A

**KREYMER ESTATES EAST  
Wylie, Texas**

Westwood Professional Services

04/08/15

Description	Unit	Qty	Price	Amount
<b><u>PARK IMPROVEMENTS</u></b>				
8 ' Hike and Bike Trail	LF	5,800	42.00	243,600.00
Trail Directional Signs	EA	3	1,200.00	3,600.00
Trail Crossing in Neighborhood	EA	4	8,000.00	32,000.00
Trail Crossing in W.A. Allen	EA	1	18,750.00	18,750.00
Trash Receptacles	EA	2	900.00	1,800.00
Pet Stations	EA	2	800.00	1,600.00
Park Bench	EA	3	1,875.00	5,625.00
New Fence Around Cemetery	EA	1	12,000.00	12,000.00
Under Brush in Avalon Park	EA	1	18,000.00	18,000.00
Irrigation for Park Area	EA	1	58,950.00	58,950.00
Grass Seeding / Sod of Park Area	EA	1	30,250.00	30,250.00
Playground with Concrete Edge	EA	1	51,250.00	51,250.00
<b>Total Park Improvements</b>				<b>\$477,425.00</b>
4.97 net Acres of Park Land	AC	4.97	40,000.00	\$198,800.00
<b>Total Amount of Park Improvements/Land</b>				<b>\$676,225.00</b>



# Wylie City Council

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## AGENDA REPORT

Meeting Date: June 23, 2015  
Department: Finance  
Prepared By: Finance  
Date Prepared: June 12, 2015

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

### Subject

Consider, and place on file, the City of Wylie Monthly Investment Report for May 31, 2015.

### Recommendation

Motion to accept and place on file, the City of Wylie Monthly Investment Report for May 31, 2015.

### Discussion

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

# City Of Wylie

## 2014-2015 Investment Report May 31, 2015

**Money Market Accounts:**  
**Certificates of Deposit:**  
**Treasury Bills:**  
**Treasury Notes:**  
**Government Agency Notes:**

MMA
CCD
T-Bills
T-Notes
AN

Invest. Number	Principal Amount	Type Of Security	Interest Rate	Issuer	Purchase Date	Maturity Date
1	\$14,532,190.42	MMA	0.0553%	Texpool	12/31/2006	NA
2	\$15,050,682.00	MMA	0.0643%	TexStar	3/15/2011	NA
	\$29,582,872.42					

**Total**

**Weighted Average Coupon:**  
**Weighted Average Maturity (Days):**

0.0599%
1.00

**Money Markets:**  
**Certificates of Deposits:**

\$29,582,872.42
\$0.00
\$29,582,872.42



# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** June 23, 2015  
**Department:** Finance  
**Prepared By:** Finance  
**Date Prepared:** June 12, 2015

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

### Subject

Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for May 31, 2015.

### Recommendation

Motion to accept and place on file, the City of Wylie Monthly Revenue and Expenditure Report for May 31, 2015.

