

Wylie City Council Regular Meeting

January 14, 2025 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS & RECOGNITIONS

PR1. Wylie Way Students (K-12).

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Council regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Council requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

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

- A. Consider, and act upon, approval of December 10, 2024 Regular City Council Meeting minutes.
- B. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of November 30, 2024.
- C. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for November 30, 2024.
- D. Consider, and place on file, the City of Wylie Monthly Investment Report for November 30, 2024.
- E. Consider, and act upon, Ordinance No. 2025-01 amending Ordinance No. 2024-25, which established the fiscal year 2024-2025 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.
- F. Consider, and act upon, Ordinance No. 2025-02 amending Ordinance No. 2024-25, which established the fiscal year 2024-2025 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.
- G. Consider, and act upon, the approval of a request to construct a new residential structure in accordance with Ordinance No. 2022-34. Property located at 100 S. Cottonbelt St. within the Downtown Historic District.
- H. Consider, and act upon, the approval of the renewal purchase of Annual Maintenance and Software Upgrade for Public Safety Radios and Network Recording Software from Motorola Solutions, Inc. through a cooperative purchasing agreement with the Texas Department of Information Resources, and authorizing the City Manager to execute any necessary documents.

1. Consider, and act upon, the approval of an agreement with AT&T Enterprises, LLC for ESInet and NG911 Core Services Implementation for Public Safety Communications, and authorizing the City Manager to execute any necessary documents.

WORK SESSION

- WS1. Discuss potential changes to the City Charter for a future Charter Amendment Election.

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

If A governmental body may not conduct a private consultation with its attorney except:

- (1) when the governmental body seeks the advice of its attorney about:
 - (A) pending or contemplated litigation; or
 - (B) a settlement offer; or
- (2) 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.

ES1. Public Spaces Regulations.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

REGULAR AGENDA

1. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Neighborhood Services (NS) to Neighborhood Services - Special Use Permit (NS-SUP) on 1.38 acres to allow for a motor vehicle fueling station with convenience store use. Property located at 1501 S. Ballard Avenue (ZC 2024-09).
2. Hold a Public Hearing, consider, and act upon, Ordinance No. 2025-03 amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Appendix B (Zoning), Article 6 (Special Purpose and Overlay Districts), Section 6.3 (Downtown Historic District (DTH)), to amend certain regulations relating to the Downtown Historic District.
3. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for an amendment to Planned Development 2001-28 to allow for a telecommunication use on 0.055 acres. Property located at 1401 Country Club Road (ZC 2024-10).
4. Consider, and act upon, Ordinance No. 2025-04 of the City of Wylie, Texas, repealing Ordinance Nos. 2014-44 and 2017-18, and amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 22 (Building and Building Regulations), Article XX (Sign Regulations); establishing new regulations governing the erection, maintenance and operation of signs; defining terms; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.
5. Consider, and act upon, Ordinance No. 2025-05 to dis-annex approximately 55,125 s.f. (1.26539 acres) of land, situated in the D.M. Farmer Survey Abstract No. 303, Collin County, Texas. More specifically described as Brockdale Park Boat Ramp.

6. Consider, and act upon, Ordinance No. 2025-06 approving the terms and conditions of a boundary adjustment agreement between the City of Wylie and the City of Lavon; authorizing the Mayor to execute the boundary adjustment agreement on behalf of the City of Wylie; clarifying that the property as described in the boundary adjustment agreement released from Wylie's extraterritorial jurisdiction and incorporated into Lavon's extraterritorial jurisdiction; providing a repealing/savings clause, severability clause, and an effective date.
7. Consider, and act upon, Resolution No. 2025-01(R) establishing a public newspaper of general circulation to be the "Official Newspaper" for the City of Wylie.

EXECUTIVE SESSION

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.

- ES2. Consider the sale or acquisition of properties located at Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Brown, and State Hwy 78/Skyview.

Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING.

This chapter does not require a governmental body to conduct an open meeting:

- (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or
- (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- ES3. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2021-4b, 2021-6c, 2022-1b, 2022-1c, 2023-1c, 2023-2d, 2023-11a, 2023-11b, 2024-2d, 2024-4e, 2024-5a, 2024-5f, 2024-7a, 2024-7b, 2024-7e, 2024-8a, 2024-8b, 2024-8c, 2024-8d, 2024-9b, 2024-9c, 2024-9d, 2024-9e, 2024-9f, 2024-10a, 2024-10b, 2024-10c, 2024-11a, 2024-11b, 2024-11c, 2024-11d, 2024-11e, 2024-12a, 2024-12b, 2024-12c, 2025-1a, 2025-1b, and 2025-1c.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

READING OF ORDINANCES

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

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on January 10, 2025 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

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.

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:

Texas Government Code Section:

- § 551.071 – Private consultation with an attorney for the City.
- § 551.072 – Discussing purchase, exchange, lease or value of real property.
- § 551.074 – Discussing personnel or to hear complaints against personnel.
- § 551.087 – Discussing certain economic development matters.
- § 551.073 – Discussing prospective gift or donation to the City.
- § 551.076 – Discussing deployment of security personnel or devices or security audit.



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Stephanie Storm

Account Code: _____

Subject

Consider, and act upon, approval of December 10, 2024 Regular City Council Meeting minutes.

Recommendation

Motion to approve the Item as presented.

Discussion

The minutes are attached for your consideration.

Wylie City Council Regular Meeting Minutes

December 10, 2024 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

Mayor Matthew Porter called the regular meeting to order at 6:03 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Mayor *pro tem* Jeff Forrester, Councilman Scott Williams, and Councilman Gino Mulliqi. Councilman Sid Hoover was absent.

Staff present included: Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Assistant Fire Chief Brian Ritter; Marketing and Communications Director Craig Kelly; City Secretary Stephanie Storm; Police Chief Anthony Henderson; Assistant Parks and Recreation Director Brent Stowers; Community Services Director Jasen Haskins; Finance Director Melissa Brown; Purchasing Manager Chris Rodriguez; Public Works Director Tommy Weir; Engineering Project Manager Jenneen Elkhaid; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor *pro tem* Forrester led the invocation and Councilman Williams led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. Scenic City Silver Level Certification.

Mayor Porter presented Scenic City Silver Level Certification to staff members from Parks and Recreation, Engineering, and Public Works departments.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Council regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Council requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

Robert Heath was present to address the Council thanking Tommy Weir and the Public Works Department for the work they have done near his home.

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 November 12, 2024 Regular City Council Meeting minutes.**
- B. **Consider, and act upon, Resolution No. 2024-31(R) authorizing participation with the State of Texas, through the Office of the Attorney General, in the Global Opioid Settlement and approving the Texas Term Sheet; authorizing the City Manager to execute all necessary documents in connection with the above on behalf of the City of Wylie.**

- C. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of October 31, 2024.
- D. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for October 31, 2024
- E. Consider, and place on file, the City of Wylie Monthly Investment Report for October 31, 2024.
- F. Consider, and act upon, Ordinance No. 2024-42 amending Ordinance No. 2024-25, which established the budget for fiscal year 2024-2025; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.
- G. Consider, and act upon, Modification No. 3 to Wylie Contract #W2021-76-A for Employee Medical, Dental and Rx Benefits with Cigna Health and Life Insurance Company in an estimated annual amount of \$479,641.00; and authorizing the City Manager to execute any necessary documents.
- H. Consider, and act upon, the approval of the purchase of Motorola Radio Equipment and Maintenance Services in the estimated amount of \$72,581.30 from Motorola Solutions, Inc. through a cooperative purchasing contract with H-GAC Buy and authorizing the City Manager to execute any necessary documents.
- I. Consider, and act upon, the approval of the purchase of a 2025 Chevy Silverado 2500 for Wylie Fire Rescue from Reliable Chevrolet Inc. through a cooperative purchasing agreement with The Interlocal Purchasing System (TIPS), authorizing the City Manager to execute any and all necessary documents.
- J. Consider, and act upon, the approval of the purchase of three (3) John Deere Compact Track Loaders in the estimated amount of \$233,112.45 through a cooperative purchasing contract with Sourcewell and authorizing the City Manager to execute any and all necessary documents.
- K. Consider, and act upon, the approval of the purchase of one (1) John Deere Base Excavator in the estimated amount of \$135,066.77 through a cooperative purchasing contract with Sourcewell and authorizing the City Manager to execute any and all necessary documents.
- L. Consider, and act upon, approval of the purchase of one (1) Valve Maintenance Trailer in the estimated amount of \$113,000 from Illinois Tool Works, Inc. d/b/a EH Wachs through a cooperative purchasing agreement with BuyBoard, and authorizing the City Manager to execute any and all necessary documents.
- M. Consider, and act upon, the approval of the purchase of two (2) Husqvarna Walk-Behind Concrete Saws in the estimated amount of \$76,519.14 through a cooperative purchasing agreement with Sourcewell, and authorizing the City Manager to execute any and all necessary documents.
- N. Consider, and act upon, the approval of the purchase and install of three (3) 4-inch submersible pumps in the estimated amount of \$127,000.00 through Xylem Water Solutions and authorizing the City Manager to execute any and all necessary documents.
- O. Consider, and act upon, the award of contract #W2025-56 to WEBUILDFUN INC. for replacement playground equipment at Riverway Park in the estimated amount of \$70,000.00 through a cooperative purchasing contract with Buyboard and authorizing the City Manager to execute any and all necessary documents.
- P. Consider, and act upon, the award of contract #W2025-57 to WEBUILDFUN INC. for replacement playground equipment at Sage Creek Park in the estimated amount of \$59,870.00 through a

cooperative purchasing contract with Buyboard and authorizing the City Manager to execute any and all necessary documents.

- Q. Consider, and act upon, the award of contract #W2025-58 Founders Park Phase II Soccer Field Renovations to Grand Landscapes and Athletics (GLA) in the amount of \$598,392.00 through a cooperative purchasing contract with Buyboard and authorizing the City Manager to execute any and all necessary documents.
- R. Consider, and act upon, Resolution No. 2024-32(R) authorizing the City Manager of the City of Wylie, Texas, to execute an Interlocal Agreement by and between the City of Wylie and the City of Murphy for a shared trail connection – Maxwell Creek Trail Connection.
- S. Consider, and act upon, a Final Plat of Villas at Kreymer creating 67 residential lots and five Homeowners Association lots on 21.91 acres, generally located on Kreymer Lane approximately 1400' north of E. Stone Road.
- T. Consider, and act upon, Ordinance No. 2024-43, amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 50 (Floods), Article II (Flood Damage Prevention); updating and establishing regulations for flood damage prevention; defining the flood hazard areas of Wylie; Prescribing rules and regulations for construction in flood hazard areas to reduce flood losses; appointing the City Manager or his/her designated representative to implement the provisions of this ordinance; Requiring permits for development in Flood Hazard areas; establishing a disclaimer of liability; providing for a penalty for the violation of this Ordinance; providing repealing, savings and severability clauses; providing for an effective date of this ordinance and for the publication of the caption hereof.

Mayor Porter requested Items O-S be pulled from the Consent Agenda for individual consideration.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to approve Consent Agenda Items A-N and T as presented. A vote was taken and the motion passed 6-0 with Councilman Hoover absent.

REGULAR AGENDA

- O. Consider, and act upon, the award of contract #W2025-56 to WEBUILDFUN INC. for replacement playground equipment at Riverway Park in the estimated amount of \$70,000.00 through a cooperative purchasing contract with Buyboard and authorizing the City Manager to execute any and all necessary documents.

Council Discussion

Mayor Porter stated that the City continues to improve and replace playground equipment. Parks and Recreation Assistant Director Stowers answered questions from Council.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Williams, to approve Consent Agenda Item O as presented. A vote was taken and the motion passed 6-0 with Councilman Hoover absent.

- P. Consider, and act upon, the award of contract #W2025-57 to WEBUILDFUN INC. for replacement playground equipment at Sage Creek Park in the estimated amount of \$59,870.00 through a cooperative purchasing contract with Buyboard and authorizing the City Manager to execute any and all necessary documents.

Council Discussion

Mayor Porter stated that the City continues to improve and replace playground equipment.

Council Action

A motion was made by Councilman Duke, seconded by Councilman Williams, to approve Consent Agenda Item P as presented. A vote was taken and the motion passed 6-0 with Councilman Hoover absent.

- Q. Consider, and act upon, the award of contract #W2025-58 Founders Park Phase II Soccer Field Renovations to Grand Landscapes and Athletics (GLA) in the amount of \$598,392.00 through a cooperative purchasing contract with Buyboard and authorizing the City Manager to execute any and all necessary documents.**

Council Discussion

Mayor Porter confirmed this is the next phase of the field improvements at Founders Park. Parks and Recreation Assistant Director Stowers answered questions from Council.

Council Action

A motion was made by Councilman Mulliqi, seconded by Councilman Williams, to approve Consent Agenda Item Q as presented. A vote was taken and the motion passed 6-0 with Councilman Hoover absent.

- R. Consider, and act upon, Resolution No. 2024-32(R) authorizing the City Manager of the City of Wylie, Texas, to execute an Interlocal Agreement by and between the City of Wylie and the City of Murphy for a shared trail connection – Maxwell Creek Trail Connection.**

Council Discussion

Mayor Porter confirmed the improvements to the trail and the City's responsibility/plan for the connection. Parks and Recreation Assistant Director Stowers answered questions from Council.

Council Action

A motion was made by Councilman Williams, seconded by Councilman Duke, to approve Consent Agenda Item R as presented. A vote was taken and the motion passed 6-0 with Councilman Hoover absent.

- S. Consider, and act upon, a Final Plat of Villas at Kreymer creating 67 residential lots and five Homeowners Association lots on 21.91 acres, generally located on Kreymer Lane approximately 1400' north of E. Stone Road.**

Council Discussion

Mayor Porter asked if there is a separate owner and HOA from the surrounding neighborhood. Community Services Director Haskins answered questions from Council.

Council Action

A motion was made by Councilman Mulliqi, seconded by Councilman Williams, to approve Consent Agenda Item S as presented. A vote was taken and the motion passed 6-0 with Councilman Hoover absent.

- 1. Consider, and act upon, Ordinance No. 2024-44 to abandon Right-of-Way being a 1.279-acre tract of land in the City of Wylie's Extraterritorial Jurisdiction formerly part of Stone Road/FM 544.**

Council Discussion

Community Services Director Haskins answered questions from Council.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Mulliqi, to approve Item 1 as presented. A vote was taken and the motion passed 6-0 with Councilman Hoover absent.

WORK SESSION

Mayor Porter convened the Council into Work Sessions at 6:35 p.m.

WS1. Discuss the Zoning Ordinance regarding smoke shops and retailers that sell smoke, vape, and related products.

Community Services Director Haskins answered questions from Council.

Tina Stelnicki addressed the Council thanking them for taking a pro-business stance.

Bobby Heath addressed the Council with concerns regarding vaping and increased crime.

Terry Allen addressed the Council with concerns regarding vape and CBD shops.

Jeremy Meir addressed the Council with concerns regarding vape and CBD shops.

Council gave direction to staff to move forward with bringing back information on a SUP process for these types of businesses with the removal of the percentage of sales.

WS2. Discuss The Wall That Heals Vietnam Memorial.

Marketing and Communications Director Kelly gave a brief presentation to Council.

WS3. Discuss Encampment on City property.

Mayor *pro tem* Forrester expressed concerns with the safety aspect of individuals camping on City property.

Deputy City Manager Ollie addressed Council with some examples that staff has gathered from other cities that have similar ordinances in place. Ollie stated staff will bring back an ordinance for Council consideration in January.

Council consensus was in favor of bringing back an ordinance for consideration to address pedestrian safety and would like to see something in the draft ordinance about repeat offenders and aggressive behavior.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 7:27 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 7:28 p.m.

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.

ES1. Consider the sale or acquisition of properties located at Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, and State Hwy 78/Brown.

Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING.

This chapter does not require a governmental body to conduct an open meeting:

- (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or
- (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2021-4b, 2021-6c, 2022-1b, 2022-1c, 2023-1c, 2023-2d, 2023-11a, 2023-11b, 2024-2d, 2024-4e, 2024-5a, 2024-5f, 2024-7a, 2024-7b, 2024-7e, 2024-8a, 2024-8b, 2024-8c, 2024-8d, 2024-9b, 2024-9c, 2024-9d, 2024-9e, 2024-9f, 2024-10a, 2024-10b, 2024-10c, 2024-11a, 2024-11b, 2024-11c, 2024-11d, 2024-11e, 2024-12-a, 2024-12b, and 2024-12c.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 8:42 p.m.

READING OF ORDINANCES

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

City Secretary Storm read the captions of Ordinance Nos. 2024-42, 2024-43, and 2024-44 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Williams, to adjourn the meeting at 8:44 p.m. A vote was taken and the motion passed 6-0 with Councilman Hoover absent.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: WEDC
Prepared By: Jason Greiner

Account Code: _____

Subject

Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of November 30, 2024.

Recommendation

Motion to approve the Item as presented.

Discussion

The Wylie Economic Development Corporation (WEDC) Board of Directors approved the attached financials on December 18, 2024.

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
Category: 400 - Taxes							
111-4000-40210	SALES TAX	4,990,217.00	4,990,217.00	0.00	0.00	-4,990,217.00	100.00 %
Category: 400 - Taxes Total:		4,990,217.00	4,990,217.00	0.00	0.00	-4,990,217.00	100.00%
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	112,000.00	112,000.00	36,341.37	75,270.33	-36,729.67	32.79 %
Category: 460 - Interest Income Total:		112,000.00	112,000.00	36,341.37	75,270.33	-36,729.67	32.79%
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	4,800.00	4,800.00	2,500.00	2,500.00	-2,300.00	47.92 %
111-4000-48410	MISCELLANEOUS INCOME	0.00	0.00	400.00	400.00	400.00	0.00 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	4,121,530.00	4,121,530.00	0.00	0.00	-4,121,530.00	100.00 %
Category: 480 - Miscellaneous Income Total:		4,126,330.00	4,126,330.00	2,900.00	2,900.00	-4,123,430.00	99.93%
Revenue Total:		9,228,547.00	9,228,547.00	39,241.37	78,170.33	-9,150,376.67	99.15%
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	470,558.40	470,558.40	52,908.59	69,106.02	401,452.38	85.31 %
111-5611-51140	LONGEVITY PAY	2,807.68	2,807.68	2,664.00	2,664.00	143.68	5.12 %
111-5611-51310	TMRS	74,649.83	74,649.83	8,613.75	11,124.36	63,525.47	85.10 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	79,943.76	79,943.76	6,607.42	13,007.14	66,936.62	83.73 %
111-5611-51420	LONG-TERM DISABILITY	1,741.07	1,741.07	161.60	161.60	1,579.47	90.72 %
111-5611-51440	FICA	29,348.70	29,348.70	3,255.93	4,167.92	25,180.78	85.80 %
111-5611-51450	MEDICARE	6,863.81	6,863.81	761.45	974.73	5,889.08	85.80 %
111-5611-51470	WORKERS COMP PREMIUM	994.07	994.07	724.00	724.00	270.07	27.17 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	585.00	585.00	0.00	0.00	585.00	100.00 %
Category: 510 - Personnel Services Total:		667,492.32	667,492.32	75,696.74	101,929.77	565,562.55	84.73%
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	153.30	285.49	4,714.51	94.29 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	4.85	4.85	295.15	98.38 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	173.22	216.45	2,783.55	92.79 %
Category: 520 - Supplies Total:		8,300.00	8,300.00	331.37	506.79	7,793.21	93.89%
Category: 540 - Materials for Maintenance							
111-5611-54610	FURNITURE & FIXTURES	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
111-5611-54810	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	0.00	7,650.00	100.00 %
Category: 540 - Materials for Maintenance Total:		10,150.00	10,150.00	0.00	0.00	10,150.00	100.00%
Category: 560 - Contractual Services							
111-5611-56030	INCENTIVES	1,741,250.00	1,741,250.00	0.00	0.00	1,741,250.00	100.00 %
111-5611-56040	SPECIAL SERVICES	87,270.00	87,270.00	157.50	157.50	87,112.50	99.82 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	71,000.00	71,000.00	100.00	1,654.83	69,345.17	97.67 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTUR	9,020,667.00	9,020,667.00	41,981.64	41,981.64	8,978,685.36	99.53 %
111-5611-56080	ADVERTISING	226,125.00	226,125.00	14,173.62	25,182.58	200,942.42	88.86 %
111-5611-56090	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	5,596.52	7,907.92	66,542.08	89.38 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	511.04	511.04	7,388.96	93.53 %
111-5611-56180	RENTAL	27,000.00	27,000.00	2,250.00	4,500.00	22,500.00	83.33 %
111-5611-56210	TRAVEL & TRAINING	95,500.00	95,500.00	1,428.37	14,194.75	81,305.25	85.14 %
111-5611-56250	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	7,675.05	32,924.27	58,128.73	63.84 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	5,816.85	5,816.85	983.15	14.46 %
111-5611-56510	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	0.00	0.00	53,000.00	100.00 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	855,300.00	855,300.00	1,675.00	1,675.00	853,625.00	99.80 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	205.34	205.34	2,194.66	91.44 %

Budget Report

For Fiscal: 2024-2025 Period Ending: 11/30/2024

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Category: 560 - Contractual Services Total:	12,359,715.00	12,359,715.00	81,570.93	136,711.72	12,223,003.28	98.89%
Category: 570 - Debt Service & Capital Replacement						
111-5611-57410 PRINCIPAL PAYMENT	606,744.04	606,744.04	51,304.25	102,433.21	504,310.83	83.12 %
111-5611-57415 INTEREST EXPENSE	625,253.60	625,253.60	51,362.22	102,899.73	522,353.87	83.54 %
Category: 570 - Debt Service & Capital Replacement Total:	1,231,997.64	1,231,997.64	102,666.47	205,332.94	1,026,664.70	83.33%
Category: 580 - Capital Outlay						
111-5611-58110 LAND-PURCHASE PRICE	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00 %
Category: 580 - Capital Outlay Total:	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00%
Expense Total:	15,277,654.96	15,277,654.96	260,265.51	444,481.22	14,833,173.74	97.09%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-6,049,107.96	-6,049,107.96	-221,024.14	-366,310.89	5,682,797.07	93.94%
Report Surplus (Deficit):	-6,049,107.96	-6,049,107.96	-221,024.14	-366,310.89	5,682,797.07	93.94%

01/14/2025 Item B.

Budget Report

For Fiscal: 2024-2025 Period Ending: 11/30/2024

Group Summary

Category	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue						
400 - Taxes	4,990,217.00	4,990,217.00	0.00	0.00	-4,990,217.00	100.00%
460 - Interest Income	112,000.00	112,000.00	36,341.37	75,270.33	-36,729.67	32.79%
480 - Miscellaneous Income	4,126,330.00	4,126,330.00	2,900.00	2,900.00	-4,123,430.00	99.93%
Revenue Total:	9,228,547.00	9,228,547.00	39,241.37	78,170.33	-9,150,376.67	99.15%
Expense						
510 - Personnel Services	667,492.32	667,492.32	75,696.74	101,929.77	565,562.55	84.73%
520 - Supplies	8,300.00	8,300.00	331.37	506.79	7,793.21	93.89%
540 - Materials for Maintenance	10,150.00	10,150.00	0.00	0.00	10,150.00	100.00%
560 - Contractual Services	12,359,715.00	12,359,715.00	81,570.93	136,711.72	12,223,003.28	98.89%
570 - Debt Service & Capital Replacement	1,231,997.64	1,231,997.64	102,666.47	205,332.94	1,026,664.70	83.33%
580 - Capital Outlay	1,000,000.00	1,000,000.00	0.00	0.00	1,000,000.00	100.00%
Expense Total:	15,277,654.96	15,277,654.96	260,265.51	444,481.22	14,833,173.74	97.09%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-6,049,107.96	-6,049,107.96	-221,024.14	-366,310.89	5,682,797.07	93.94%
Report Surplus (Deficit):	-6,049,107.96	-6,049,107.96	-221,024.14	-366,310.89	5,682,797.07	93.94%

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Budget Report

For Fiscal: 2024-2025 Period Ending: 11/30/2024

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CC	-6,049,107.96	-6,049,107.96	-221,024.14	-366,310.89	5,682,797.07
Report Surplus (Deficit):	-6,049,107.96	-6,049,107.96	-221,024.14	-366,310.89	5,682,797.07

Wylie Economic Development Corporation
Statement of Net Position
As of November 30, 2024

Assets

Cash and cash equivalents	\$ 12,969,899.08	
Receivables	\$ 717,000.00	Note 1
Inventories	\$ 14,645,353.88	
Prepaid Items	\$ -	
Total Assets	\$ 28,332,252.96	

Deferred Outflows of Resources

Pensions	\$ 114,336.55
Total deferred outflows of resources	\$ 114,336.55

Liabilities

Accounts Payable and other current liabilities	\$ 130,651.85	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 582,787.63	Note 3
Due in more than one year	\$ 14,528,089.43	
Total Liabilities	\$ 15,242,728.91	

Deferred Inflows of Resources

Pensions	\$ (8,336.41)
Total deferred inflows of resources	\$ (8,336.41)

Net Position

Net investment in capital assets	\$ -
Unrestricted	\$ 13,195,524.19
Total Net Position	\$ 13,195,524.19

Note 1: Includes incentives in the form of forgivable loans for \$67,000 (Glen Echo), \$450,000 (Phoenix Ascending), and \$200,000 (MLKJ)

Note 2: Deposits from rental property

Note 3: Liabilities due within one year includes compensated absences of \$32,301