### Discussion

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

# CITY OF WYLIE

## MONTHLY FINANCIAL REPORT

May 31, 2015

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2014-2015	CURRENT MONTH ACTUAL 2014-2015	YTD ACTUAL 2014-2015	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 66.67%
<b>GENERAL FUND REVENUE SUMMARY</b>					
TAXES	20,452,238	543,479	18,679,251	91.33%	<b>A</b>
FRANCHISE FEES	2,498,000	329,971	1,113,659	44.58%	<b>B</b>
LICENSES AND PERMITS	638,000	101,451	710,431	111.35%	
INTERGOVERNMENTAL REV.	784,060	78,296	508,732	64.88%	
SERVICE FEES	3,023,905	368,466	2,162,655	71.52%	
FINES AND FORFEITURES	300,000	35,127	258,354	86.12%	
INTEREST INCOME	3,000	563	3,331	111.05%	
MISCELLANEOUS INCOME	230,000	11,588	109,257	47.50%	
OTHER FINANCING SOURCES	2,444,855	0	2,444,855	100.00%	<b>C</b>
<b>REVENUES</b>	<b>30,374,058</b>	<b>1,468,941</b>	<b>25,990,525</b>	<b>85.57%</b>	
USE OF FUND BALANCE	1,229,896	NA	NA	NA	<b>D</b>
USE OF CARRY-FORWARD FUNDS	67,660	NA	NA	NA	
<b>TOTAL REVENUES</b>	<b>31,671,614</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	
<b>GENERAL FUND EXPENDITURE SUMMARY</b>					
CITY COUNCIL	102,636	8,199	54,950	53.54%	
CITY MANAGER	809,453	84,881	524,107	64.75%	
CITY SECRETARY	270,928	27,316	172,541	63.69%	
CITY ATTORNEY	178,000	8,239	42,638	23.95%	
FINANCE	993,266	81,859	642,112	64.65%	
FACILITIES	633,416	28,943	321,870	50.81%	
MUNICIPAL COURT	353,976	37,567	222,507	62.86%	
HUMAN RESOURCES	218,850	22,204	150,405	68.72%	
PURCHASING	94,302	9,643	58,906	62.47%	
INFORMATION TECHNOLOGY	1,091,937	48,505	622,192	56.98%	
POLICE	7,348,566	757,933	4,686,111	63.77%	
FIRE	6,455,247	595,436	4,051,377	62.76%	
EMERGENCY COMMUNICATIONS	1,269,232	103,494	743,781	58.60%	
ANIMAL CONTROL	502,491	42,897	282,349	56.19%	
PLANNING	512,246	46,593	321,094	62.68%	
BUILDING INSPECTION	555,482	34,876	339,413	61.10%	
CODE ENFORCEMENT	238,462	21,480	133,102	55.82%	
STREETS	2,054,727	206,502	822,206	40.02%	
PARKS	1,906,224	146,908	935,415	49.07%	
LIBRARY	1,659,266	186,427	1,030,017	62.08%	
COMBINED SERVICES	4,534,256	556,731	2,984,152	65.81%	
<b>TOTAL EXPENDITURES</b>	<b>31,782,963</b>	<b>3,056,633</b>	<b>19,141,245</b>	<b>60.22%</b>	
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>-111,349</b>	<b>-1,587,691</b>	<b>6,849,280</b>	<b>25.34%</b>	
A. Property Tax Collections for FY14-15 as of May 31 are 99.91%, in comparison to FY13-14 for the same time period of 98.61%. B. Franchise Fees: The majority of franchise fees are recognized in the third and fourth quarter with electric fees making up the majority. C. Other Financing Sources includes the annual transfer from the Utility Fund plus proceeds from the sale of capital assets. D. Use of Fund Balance: For Replacement/New Fleet & Equipment and Transfer to Debt Service.					

**CITY OF WYLIE**  
**MONTHLY FINANCIAL REPORT**  
 May 31, 2015

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2014-2015	CURRENT MONTH ACTUAL 2014-2015	YTD ACTUAL 2014-2015	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 66.67%
<b>UTILITY FUND REVENUES SUMMARY</b>					
SERVICE FEES	13,545,000	345,529	7,094,677	52.38%	E
INTEREST INCOME	1,400	190	1,242	88.68%	
MISCELLANEOUS INCOME	45,000	3,963	366,038	813.42%	F
OTHER FINANCING SOURCES	0	0	0	0.00%	
<b>REVENUES</b>	<b>13,591,400</b>	<b>349,682</b>	<b>7,461,957</b>	<b>54.90%</b>	
USE OF FUND BALANCE	434,000	NA	NA	NA	G
<b>TOTAL REVENUES</b>	<b>14,025,400</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	
<b>UTILITY FUND EXPENDITURE SUMMARY</b>					
UTILITY ADMINISTRATION	423,987	26,325	191,278	45.11%	
UTILITIES - WATER	1,688,933	146,098	951,776	56.35%	
CITY ENGINEER	520,614	41,703	257,917	49.54%	
UTILITIES - SEWER	887,858	51,746	519,278	58.49%	
UTILITY BILLING	314,218	27,284	168,556	53.64%	
COMBINED SERVICES	11,191,637	608,051	8,096,625	72.35%	H
<b>TOTAL EXPENDITURES</b>	<b>15,027,247</b>	<b>901,207</b>	<b>10,185,429</b>	<b>67.78%</b>	
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>-1,001,847</b>	<b>-551,526</b>	<b>-2,723,472</b>	<b>-12.88%</b>	
E. Most Utility Fund Revenue billed in October was applicable to FY 2013-14.					
F. Miscellaneous Income: Includes a check in the amount of \$310,375 from NTMWD to assist with construction of the East Brown Pump Station.					
G. Use of Fund Balance: For Replacement/New Fleet & Equipment.					
H. Due to annual transfer to the General Fund & debt service payment recorded in February. This will level out throughout the fiscal year.					



# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** June 23, 2015  
**Department:** City Secretary  
**Prepared By:** Carole Ehrlich  
**Date Prepared:** June 15, 2015

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

### Subject

Consider, and act upon, acceptance of the resignation of Randy Points and appointment of Lauren Kelli Howard, as a new Board Member to the Public Arts Advisory Board to fill the term of July 1, 2015 to June 30, 2017.

### Recommendation

Motion to accept the resignation of Randy Points and appoint Lauren Kelli Howard as a board member to the City of Wylie Public Arts Advisory Board to fill the term of July 1, 2015 to June 30, 2017.

### Discussion

Mr. Randy Points has tendered his resignation from the City of Wylie Public Arts Advisory Board due to personal reasons. During the interview process, the Council Interview Panel chose two additional applicants for each board in the event someone resigned during the year.

Lauren Kelli Howard is the next replacement approved by the City Council at the June 9, 2015 meeting. Ms. Howard has been contacted and is willing to serve.



# Wylie City Council

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## AGENDA REPORT

**Meeting Date:** June 23, 2015  
**Department:** City Secretary  
**Prepared By:** Carole Ehrlich  
**Date Prepared:** June 15, 2015

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

### Subject

Consider, and act upon, acceptance of the resignation of George A. Ellington, Jr and appointment of Sonia Ahmed as a new Board Member to the Planning and Zoning Commission to fill the term of July 1, 2015 to June 30, 2017.

### Recommendation

Motion to accept the resignation of George A Ellington, Jr. and appoint Sonia Ahmed as a board member to the City of Wylie Planning and Zoning Commission to fill the term of July 1, 2015 to June 30, 2017.

### Discussion

Mr. George Ellington has tendered his resignation from the City of Wylie Planning and Zoning Commission due to extended work obligations. During the interview process, the Council Interview Panel chose two additional applicants for each board in the event someone resigned during the year.

Sonia Ahmed is the first replacement approved by the City Council at the June 9, 2015 meeting. Ms. Ahmed has been contacted and is willing to serve.



# Wylie City Council

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## AGENDA REPORT

Meeting Date: June 23, 2015  
Department: Planning  
Prepared By: Renaë' Ollie  
Date Prepared: June 15, 2015

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

### Subject

Hold a Public Hearing and consider, and act upon, approval of a Replat for Hooper Business Park, Block A, Lot 5R, to create two commercial lots, located at 103 Security Court.

### Recommendation

Motion to approve a Replat for Hooper Business Park, Block A, Lot 5R, to create two commercial lots, located at 103 Security Court.