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	12,967,899.08
111-1000-10115	CASH - WEDC - INWOOD	0.00
111-1000-10135	ESCROW	0.00
111-1000-10180	DEPOSITS	2,000.00
111-1000-10198	OTHER - MISC CLEARING	0.00
111-1000-10341	TEXPOOL	0.00
111-1000-10343	LOGIC	0.00
111-1000-10481	INTEREST RECEIVABLE	0.00
111-1000-11511	ACCTS REC - MISC	0.00
111-1000-11517	ACCTS REC - SALES TAX	0.00
111-1000-12810	LEASE PAYMENTS RECEIVABLE	0.00
111-1000-12950	LOAN PROCEEDS RECEIVABLE	0.00
111-1000-12996	LOAN RECEIVABLE	0.00
111-1000-12997	ACCTS REC - JTM TECH	0.00
111-1000-12998	ACCTS REC - FORGIVEABLE LOANS	717,000.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	14,645,353.88
111-1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	1,010,500.00
	Total Assets:	29,342,752.96
		<u>29,342,752.96</u>
Liability		
111-2000-20110	FEDERAL INCOME TAX PAYABLE	0.00
111-2000-20111	MEDICARE PAYABLE	0.00
111-2000-20112	CHILD SUPPORT PAYABLE	0.00
111-2000-20113	CREDIT UNION PAYABLE	0.00
111-2000-20114	IRS LEVY PAYABLE	0.00
111-2000-20115	NATIONWIDE DEFERRED COMP	0.00
111-2000-20116	HEALTH INSUR PAY-EMPLOYEE	-2,532.53
111-2000-20117	TMRS PAYABLE	220.67
111-2000-20118	ROTH IRA PAYABLE	0.00
111-2000-20119	WORKERS COMP PAYABLE	0.00
111-2000-20120	FICA PAYABLE	0.00
111-2000-20121	TEC PAYABLE	0.00
111-2000-20122	STUDENT LOAN LEVY PAYABLE	0.00
111-2000-20123	ALIMONY PAYABLE	0.00
111-2000-20124	BANKRUPTCY PAYABLE	0.00
111-2000-20125	VALIC DEFERRED COMP	0.00
111-2000-20126	ICMA PAYABLE	0.00
111-2000-20127	EMP. LEGAL SERVICES PAYABLE	0.00
111-2000-20130	FLEXIBLE SPENDING ACCOUNT	1,699.96
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	-3.00
111-2000-20133	Unemployment Comp Payable	13.70
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	49.46
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	0.00
111-2000-20210	ACCOUNTS PAYABLE	0.00
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	1,010,500.00
111-2000-20610	RETAINAGE PAYABLE	131,203.59

Balance Sheet

As Of 11/30/2024

Account	Name	Balance
111-2000-20810	DUE TO GENERAL FUND	0.00
111-2000-22270	DEFERRED INFLOW	0.00
111-2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
	Total Liability:	1,142,351.85

Equity

111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	28,566,712.00
	Total Beginning Equity:	28,566,712.00
Total Revenue		78,170.33
Total Expense		444,481.22
Revenues Over/Under Expenses		-366,310.89
	Total Equity and Current Surplus (Deficit):	28,200,401.11
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>29,342,752.96</u>

Balance Sheet

As Of 11/30/2024

Account	Name	Balance
Fund: 922 - GEN LONG TERM DEBT (WEDC)		
Assets		
	Total Assets:	0.00
		<u>0.00</u>
Liability		
922-2000-28248	GOVCAP LOAN/SERIES 2022	7,281,368.05
	Total Liability:	7,281,368.05
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>7,281,368.05</u>
	*** FUND 922 OUT OF BALANCE ***	-7,281,368.05

***Warning: Account Authorization is turned on. Please run the Unauthorized Account Listing Report to see if you are out of balance due to missing

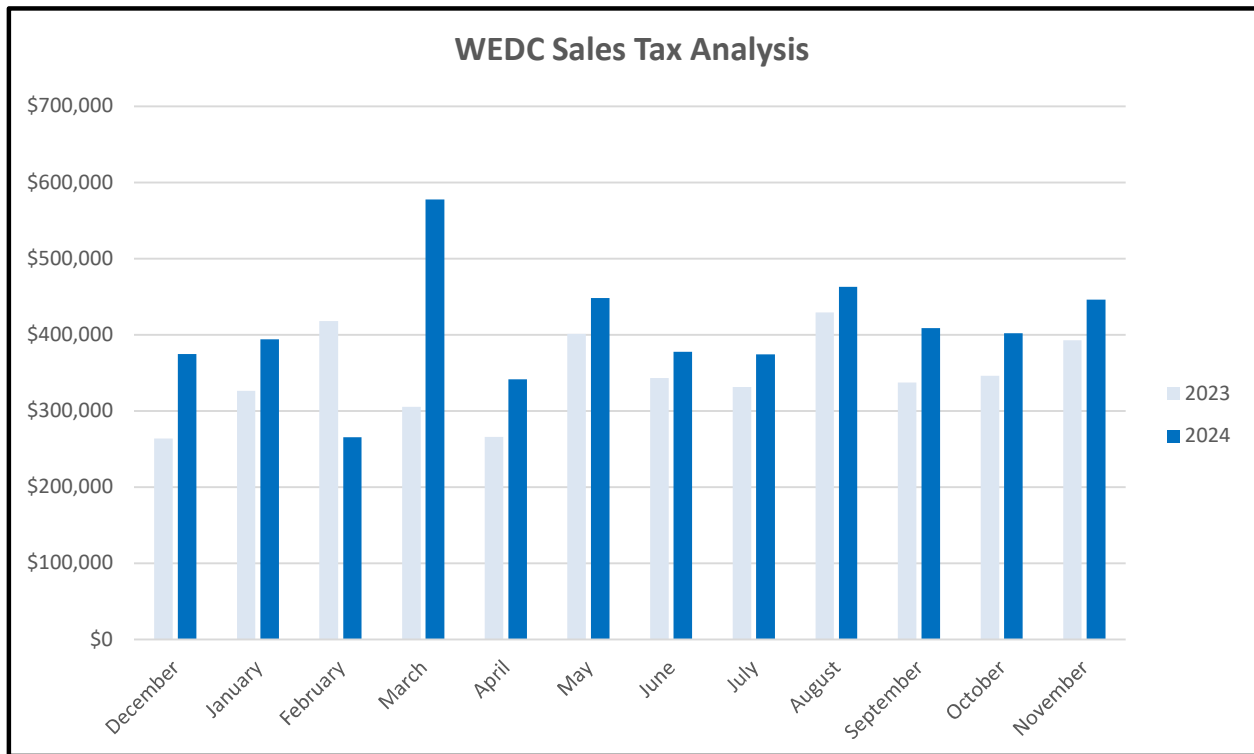
Wylie Economic Development Corporation

SALES TAX REPORT

November 30, 2024

BUDGETED YEAR

MONTH	FY 2021	FY 2022	FY 2023	FY 2024	DIFF 23 vs. 24	% DIFF 23 vs. 24
DECEMBER	\$ 235,381.33	\$ 263,577.66	\$ 338,726.54	\$ 374,686.38	\$ 35,959.83	10.62%
JANUARY	\$ 262,263.52	\$ 326,207.92	\$ 368,377.73	\$ 393,994.39	\$ 25,616.67	6.95%
FEBRUARY	\$ 456,571.35	\$ 417,896.79	\$ 480,381.11	\$ 265,491.94	\$ (214,889.17)	-44.73%
MARCH	\$ 257,187.91	\$ 305,605.50	\$ 313,686.17	\$ 577,757.71	\$ 264,071.54	84.18%
APRIL	\$ 221,881.55	\$ 265,773.80	\$ 310,050.94	\$ 341,335.06	\$ 31,284.12	10.09%
MAY	\$ 400,371.70	\$ 401,180.20	\$ 434,878.33	\$ 448,671.55	\$ 13,793.21	3.17%
JUNE	\$ 290,586.92	\$ 343,371.26	\$ 330,236.89	\$ 377,949.25	\$ 47,712.37	14.45%
JULY	\$ 314,559.10	\$ 331,432.86	\$ 379,162.00	\$ 374,225.20	\$ (4,936.80)	-1.30%
AUGUST	\$ 390,790.76	\$ 429,696.16	\$ 448,253.70	\$ 463,185.29	\$ 14,931.59	3.33%
SEPTEMBER	\$ 307,681.15	\$ 337,512.61	\$ 371,880.65	\$ 408,571.56	\$ 36,690.91	9.87%
OCTOBER	\$ 326,382.38	\$ 346,236.36	\$ 377,466.67	\$ 402,154.81	\$ 24,688.13	6.54%
NOVEMBER	\$ 411,813.32	\$ 392,790.84	\$ 458,694.91	\$ 446,217.04	\$ (12,477.87)	-2.72%
Sub-Total	\$ 3,875,470.98	\$ 4,161,281.96	\$ 4,611,795.64	\$ 4,874,240.16	\$ 262,444.52	8.37%
Total	\$ 3,875,470.98	\$ 4,161,281.96	\$ 4,611,795.64	\$ 4,874,240.16	\$ 262,444.52	8.37%



*** Sales Tax collections typically take 2 months to be reflected as Revenue. SisTx receipts are then accrued back 2 months.
 Example: November SisTx Revenue is actually September SisTx and is therefore the 12th allocation in FY24.

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

November 30, 2024

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE	
AMERICAN ENTITLEMENTS II	\$ 35,000.00	\$ 12,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 23,000.00	\$ 35,000.00	
AXL	\$ 65,000.00	\$ 18,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,500.00	\$ 65,000.00	
GLEN ECHO BREWING	\$ 100,000.00	\$ 30,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 50,000.00	\$ 100,000.00	A
MLKJ	\$ 80,000.00	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 40,000.00	\$ -	\$ 80,000.00	B
CLF II LI WYLIE (LOVETT)	\$ 1,300,000.00	\$ 650,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000.00	\$ 1,300,000.00	
PHOENIX ASCENDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	C
SANDEN INTERNATIONAL	\$ 500,000.00	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000.00	\$ 500,000.00	
	\$ 2,080,000.00	\$ 950,500.00	\$ 60,000.00	\$ -	\$ -	\$ -	\$ 60,000.00	\$ 1,069,500.00	\$ 2,080,000.00	
							<i>Deferred Outflow</i>	<i>\$ 1,010,500.00</i>		

A. Performance Agreement (\$100,000) and Forgiveable Land Grant (\$100,000 forgiven over 3 years). **\$33,000 CO**, \$33,000 in 2025, and \$34,000 in 2026.

B. Performance Agreement (\$80,000) and Forgiveable Land Grant (\$200,000 forgiven over 3 years). \$50,000 CO & \$50,000/year in 2025, 2026, & 2027.

C. Forgiveable Land Grant (\$450,000 forgiven over 4 years). \$112,500 CO & \$112,500/year in 2026, 2027, & 2028.



Wylie City Council

AGENDA REPORT

Department: Finance

Account Code: _____

Prepared By: Melissa Brown

Subject

Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for November 30, 2024.

Recommendation

Motion to approve the Item as presented.

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

11/30/2024

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2024-2025	CURRENT MONTH ACTUAL 2024-2025	YTD ACTUAL 2024-2025	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 16.67%
GENERAL FUND REVENUE SUMMARY					
TAXES	45,294,073	692,558	956,905	2.11%	A
FRANCHISE FEES	2,955,800	911	911	0.03%	B
LICENSES AND PERMITS	1,046,000	62,991	157,358	15.04%	
INTERGOVERNMENTAL REV.	5,115,307	501,523	506,890	9.91%	C
SERVICE FEES	6,459,688	462,114	477,134	7.39%	D
COURT FEES	350,750	27,485	63,265	18.04%	
INTEREST INCOME	1,500,000	68,832	156,789	10.45%	E
MISCELLANEOUS INCOME	260,500	7,319	23,271	8.93%	
OTHER FINANCING SOURCES	2,740,520	0	2,721,676	99.31%	F
REVENUES	65,722,638	1,823,734	5,064,198	7.71%	
USE OF FUND BALANCE	2,432,100	0	0	0.00%	
USE OF CARRY-FORWARD FUNDS	1,980,558	NA	NA	NA	G
TOTAL REVENUES	70,135,296	1,823,734	5,064,198	7.22%	
GENERAL FUND EXPENDITURE SUMMARY					
CITY COUNCIL	83,047	15,546	17,983	21.65%	
CITY MANAGER	1,453,814	160,346	213,127	14.66%	
CITY SECRETARY	482,613	55,479	72,117	14.94%	
CITY ATTORNEY	170,000	26,358	26,358	15.50%	
FINANCE	1,507,276	138,947	186,438	12.37%	
FACILITIES	1,461,024	89,343	132,749	9.09%	
MUNICIPAL COURT	720,967	67,197	95,005	13.18%	
HUMAN RESOURCES	976,654	99,602	138,559	14.19%	
PURCHASING	364,228	37,058	49,283	13.53%	
INFORMATION TECHNOLOGY	2,486,222	202,955	864,502	34.77%	H
POLICE	17,221,225	2,093,309	2,776,483	16.12%	
FIRE	14,280,186	1,898,831	2,598,122	18.19%	
EMERGENCY COMMUNICATIONS	4,518,298	202,269	820,744	18.16%	
ANIMAL CONTROL	1,752,703	253,762	287,542	16.41%	
EMERGENCY MEDICAL SERVICES	3,790,024	282,172	364,210	9.61%	
PLANNING	431,939	49,360	66,049	15.29%	
BUILDING INSPECTION	594,423	53,464	72,237	12.15%	
CODE ENFORCEMENT	448,319	35,978	47,305	10.55%	
STREETS	5,904,166	382,527	658,579	11.15%	
PARKS	2,382,992	191,518	284,245	11.93%	
LIBRARY	2,760,522	288,837	451,260	16.35%	
COMBINED SERVICES	6,495,070	539,308	611,888	9.42%	
TOTAL EXPENDITURES	70,285,712	7,164,164	10,834,785	15.42%	
REVENUES OVER/(UNDER) EXPENDITURES	-150,416	-5,340,430	-5,770,586	-8.19%	
A. Property Tax Collections for FY24-25 as of November 30, 2024 are 3.15%, in comparison to FY23-24 for the same time period of 4.48%. Sales tax is on a 2 month lag and has not been received.					
B. Franchise Fees: Most franchise fees are recognized quarterly with electric fees making up the majority.					
C. Intergovernmental Rev: The majority of intergovernmental revenues come from WISD reimbursements and Fire Services which are billed semi annually.					
D. Service Fees: Trash fees billed in October are applicable towards FY 2023-24 revenue with the remaining fees coming from other seasonal fees. Only one month of Trash fees has been received.					
E. Interest Rates have gone down slightly.					
F. Yearly transfer from Utility Fund.					
G. Largest Carry Forward items: \$800,000 for Animal Shelter Remodel, \$615,587 for Ambulance and 2 Chassis, \$126,900 for Annual Emergency Comm Annual Radio Replacement, \$124,630 for Brown Street Railroad Project, \$100,000 Pavement Condition Index					
H. Annual maintenance agreements					

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

November 30, 2024

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2024-2025	CURRENT MONTH ACTUAL 2024-2025	YTD ACTUAL 2024-2025	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 16.67%
UTILITY FUND REVENUES SUMMARY					
SERVICE FEES	30,792,578	3,057,125	3,107,193	10.09%	I
INTEREST INCOME	850,000	98,149	202,537	23.83%	J
MISCELLANEOUS INCOME	70,000	1,820	14,420	20.60%	
OTHER FINANCING SOURCES				0.00%	
REVENUES	31,712,578	3,157,094	3,324,150	10.48%	
USE OF FUND BALANCE	0	NA	0	0	
USE OF CARRY-FORWARD FUNDS	341,718	NA	NA	NA	K
TOTAL REVENUES	32,054,296	NA	3,324,150	10.37%	
UTILITY FUND EXPENDITURE SUMMARY					
UTILITY ADMINISTRATION	659,806	44,707	80,679	12.23%	
UTILITIES - WATER	5,439,587	231,353	292,258	5.37%	L
CITY ENGINEER	1,200,804	76,695	103,724	8.64%	
UTILITIES - SEWER	2,528,196	150,563	213,779	8.46%	
UTILITY BILLING	1,905,189	144,178	216,180	11.35%	
COMBINED SERVICES	21,147,091	1,661,384	6,504,037	30.76%	M
TOTAL EXPENDITURES	32,880,673	2,308,879	7,410,657	22.54%	
REVENUES OVER/(UNDER) EXPENDITURES	-826,378	848,215	-4,086,508	-12.17%	
I. Most Utility Fund Revenue billed in October was applicable to FY 2023-24. Only one month has been received.					
J. Interest Rates have gone down slightly.					
K. Largest Carry Forward items: \$61,545 Dogwood Waterline Replacement Design, \$121,760 4X2 Dump Truck, \$72,820 Lead Copper Rule Revision, \$49,934 SCADA Upgrades					
L. \$1.5 Million budget for Dogwood Waterline Replacement has not been started and is skewing percentage down.					
M. Annual transfer to the General Fund.					



Wylie City Council

AGENDA REPORT

Department: Finance

Account Code: _____

Prepared By: Melissa Brown

Subject

Consider, and place on file, the City of Wylie Monthly Investment Report for November 30, 2024.

Recommendation

Motion to approve the Item as presented.

Discussion

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

City Of Wylie

2024-2025 Investment Report November 30, 2024

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	\$17,253,229.95	MMA	4.7302%	Texpool	12/31/2006	NA
2	\$17,851,177.48	MMA	4.7112%	TexStar	3/15/2011	NA
	\$35,104,407.43					

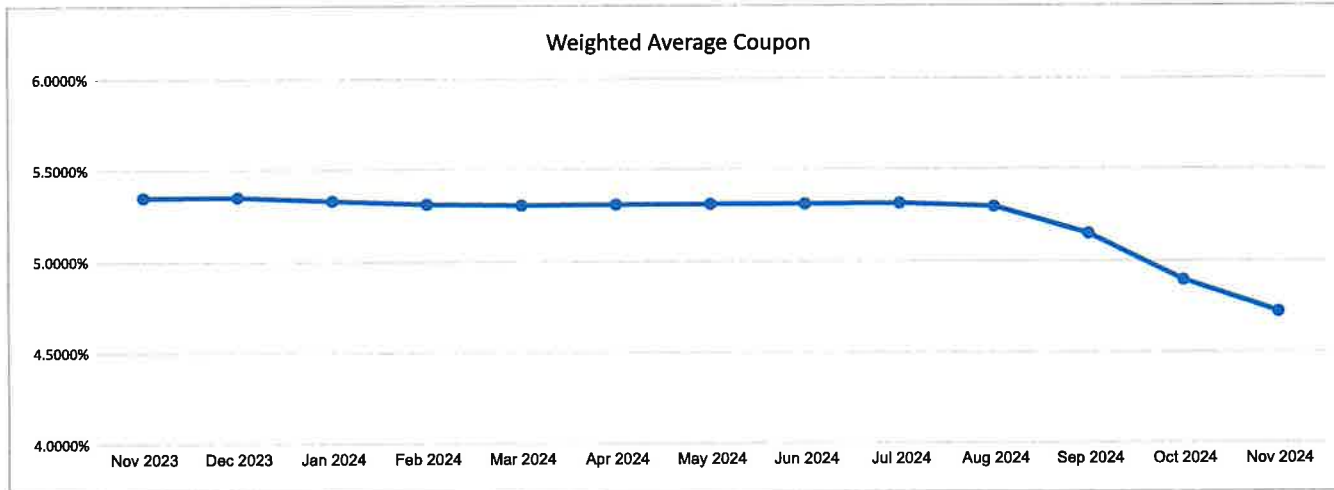
Total

Weighted Average Coupon:
Weighted Average Maturity (Days):

4.7205%
1.00

Money Markets:
Certificates of Deposits:

\$35,104,407.43
\$0.00
\$35,104,407.43




 Finance Director/Investment Officer



Wylie City Council

AGENDA REPORT

Department: Finance

Account Code: See Exhibit A

Prepared By: Melissa Brown

Subject

Consider, and act upon, Ordinance No. 2025-01 amending Ordinance No. 2024-25, which established the fiscal year 2024-2025 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.

Recommendation

Motion to approve the Item as presented.

Discussion

This budget amendment is a request to use \$5,400 of the Court Technology Funds to purchase video arraignment software.
The balance in the Court Technology Fund will be \$28,767 after the purchase.

ORDINANCE NO. 2025-01

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING ORDINANCE NO. 2024-25, WHICH ESTABLISHED THE BUDGET FOR FISCAL YEAR 2024-2025; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council heretofore adopted Ordinance No. 2024-25 setting forth the Budget for Fiscal Year 2024-2025 beginning October 1, 2024, and ending September 30, 2025; and,

WHEREAS, the City Departments and Divisions routinely review their budget appropriations to determine if any changes are necessary; and

WHEREAS, based upon said review the City staff now recommends that certain amendments to the Budget be considered by the City Council; see Exhibit A; and,

WHEREAS, the City Council has the authority to make amendments to the City Budget under Article VII, Section 4 of the City Charter, as well as State law; and,

WHEREAS, the City Council has determined that the proposed amendments to the FY 2024-2025 Budget; see Exhibit A, with the revenues and expenditures therein contained, is in the best interest of the City; and therefore, desires to adopt the same by formal action.

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

SECTION I: The proposed amendments to the FY 2024-2025 Budget of the City of Wylie; Exhibit A, as heretofore adopted by Ordinance No. 2025-01, are completely adopted and approved as amendments to the said FY 2024-2025 Budget.

SECTION II: All portions of the existing FY 2024-2025 Budget and Ordinance No. 2024-25, except as specifically herein amended, shall remain in full force and effect, and not be otherwise affected by the adoption of the amendatory ordinance.

SECTION III: Should any paragraph, sentence, sub-division, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part or parts as declared to be invalid, illegal, or unconstitutional.

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

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

SECTION VI: The repeal of any ordinance, or parts thereof, by the enactment of the Ordinance, shall not be construed as abandoning any action now pending under or by virtue of such ordinance; nor shall it have the effect of discontinuing, abating, modifying or altering any penalty accruing or to accrue,

nor as affecting any rights of the municipality under any section or provision of any ordinances at the time of passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 14th day of January, 2025.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Budget Amendment
Court Technology Fund - Software

Exhibit A

<u>Fund</u>	<u>Department</u>	<u>Account Number</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>
151	5617	54810	Computer Hard/Software	5,400.00	
				<u>5,400.00</u>	<u>0.00</u>



Wylie City Council

AGENDA REPORT

Department: Finance **Account Code:** See Exhibit A
Prepared By: Melissa Brown

Subject

Consider, and act upon, Ordinance No. 2025-02 amending Ordinance No. 2024-25, which established the fiscal year 2024-2025 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.

Recommendation

Motion to approve the Item as presented.

Discussion

An average 3% merit salary increase was approved by Council as part of the FY 2024-25 budget. The department detail is attached in Exhibit A, reallocating the budget dollars from Special Services to the various departments in Funds 100, 112, 161, and 611.

	<u>Budget</u>	<u>Merit Based</u>	<u>Variance B/(W)</u>
General Fund	\$ 309,819	\$ 309,819	\$ 0
4B Fund	\$ 48,240	\$ 48,240	\$ 0
Utility Fund	\$ 86,553	\$ 74,975	\$ 11,578
Hotel Occupancy Fund	\$ 0	\$ 1,808	\$ (1,808)

The extra dollars will remain in the Special Services account for the Utility Fund. The 4B Fund merit is over budget by \$22,000. The merit increase has been adjusted to equal the merit budget. Any additional funds needed will be made up by part time salary savings.

The overall effect of this amendment is budget neutral except for the Hotel Occupancy Fund which will increase the budget by \$1,808. The merit increase was not added to the original budget for this fund.

ORDINANCE NO. 2025-02

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING ORDINANCE NO. 2024-25, WHICH ESTABLISHED THE BUDGET FOR FISCAL YEAR 2024-2025; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council heretofore adopted Ordinance No. 2024-25 setting forth the Budget for Fiscal Year 2024-2025 beginning October 1, 2024, and ending September 30, 2025; and,

WHEREAS, the City Departments and Divisions routinely review their budget appropriations to determine if any changes are necessary; and

WHEREAS, based upon said review the City staff now recommends that certain amendments to the Budget be considered by the City Council; see Exhibit A; and,

WHEREAS, the City Council has the authority to make amendments to the City Budget under Article VII, Section 4 of the City Charter, as well as State law; and,

WHEREAS, the City Council has determined that the proposed amendments to the FY 2024-2025 Budget; see Exhibit A, with the revenues and expenditures therein contained, is in the best interest of the City; and therefore, desires to adopt the same by formal action.

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

SECTION I: The proposed amendments to the FY 2024-2025 Budget of the City of Wylie; Exhibit A, as heretofore adopted by Ordinance No. 2025-02, are completely adopted and approved as amendments to the said FY 2024-2025 Budget.

SECTION II: All portions of the existing FY 2024-2025 Budget and Ordinance No. 2024-25, except as specifically herein amended, shall remain in full force and effect, and not be otherwise affected by the adoption of the amendatory ordinance.

SECTION III: Should any paragraph, sentence, sub-division, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part or parts as declared to be invalid, illegal, or unconstitutional.

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

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

SECTION VI: The repeal of any ordinance, or parts thereof, by the enactment of the Ordinance, shall not be construed as abandoning any action now pending under or by virtue of such ordinance; nor shall it have the effect of discontinuing, abating, modifying or altering any penalty accruing or to accrue,

nor as affecting any rights of the municipality under any section or provision of any ordinances at the time of passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 14th day of January, 2025.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Budget Amendment
Redistribution of Funds Set Aside for 3% Average Merit Increase

Exhibit A

Fund	Department	Account Number	Account Description	Debit	Credit
100	5112	51110	Salaries	20,354.53	
		51310	TMRS	3,209.91	
		51440	FICA	1,261.98	
		51450	Medicare	<u>295.14</u>	
				25,121.56	
100	5113	51110	Salaries	7,664.67	
		51310	TMRS	1,208.72	
		51440	FICA	475.21	
		51450	Medicare	<u>111.14</u>	
				9,459.74	
100	5131	51110	Salaries	21,454.44	
		51310	TMRS	3,383.36	
		51440	FICA	1,330.18	
		51450	Medicare	<u>311.09</u>	
				26,479.07	
100	5132	51110	Salaries	6,988.64	
		51310	TMRS	1,102.11	
		51440	FICA	433.30	
		51450	Medicare	<u>101.34</u>	
				8,625.39	
100	5152	51110	Salaries	7,404.09	
		51310	TMRS	1,167.62	
		51440	FICA	459.05	
		51450	Medicare	<u>107.36</u>	
				9,138.12	
100	5153	51110	Salaries	12,230.11	
		51310	TMRS	1,928.69	
		51440	FICA	758.27	
		51450	Medicare	<u>177.34</u>	
				15,094.41	
100	5154	51110	Salaries	5,691.79	
		51310	TMRS	897.60	
		51440	FICA	352.89	
		51450	Medicare	<u>82.53</u>	
				7,024.81	
100	5155	51110	Salaries	15,125.39	
		51310	TMRS	2,385.27	
		51440	FICA	937.77	
		51450	Medicare	<u>219.32</u>	
				18,667.75	