### Discussion

**OWNER: Clark Family LP**

**ENGINEER: HD Fetty Land Surveyor, LLC**

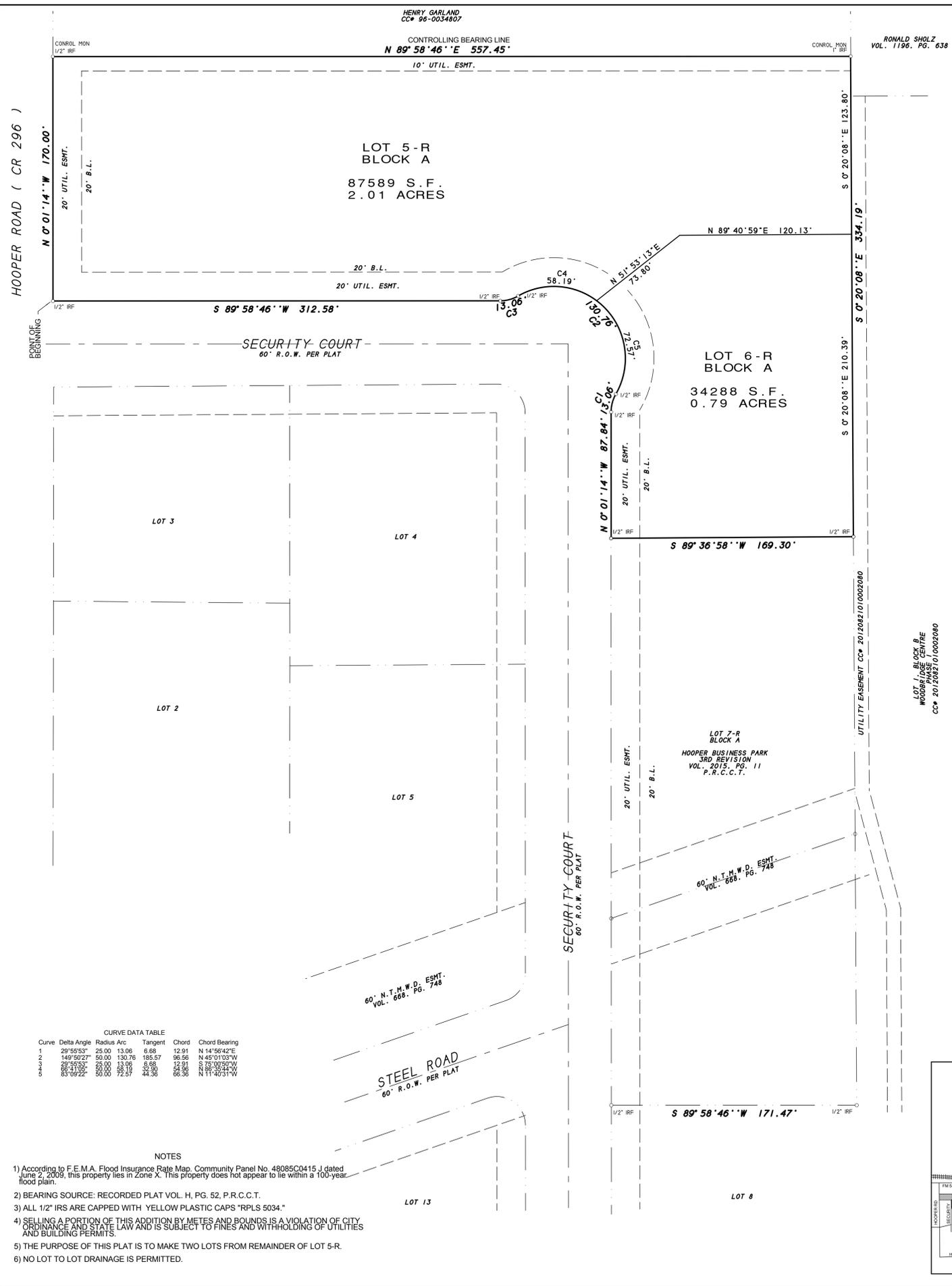
The property totals 2.80 acres and will create two light industrial lots. The purpose of the Replat is to create two lots from the remainder of Lot 5R. A Replat of Lot 7 was approved in November 2014 which combined Lots 6 and 7 and a portion of Lot 5R to create Wylie Elite Cheer Gym, a Recreational, Entertainment and Amusement use.

Aluma Graphics presently occupies the building on lot 5R. There is an unoccupied building on lot 6R, for a future Minor Auto Repair (personal vehicles) and Warehouse use.

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

#### **P&Z Commission Discussion**

The Commission recommends approval 4-0 subject to additions and/or alterations to the engineering plans as required by the Engineering Department.