Budget Amendment
Redistribution of Funds Set Aside for 3% Average Merit Increase

Exhibit A

Fund	Department	Account Number	Account Description	Debit	Credit
100	5211	51110	Salaries	19,641.80	
		51112	Salaries - Part Time	6,659.89	
		51310	TMRS	3,097.51	
		51440	FICA	1,630.70	
		51450	Medicare	<u>381.37</u>	
				31,411.27	
100	5231	51110	Salaries	25,074.46	
		51310	TMRS	3,954.24	
		51440	FICA	1,554.62	
		51450	Medicare	<u>363.58</u>	
				30,946.90	
100	5241	51110	Salaries	3,071.95	
		51310	TMRS	484.45	
		51440	FICA	190.46	
		51450	Medicare	<u>44.54</u>	
				3,791.40	
100	5251	51110	Salaries	8,440.53	
		51112	Salaries - Part Time	228.74	
		51310	TMRS	1,331.07	
		51440	FICA	537.49	
		51450	Medicare	<u>125.70</u>	
				10,663.53	
100	5261	51110	Salaries	1,697.90	
		51310	TMRS	267.76	
		51440	FICA	105.27	
		51450	Medicare	<u>24.62</u>	
				2,095.55	
100	5311	51110	Salaries	8,171.65	
		51310	TMRS	1,288.67	
		51440	FICA	506.64	
		51450	Medicare	<u>118.49</u>	
				10,085.45	
100	5312	51110	Salaries	8,013.72	
		51310	TMRS	1,263.76	
		51440	FICA	496.85	
		51450	Medicare	<u>116.20</u>	
				9,890.53	
100	5313	51110	Salaries	5,310.86	
		51310	TMRS	837.52	
		51440	FICA	329.27	
		51450	Medicare	<u>77.01</u>	
				6,554.66	
100	5411	51110	Salaries	20,678.93	
		51310	TMRS	3,261.07	
		51440	FICA	1,282.09	
		51450	Medicare	<u>299.84</u>	
				25,521.93	

Budget Amendment
Redistribution of Funds Set Aside for 3% Average Merit Increase

Exhibit A

Fund	Department	Account Number	Account Description	Debit	Credit
100	5511	51110	Salaries	14,862.42	
		51310	TMRS	2,343.80	
		51440	FICA	921.47	
		51450	Medicare	<u>215.51</u>	
				18,343.20	
100	5551	51110	Salaries	27,373.74	
		51112	Salaries - Part Time	6,613.12	
		51310	TMRS	4,316.84	
		51440	FICA	2,107.18	
		51450	Medicare	<u>492.81</u>	
				40,903.69	
100	5181	56040	Special Services		309,818.96
112	5612	51110	Salaries	1,590.26	
		51310	TMRS	250.78	
		51440	FICA	98.60	
		51450	Medicare	<u>23.06</u>	
				1,962.70	
112	5613	51110	Salaries	6,248.10	
		51310	TMRS	985.33	
		51440	FICA	387.38	
		51450	Medicare	<u>90.60</u>	
				7,711.41	
112	5614	51110	Salaries	15,851.16	
		51310	TMRS	2,499.73	
		51440	FICA	982.77	
		51450	Medicare	<u>229.84</u>	
				19,563.50	
112	5625	51110	Salaries	15,684.38	
		51310	TMRS	2,118.18	
		51440	FICA	972.41	
		51450	Medicare	<u>227.42</u>	
				19,002.39	
112	5000	56040	Special Services		48,240.00

Budget Amendment
Redistribution of Funds Set Aside for 3% Average Merit Increase

Exhibit A

Fund	Department	Account Number	Account Description	Debit	Credit
611	5711	51110	Salaries	6,125.87	
		51310	TMRS	966.08	
		51440	FICA	379.80	
		51450	Medicare	<u>88.83</u>	
				7,560.58	
611	5712	51110	Salaries	17,649.70	
		51310	TMRS	2,783.36	
		51440	FICA	1,094.28	
		51450	Medicare	<u>255.92</u>	
				21,783.26	
611	5713	51110	Salaries	9,653.72	
		51310	TMRS	1,522.39	
		51440	FICA	598.53	
		51450	Medicare	<u>139.98</u>	
				11,914.62	
611	5714	51110	Salaries	10,605.19	
		51310	TMRS	1,672.44	
		51440	FICA	657.52	
		51450	Medicare	<u>153.78</u>	
				13,088.93	
611	5715	51110	Salaries	16,713.22	
		51310	TMRS	2,635.67	
		51440	FICA	1,036.22	
		51450	Medicare	<u>242.34</u>	
				20,627.45	
611	5719	56040	Special Services		74,974.84
161	5651	51110	Salaries	1,464.84	
		51310	TMRS	231.01	
		51440	FICA	90.82	
		51450	Medicare	<u>21.24</u>	
				1,807.91	
			BUDGET		
		TOTAL GENERAL FUND		309,819	0
		TOTAL 4B FUND		48,240	0
		TOTAL UTILITY FUND		86,553	11,578
		TOTAL HOTEL OCCUPANCY		0	(1,808)
			Merit Increase		
				309,819	
				48,240	
				74,975	
				1,808	



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Renae' Ollie/Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, the approval of a request to construct a new residential structure in accordance with Ordinance No. 2022-34. Property located at 100 S. Cottonbelt St. within the Downtown Historic District.

Recommendation

Motion to approve the Item as presented.

Discussion

Owner: Rick and Helen Pearce

Applicant: Rick and Helen Pearce

The Owner/Applicant is proposing to construct a new residential dwelling on a single lot. In accordance with Ordinance No. 2022-34, any development proposing new construction or substantial renovation requires special oversight by the Commission to ensure preservation of the historic and architectural character of the area.

The applicant is proposing to construct a 1,460 s. f. single story Craftsman style residential dwelling on 0.23 acres (10,019 s. f.). The single-family dwelling will conform to the design standards of Article 6.3 as well as other City ordinances and guidelines. The residential structure will also include an 84 s. f. covered porch/entry, an 80 s. f. covered patio, and a detached 722 s. f. single-car garage and shop area. The total build area is 2,346 s. f.

The proposed style includes front facing gable roofs with various roof pitches (10:12; 4:12, and 6:12). The primary exterior material shall be Hardie 5" lap siding with wood grain. A 6 ft. wooden fence will extend from the back of the house, around the property and connect to the back of the garage/outbuilding.

The detached garage also includes a 361 s. f. shop with a restroom. The detached garage is classified as an accessory structure and shall not be used as living quarters, as two dwelling units are not allowed on a single lot within DTH.

HRC Discussion

After some discussion, the Commission voted 4-0 to recommend approval with the following considerations; that the windows be changed to craftsman style panes, that the Hardie-plank show wood grain, and that there be at least two exterior colors, not including the trim. Those changes have been addressed and are part of the included exhibit.

1/3/25

Schuster Residence
100 S. Cottonbelt ave., Wylie, Tx 75098
Kellers Second Addition, Blk: 12, Lot: 14

ABBREVIATIONS

ACOUS.	-ACOUSTICAL	I.D.	-INRIDE DIAMETER
A.D.	-AREA DRAIN	INSUL.	-INSULATION
ADJ.	-ADJUSTABLE	INT.	-INTERIOR
A.F.F.	-ABOVE FINISH FLOOR	JAN.	-JANITOR
AGGR.	-AGGREGATE	JT.	-JOINT
ALUM.	-ALUMINUM	MT.	-MITCHEN
APPROX.	-APPROXIMATELY	K.O.	-KNOCK OUT
ARCH.	-ARCHITECTURAL	LAM.	-LAMINATE
BD.	-BOARD	LAV.	-LAVATORY
BLDG.	-BUILDING	LT.	-LIGHT
BM	-BEAM, BENCH MARK	LT.	-LIGHT
BGM.	-BOTTOM OF HEADER	MAX.	-MAXIMUM
CAB.	-CABINET	MECH.	-MECHANICAL
CER.	-CERAMIC	M.E.P.	-MECHANICAL, ELECTRICAL & PLUMBING
C.J.	-CONTROL JOINT	MFR.	-MANUFACTURER
C.I.	-CAST IRON	MN.	-MINIMUM
C.L.G.	-CEILING	MISC.	-MISCELLANEOUS
C.L.O.	-CLOSSET	N.O.	-NECESSARY OPENING
C.M.U.	-CONCRETE	MTD.	-MOUNTED
COL.	-COLUMN	MTL.	-METAL
CONC.	-CONCRETE	MULL.	-MULLION
CONN.	-CONNECTION	N.L.C.	-NOT IN CONTRACT
CONSTR.	-CONSTRUCTION	N.O.	-NOT TO SCALE
CONT.	-CONTINUOUS	N.T.S.	-NOT TO SCALE
CORR.	-CORRODOR	O.C.	-ON CENTER
C.T.	-CERAMIC TILE	O.D.	-OUTSIDE DIAMETER
DBL.	-DOUBLE	OFF.	-OFFICE
DEPT.	-DEPARTMENT	ONG.	-OPENING
DET.	-DETAIL	OPP.	-OPPOSITE
DIA.	-DIAMETER	PART.	-PARTITION
DM.	-DIMENSION	PL.	-PLATE
DN.	-DOWN	PLAS.	-PLASTER
DR.	-DOOR	PL.WOOD.	-PLYWOOD
DRK.	-DRAWER	PR.	-PAIR
DS.	-DOWNSPOUT	PT.	-POINT
DWG.	-DRAWING	Q.T.	-QUARRY TILE
EA.	-EACH	R.	-RISER
E.J.	-EXPANSION JOINT	RAD.	-RADIUS
EL.	-ELEVATION	R.C.	-RIBBLENT CHANNEL
ELEC.	-ELECTRICAL	R.D.	-ROOF DRAIN
ELEV.	-ELEVATOR	R.D.L.	-ROOF DRAIN LEADER
EMER.	-EMERGENCY	REF.	-REFRIG OR REFERENCE
ENCL.	-ENCLOSURE	RFRGR.	-REFRIGERATOR
E.P.	-ELECTRICAL PANEL	REQD.	-REQUIRED
EQ.	-EQUAL	RM.	-ROOM
EQUP.	-EQUIPMENT	R.O.	-ROUGH OPENING
E.W.C.	-ELECTRIC WATER COOLER	R.O.W.	-RIGHT OF WAY
EXIST.	-EXISTING	S.C.	-SOLID CORE
EXPO.	-EXPOSED	SCHED.	-SCHEDULE
EXP.	-EXPANSION	SECT.A.	-SECTION
EXT.	-EXTERIOR	S.F.	-SQARE FEET
F.A.	-FIRE ALARM	SH.	-SHIET
F.C.	-FIRE CODE	SM.	-SIMLAR
D.	-FLOOR DRAIN	SPEC.A.	-SPECIFICATION
F.E.	-FIRE EXTINGUISHER	SPEC.B.	-SPECIFIED
F.E.C.	-FIRE EXTINGUISHER CABINET	SQ.	-SQARE
F.G.	-FINISH GRADE	S.S.	-STAINLESS STEEL
F.H.C.	-FIRE HOSE CABINET	STD.	-STANDARD
FIN.	-FINISH	STL.	-STREL
FL.	-FLOOR	STORA.	-STORAGE
FLASH.	-FLASHING	STRUCT.	-STRUCTURAL
FLOOR.	-FLUORESCENT	T.	-TREAD
F.O.C.	-FACE OF CONCRETE	TEL.	-TELEPHONE
F.O.S.	-FACE OF STUD	T.&G.	-TONGUE & GROOVE
F.P.	-FIRE PROTECTION	TRK.	-TRUCK
FT.	-FEET OR FOOT	T.O.C.A.	-TOP OF CURB
FURK.	-FURNING	T.O.L.B.	-TOP OF LAMB
		T.G.P.C.	-TOP OF PLATE
GA.	-GAGE	T.O.W.	-TOP OF WALL
GALV.	-GALVANIZED	TRP.	-TRYPICAL
G.C.	-GENERAL CONTRACTOR	UNF.	-UNFINISHED
GL.	-GLASS	UN.O.A.	-UNLESS NOTED OTHERWISE
GR.	-GRADE	UR.	-URINAL
GYP/SD.	-GYPSUM BOARD	V.	-VINYL
H.B.	-HOSE BIBB	VERT.A.	-VERTICAL
H.C.	-HOLLOW CORE	VEST.B.	-VESTIBULE
HDR.	-HARDWARE	W.	-WITH
HDRD.	-HARDWOOD	WC.	-WATER CLOSET
H.M.	-HOLLOW METAL	WD.	-WOOD
HORIZ.	-HORIZONTAL	W.D.A.	-WALK IN CLOSET
HR.	-HOUR	WID.	-WITHOUT
HT.	-HEIGHT	WP.	-WATERPROOF
HVAC	-HEATING VENTILATION & AIR CONDITIONING	WSCT.	-WAINSCOT
		WT.	-WEIGHT
		W.W.F.	-WELDED WIRE FABRIC
		W.W.M.	-WELDED WIRE MESH

GENERAL NOTES

- The contractor shall examine and become familiar with all construction documents in their entirety. The contractor shall also survey the project and become familiar with all existing conditions and scope of work. All cost submitted shall be based on thorough knowledge of all work and materials required. Any discrepancy as to what material product is to be used shall be verified with the Contractor and/or owner.
- All construction shall comply with all current applicable building code (s) for the agency having jurisdiction, including all applicable state and local codes and ordinances.
- Any errors, omissions, or inconsistencies on these drawings, and any variations or ambiguities between these drawings and existing conditions shall be brought to the attention of the Designer immediately.
- The contractor shall verify all dimensions in the field and be responsible for accuracy and correctness of the same.

CONSTRUCTION NOTES

- Conventional details shall apply where no special detail or section is shown. Designer may furnish any clarification detail at the request of the contractor.
- Product suppliers shall field measure area of work, and submit shop drawings to contractor prior to construction and installation.
- All walls around tubs and showers shall have Hardie-Backer wall board.
- All plumbing supply lines in exterior walls to be fully insulated.

TIM JACKSON CUSTOM HOMES ELECTRICAL STANDARDS

ELECTRICIAN NOTE:

All items listed below are to be considered standard with each bid unless marked differently on the Electrical Plans or previously noted by Tim Jackson Custom Homes. Each item may or may not be indicated on the Electrical Plans are installed in every Residence.

It is the Electrician's responsibility to bring any discrepancies to Tim Jackson Custom Homes.

INDIVIDUAL CIRCUITS

Provided Breaker/Circuit List
No Sub-panels located in where only accessible through attic pull-down(s).

- GFCI-Garage, Front Patio, Porch(s), Laundry, Etc.,
- Septic System(s),
- Exercise Room for equipment,
- Pool (220 & 110),
- Steam Unit (220),
- Sauna (110),
- Floor Warmer,
- Driveway Gate.

OUTLETS & SWITCHES

Note that all interior Switch and Outlet heights are to follow the following unless otherwise noted on plans or instructed by Tim Jackson Custom Homes:

- Switches at 42" height from Finished Floor.
- Jamb Switches at all Walk-in Closets.
- Fan & Light Kit Switches for every Fan location(s),
- Vanity & Kitchen Outlets at 39" height where flooring consists of Tile,
- 40 1/2" Outlet height where flooring consists of Hardwood flooring,
- Floor Outlets are to have Brass Covers,
- GFCI Outlets Trip in the room the Outlet is located with all GFCI Outlets to have indicator lights,
- Master Vanity Outlets in backslashes, check cabinet drawings for heights prior to Electrical Rough-in,
- Patio Grill Rotisserie Outlet,
- Base Board Outlets in all Entry, Living, Dining, Master Bedroom, Family Room areas,
- Banister Outlet (Garland),
- Switched Christmas Light Outlets (verify locations),
- Low Voltage Outlet,
- Fire place Mantle Outlet(s),
- Home Security System Outlet,
- Sprinkler System Outlet,

INTERIOR SPECIALTY LIGHTING

(as noted on Electrical Page)

- Over & Under Cabinet Lighting,
- Stair Tread Lights (large can),
- LED-Rated Can Lights in all Attic areas,
- Fan/ Light Combo Unit at all Water Closet locations,
- Can Lights above all Tub location(s),
- Puck Light wiring,

EXTERIOR SPECIALTY LIGHTING

Note that all Exterior Photo Cells are to be located with Eastern Exposure.

- Landscaping (provide bell boxes),
- Exterior Accent Lighting,
- Post Lamp (w/ 1" conduit from Residence to Post Lamp),
- Security Lighting on Residence with multiple Switch Locations,

HVAC & HEATERS

- Gas Furnaces(s)
- Gas Water heater(s)
- Circulating Pump(s)

PROJECT INFO

KELLERS #2 (CWW), BLK 12, LOT 14: ((FKA BLK 9 LT 1)) Single-Story Residence being Lot: 01, Block: 09, of Keller's Second Addition, an Addition to Collin County, Texas, according to the Plat thereof recorded in volume 35, Page 241, Map Records of Collin County, Texas, and being know as Lot: 14, Block: 12, of THE OFFICIAL TOWN OF WYLIE, an addition to Collin County, Texas, according to the Plat thereof recorded in Volume 01, Page 111, Map Records of Collin County, Texas, same being a tract of land conveyed to H.L. Montgomery and wife Robbie Montgomery, by deed recorded in Volume 325, Page 587, Deed Records of Collin County, Texas.

SHEET INDEX

ARCHITECTURAL

A000	COVER SHEET
A101	WALL SECTIONS
A103	FRAMING DETAILS
A200	RESIDENCE/GARAGE FLOOR PLAN
A201	RESIDENCE/GARAGE ELECTRICAL PLAN
A400	RESIDENCE ELEVATIONS
A401	GARAGE ELEVATIONS
A500	RESIDENCE/GARAGE ROOF PLANS

STRUCTURAL

COVER SHEET

TIM JACKSON
CUSTOM HOMES
972-562-6623
P.O. Box 712, Allen, TX 75013

WYLIE CURRENT CODES

- 2021 International Building Code
- 2021 International Mechanical Code
- 2021 International Plumbing Code
- 2021 International Fuel Gas Code
- 2021 International Fire Code
- 2021 International Residential Code
- 2021 International Property Maintenance Code
- 2021 Existing Building Code
- 2021 International Energy Conservation Code
- 2020 National Electric Code
- North Central Texas Council of Governments Regional Amendment Package

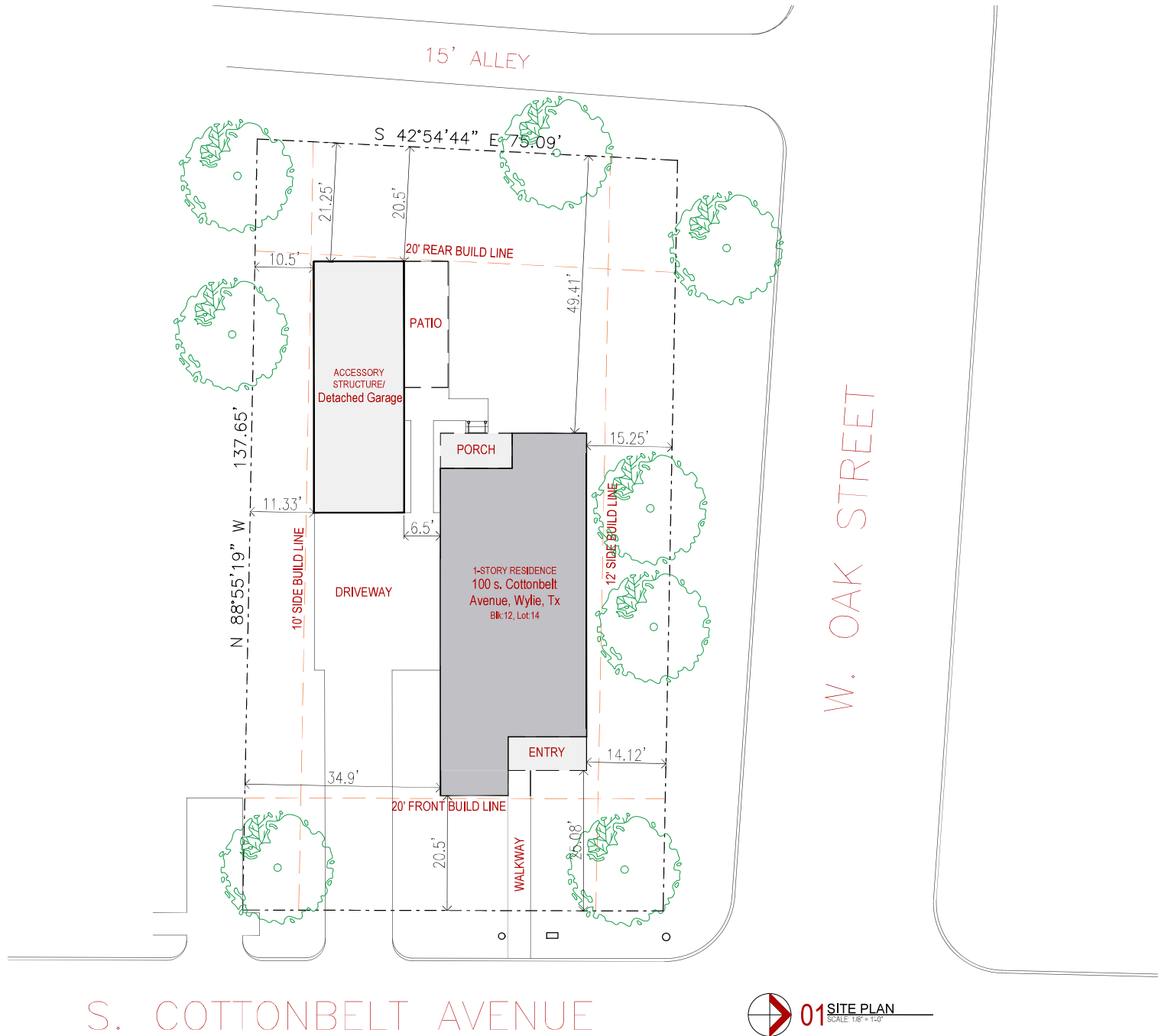
REVISION

DATE	NOTE
11/12/2024	WYLIE HISTORIC COMMISSION RED LINES
12/12/2024	TJCH RED LINES
1/3/2025	TJCH RED LINES/ WYLIE

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S. COTTONBELT AVENUE

W. OAK STREET

01 SITE PLAN
SCALE: 1/8" = 1'-0"

1/3/25

Schuster Residence
100 S. Cottonbelt ave., Wylie, Tx 75098
Kellers Second Addition, Blk:12, Lot: 14

SITE PLAN

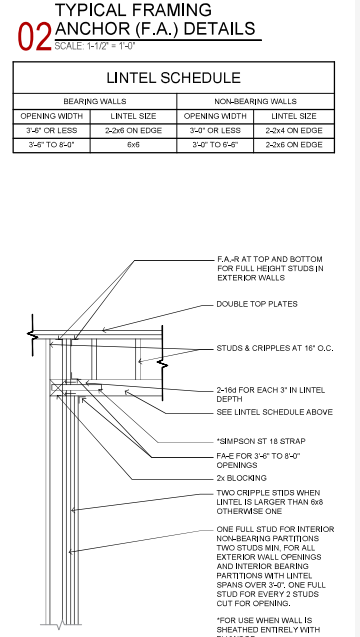
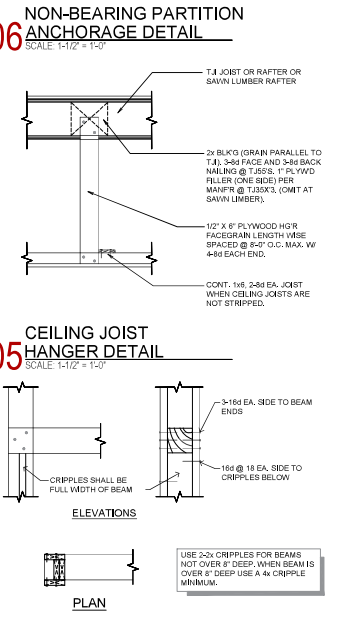
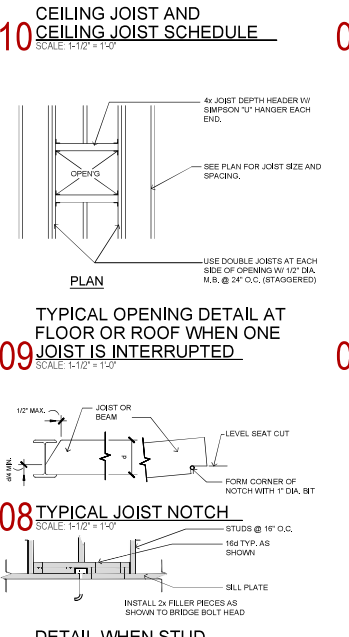
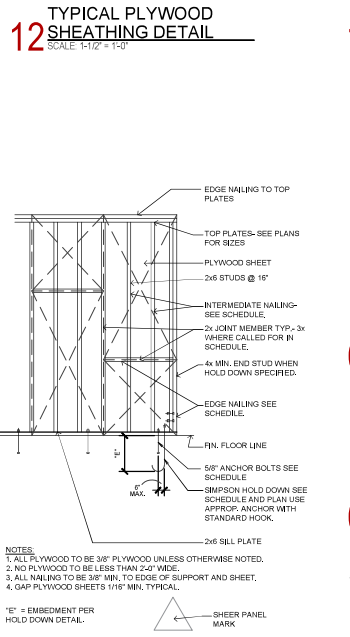
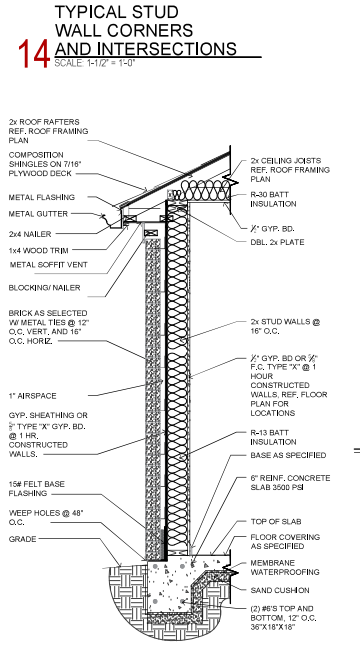
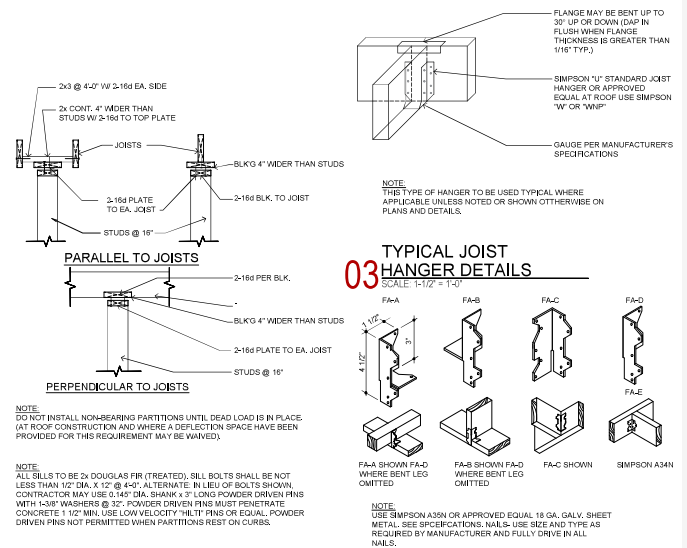
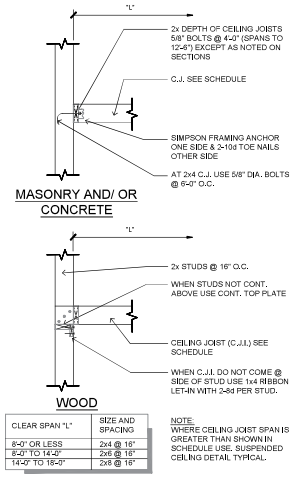
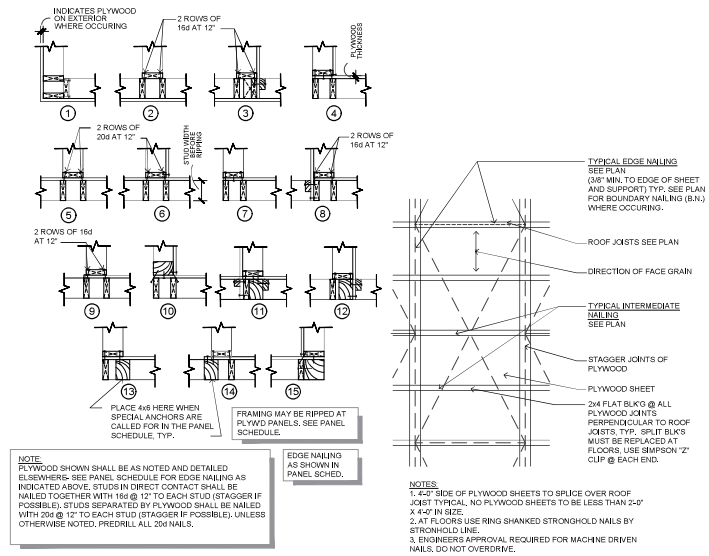
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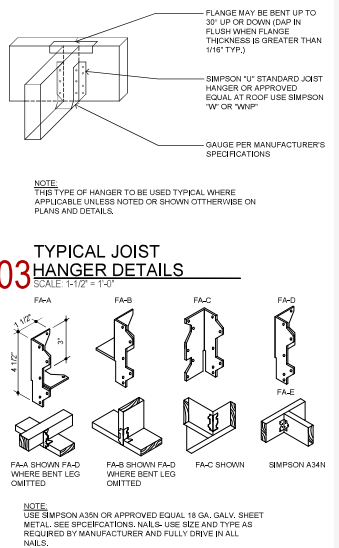
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 Kellers Second Addition, Blk:12, Lot: 14