**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF COLLIN

BEING a part of Lot 5-R, Block A, of AMENDED PLAT HOOPER BUSINESS PARK 2ND REVISION, an Addition to the City of Wylie, Collin County, Texas, according to the Plat thereof recorded Volume O, Page 21 of the Plat Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the intersection of the east right-of-way line of Hooper Road and the north right-of-way line of Security Court, said point being at the southwest corner of Lot 5-R, Block A;

THENCE N. 00 deg. 01 min. 14 sec. W. along said right-of-way line of Hooper Road, a distance of 170.00 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 58 min. 46 sec. E. a distance of 557.45 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 5-R;

THENCE S. 00 deg. 20 min. 08 sec. E. along the east line of Lot 5-R, a distance of 334.19 feet to a 1/2" iron rod found for corner at the northeast corner of Lot 7-R;

THENCE S. 89 deg. 58 min. 46 sec. W. along the north boundary line of Lot 7-R, a distance of 169.30 feet to a 1/2" iron rod found for corner in the east right-of-way line of Security Court;

THENCE along the right-of-way line of Security Court as follows:

N. 00 deg. 01 min. 14 sec. W. a distance of 87.84 feet to a 1/2" iron rod found for corner;

In a northerly direction along a curve to the right having a central angle of 29°55'53", a radius of 25.00 feet, a chord of N. 14°56'42"E, 12.91 feet, and an arc distance of 13.06 feet to a 1/2" iron rod found;

In a northwesterly direction along a curve to the left having a central angle of 149°01'03", a radius of 50.00 feet, a chord of N. 45°01'03"W, 96.56 feet, and an arc distance of 130.76 feet to a 1/2" iron rod found;

In a westerly direction along a curve to the right having a central angle of 29°55'53", a radius of 25.00 feet, a chord of S. 75°00'50"E, 12.91 feet, and an arc distance of 13.06 feet to a 1/2" iron rod found;

S. 89 deg. 58 min. 46 sec. W. a distance of 312.58 feet to the POINT OF BEGINNING and containing 121,877 square feet or 2.80 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, CLARK FAMILY, LP, acting herein by and through its duly authorized officer, DONALD L. CLARK does hereby adopt this plat designating the hereinabove described property as REPLAT OF HOOPER BUSINESS PARK 4TH REVISION, an Addition to the City of Wylie, Texas and do hereby dedicate in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown hereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof.

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

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

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_.

FOR CLARK FAMILY, LP  
DONALD L. CLARK

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared DONALD L. CLARK known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENT:

THAT I, Harold D. Fetty, III, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City Planning Commission of the City of Wylie, Texas.

\_\_\_\_\_  
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS  
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared HAROLD D. FETTY, III, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_.

Notary Public in and for the State of Texas My Commission Expires: \_\_\_\_\_

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission \_\_\_\_\_ 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 REPLAT of HOOPER BUSINESS PARK 4TH REVISION, an Addition to the City of Wylie, Texas, was submitted to the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 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. \_\_\_\_\_

City Secretary  
City of Wylie, Texas

**FINAL PLAT**  
**HOOPER BUSINESS PARK**  
**4TH REVISION**

BEING A REPLAT OF  
PART OF LOT 5-R, BLOCK A  
HOOPER BUSINESS PARK 2ND REVISION

AN ADDITION TO THE CITY OF WYLIE  
2.80 ACRES OR 121,877 S.F.  
I. & G.N. RAILWAY CO. SURVEY ABSTRACT 1061  
L.K. PEGUES SURVEY ABSTRACT 703

CITY OF WYLIE, COLLIN COUNTY, TEXAS

MAY 13, 2015

**OWNERS :**  
CLARK FAMILY, LP  
103 SECURITY COURT  
WYLIE, TX 75098  
972-442-7499

H.D. FETTY LAND SURVEYOR, LLC  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE: MAY 13, 2015  
SCALE: 1" = 40'. FILE #0140397-RP2  
CLIENT: HPH ENTERPRISES



LOT 1, BLOCK B  
WOODBRIDGE CENTRE  
CC# 20120821010002080