LINTEL SCHEDULE			
BEARING WALLS		NON-BEARING WALLS	
OPENING WIDTH	LINTEL SIZE	OPENING WIDTH	LINTEL SIZE
3'-0" OR LESS	2x6S ON EDGE	3'-0" OR LESS	2x4S ON EDGE
3'-0" TO 6'-0"	6x6	3'-0" TO 6'-0"	2x6S ON EDGE

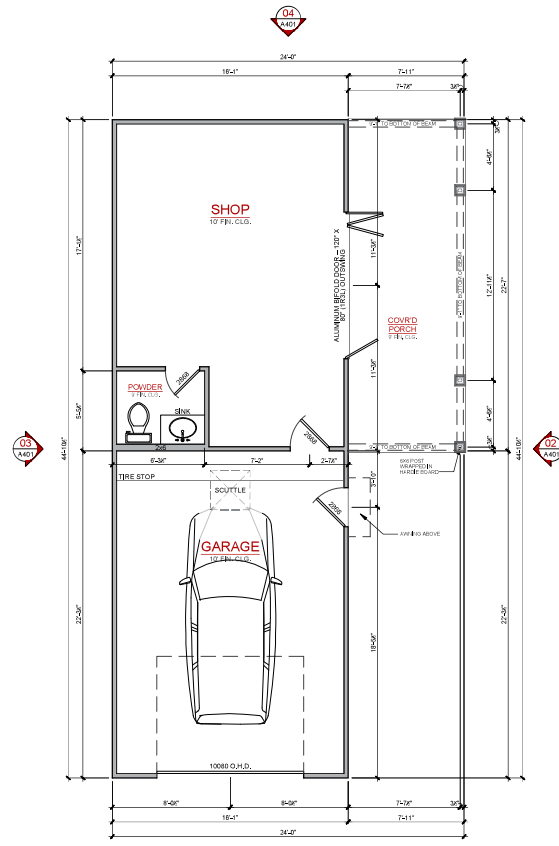


FRAMING NOTES

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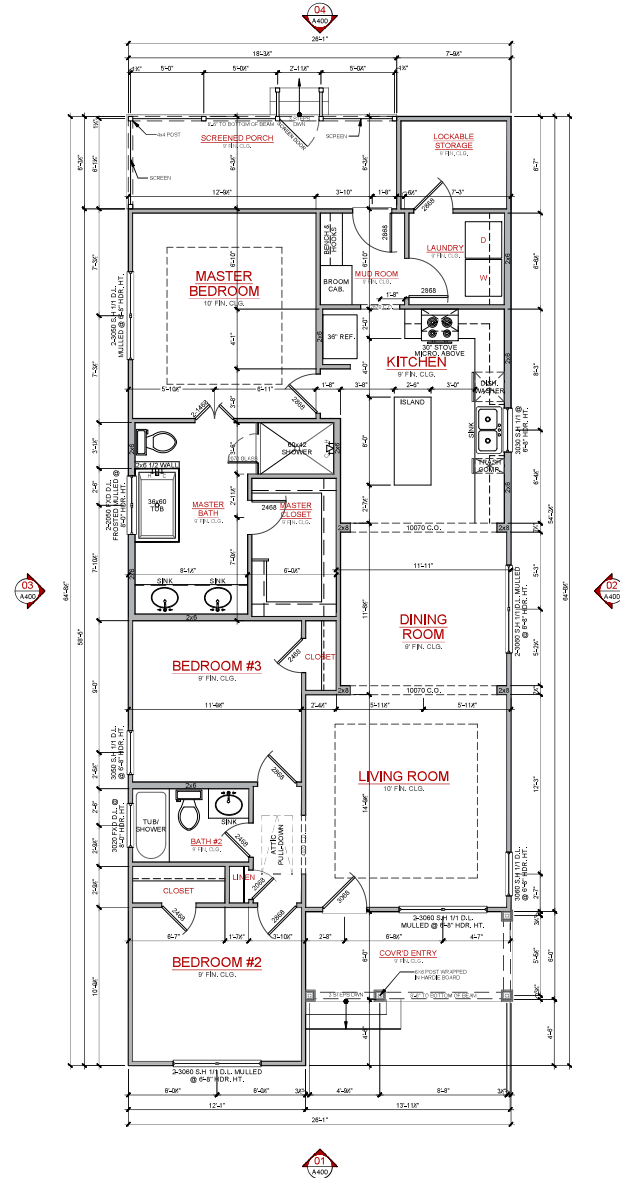
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02 GARAGE/SHOP
SCALE: 1/4"=1'-0"

Square Footage		
Residence Air-Conditioned	1,460	Sq. Ft.
Total Air-Conditioned	1,460	Sq. Ft.
Covered Porch/ Entry	84	Sq. Ft.
Covered Patio	80	Sq. Ft.
Garage/ Shop	722	Sq. Ft.
Total Non-Air-Conditioned Sq. Ft.	886	Sq. Ft.
Total Build	2,346	Sq. Ft.



01 FLOOR PLAN
SCALE: 1/8"=1'-0"

1/3/25

Schuster Residence
100 S. Cottonbelt ave., Wylie, Tx 75098
Kellers Second Addition, Blk:12, Lot: 14

FLOOR PLANS

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Schuster Residence

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ELECTRICAL PLANS

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CUSTOM HOMES

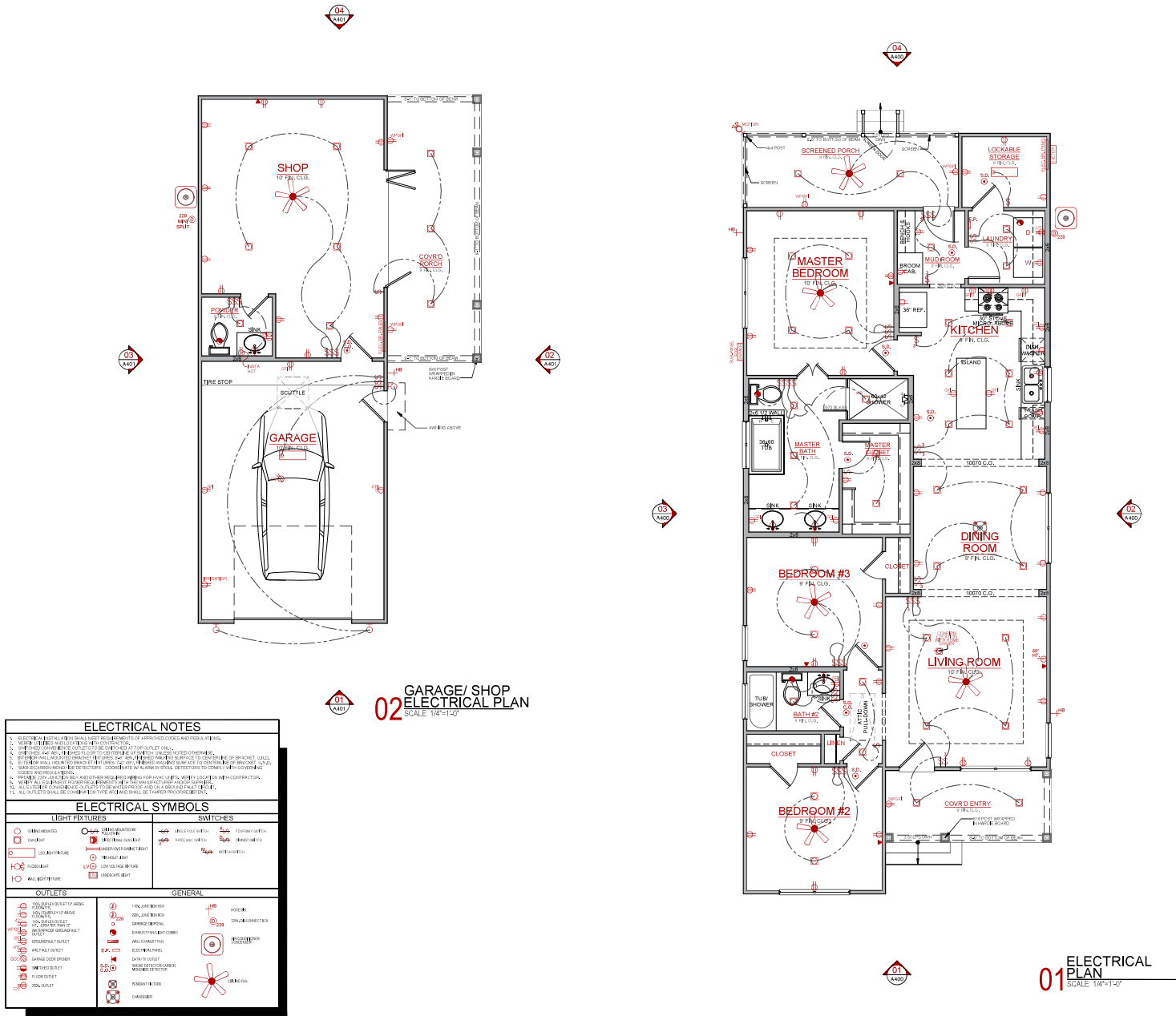
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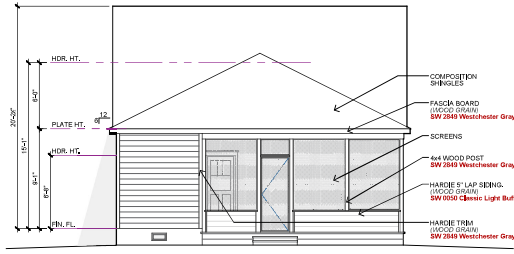


02 GARAGE/SHOP ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

01 ELECTRICAL PLAN
SCALE: 1/4"=1'-0"

1/3/25

Schuster Residence
 100 S. Cottonbelt ave., Wylie, Tx 75098
 Kellers Second Addition, Blk: 12, Lot: 14



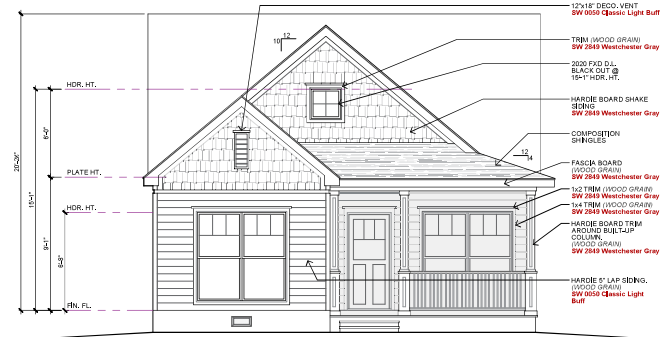
04 REAR ELEVATION
 SCALE: 3/16" = 1'-0"



02 RIGHT ELEVATION
 SCALE: 3/16" = 1'-0"



03 LEFT ELEVATION
 SCALE: 3/16" = 1'-0"



01 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"

RESIDENCE ELEVATIONS

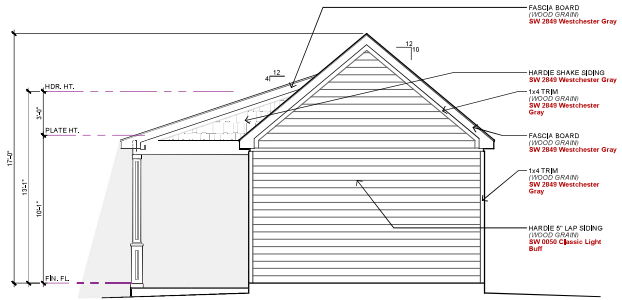
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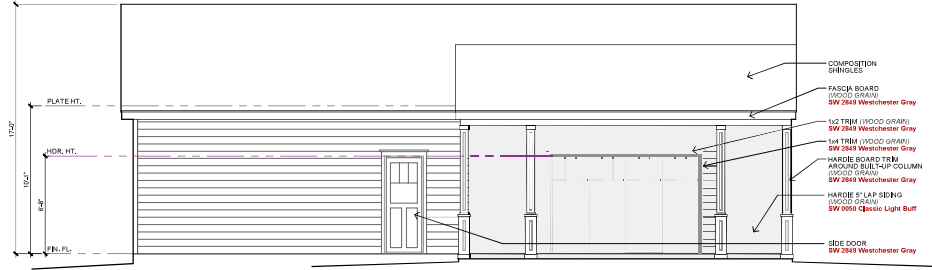
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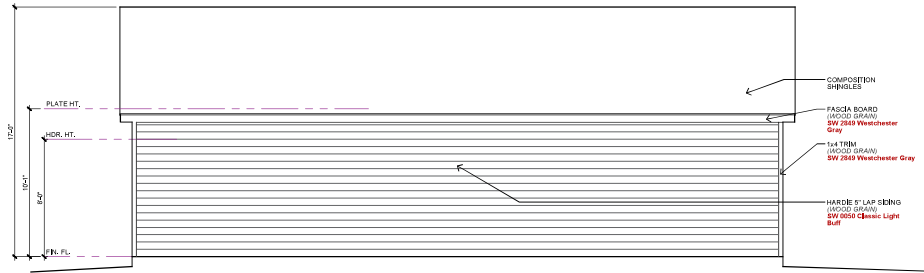
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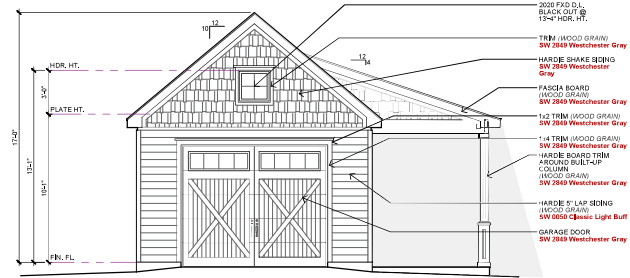
04 GARAGE REAR ELEV.
SCALE: 1/4" = 1'-0"



02 GARAGE RIGHT ELEV.
SCALE: 1/4" = 1'-0"



03 GARAGE LEFT ELEV.
SCALE: 1/4" = 1'-0"



01 GARAGE FRONT ELEV.
SCALE: 1/4" = 1'-0"

Schuster Residence
100 S. Cottonbelt ave., Wylie, Tx 75098
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GARAGE ELEVATIONS

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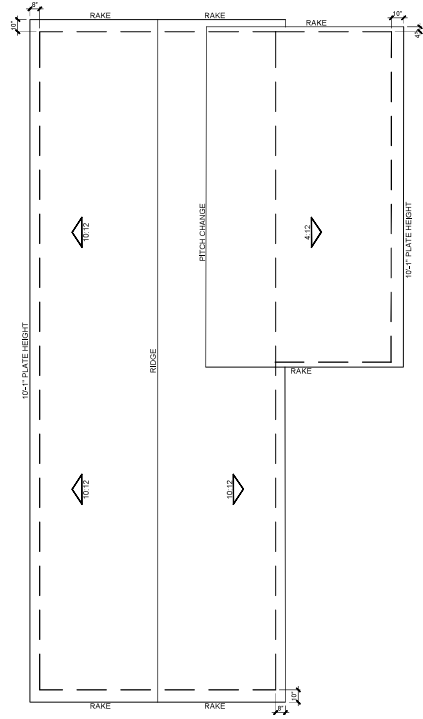
ROOF PLANS

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P.O. Box 712, Allen, TX 75013

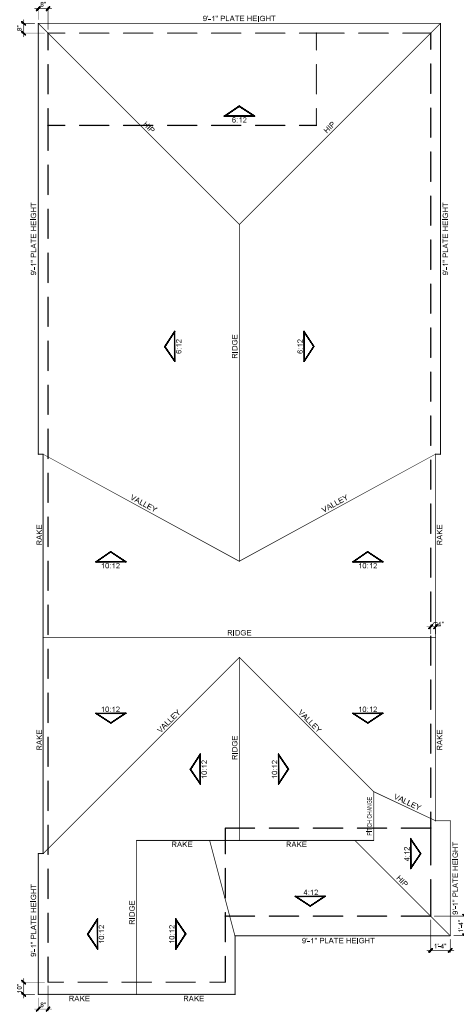
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02 GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"



01 RESIDENCE ROOF PLAN
SCALE: 1/4" = 1'-0"



Wylie City Council

AGENDA REPORT

Department:	<u>Purchasing</u>	Account Code:	<u>100-5241-54650</u>
Prepared By:	<u>Kirby Krol</u>		<u>100-5241-54810</u>

Subject

Consider, and act upon, the approval of the renewal purchase of Annual Maintenance and Software Upgrade for Public Safety Radios and Network Recording Software from Motorola Solutions, Inc. through a cooperative purchasing agreement with the Texas Department of Information Resources, and authorizing the City Manager to execute any necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

The Emergency Communications team with Wylie Fire Rescue is seeking approval from the City Council to renew the annual agreement with Motorola Solutions, Inc. through a cooperative purchasing agreement with the Texas Department of Information Resources (DIR) for Annual Maintenance and Software Upgrades for Public Safety Radios and Network Recording Software. The amount is decreasing to \$130,061.40 this fiscal year. The amount for FY 23-24 was \$134,981.38.

Motorola provides the physical P25 compliant radios for the Wylie Fire Rescue, Wylie Police Department, and the Public Works Department. The agreement includes annual maintenance, support, warranty coverage, and upgrades to the Motorola radios and equipment. This includes portable and in-car radios and necessary supporting infrastructure.

Additionally, the agreement includes maintenance and support for the City's NICE recording software with the necessary upgrade. The NICE recording software retains all radio transmissions and phone recordings of the public safety communications systems.

Staff recommends the renewal purchase of Annual Maintenance and Software Upgrade for Public Safety Radios and Network Recording Software from Motorola Solutions, Inc. in the estimated amount of \$130,061.40 through a cooperative purchasing agreement with DIR as providing the best value to the City.

The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 791 of the Texas Government Code and Section 271 Subchapter F of the Local Government Code and, by doing so, satisfies any State Law requiring local governments to seek competitive bids for items.

(DIR-CPO-5433; City of Wylie No. W2025-68)



Wylie City Council

AGENDA REPORT

Department: Purchasing **Account Code:** 100-5241-56120
Prepared By: Kirby Krol

Subject

Consider, and act upon, the approval of an agreement with AT&T Enterprises, LLC for ESInet and NG911 Core Services Implementation for Public Safety Communications, and authorizing the City Manager to execute any necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

Wylie Fire Rescue is seeking approval from the City Council for an agreement with AT&T Enterprises, LLC (AT&T) in the estimated amount of \$500,000 for ESInet and NG911 Core Services Implementation. The scope of work includes upgrades for all hardware and software components necessary.

Currently, the City's 911 calls are routed through traditional wireline trunking, known as legacy technology. However, this technology is reaching end-of-life with the increase in wireless cell phones and multimedia messaging. Therefore, the Commission on State Emergency Communications (CSEC) is requiring all Public Safety Answering Points (PSAPs) to adhere to Next Generation 911 standards, which include routing 911 calls through a specialized Emergency Services Internet-Protocol Network (ESInet). ESInet will provide a more stable 911 system, improve 911 call routing accuracy, increase response times, and allow for the receipt of multimedia messaging (photographs, live video, etc.), providing citizens with a more efficient and effective emergency response.

The City issued a Request for Proposals (RFP) seeking a vendor to provide an upgrade of the City's 911 network. In compliance with state and federal regulations, a formal solicitation was issued to maximize competition, solicit innovative solutions from the industry, and partner with a firm that was able to provide the most advantageous and innovative solution to the City. An evaluation committee of internal end-users was convened to rigorously evaluate any/all submissions based on criterion outlined within the solicitation documents to ensure a fair and impartial review process.

AT&T Enterprises, LLC was deemed the highest ranked proposer to meet the expanding needs and customer service initiatives of the City for the foreseeable future. Therefore, staff recommends the approval of Agreement No. W2025-06 for ESInet and NG911 Core Services Implementation to provide the best value at the lowest possible cost to the City. AT&T demonstrated alignment with the emergency communications industry's evolution to NENA i3/Next Gen911 standards. AT&T possesses in-depth knowledge of National Emergency Number Association routing and functional elements capable of transitioning to Next Generation 911 (NG911).

(City of Wylie No. W2025-06)



Wylie City Council

AGENDA REPORT

Department: City Manager
Prepared By: Stephanie Storm

Account Code: _____

Subject

Discuss potential changes to the City Charter for a future Charter Amendment Election.

Recommendation

Discussion.

Discussion

Staff is requesting Council's direction on proposed Charter Amendments to put forth to the voters on May 3, 2025.



Wylie City Council **AGENDA REPORT**

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Neighborhood Services (NS) to Neighborhood Services - Special Use Permit (NS-SUP) on 1.38 acres to allow for a motor vehicle fueling station with convenience store use. Property located at 1501 S. Ballard Avenue (ZC 2024-09).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Syed Mustafa Alo

APPLICANT: Triangle Engineering LLC

The applicant is requesting a Special Use Permit (SUP) on 1.38 acres to allow for a motor vehicle fueling station with convenience store use. The property is located at 1501 S. Ballard Avenue, the southeast corner of Ballard and Alanis. The current zoning is Neighborhood Services (NS).

The Special Use Permit (SUP) conditions request for the allowance of a motor vehicle fueling station with a convenience store use within the Neighborhood Services zoning district. The zoning exhibit includes a 6,500 sq. ft. multi-tenant building with applicable proof of concept requirements. The SUP conditions limit the hours of operation for the convenience store 5 a.m. to midnight Sun.-Fri. and 5 a.m. to 1 a.m. on Saturdays. The fuel pumps will be accessible 24 hours a day. The development will follow all other zoning and City ordinances.

Access to the site is proposed via a 26' wide fire lane that connects to East Alanis Drive and South Ballard Avenue. Two additional driveway connections are included for future development of the vacant tracts of land to the east and south.

The surrounding property to the north is zoned Neighborhood Services and is being developed with a multi-tenant retail building. The property to the west is zoned Agricultural and developed with a single family home. The properties immediately to the east and south are zoned Neighborhood Services and are undeveloped. Beyond that property are single-family homes.

The site is located in the Local Commercial sector of the future land use map and is consistent with land use classification of the comprehensive plan.

Notices were sent to six property owners within 200 feet as required by state law. At the time of posting four responses were received in opposition and none in favor of the request. 36 additional response letters were received in opposition outside of the notification area, with two being outside City limits.

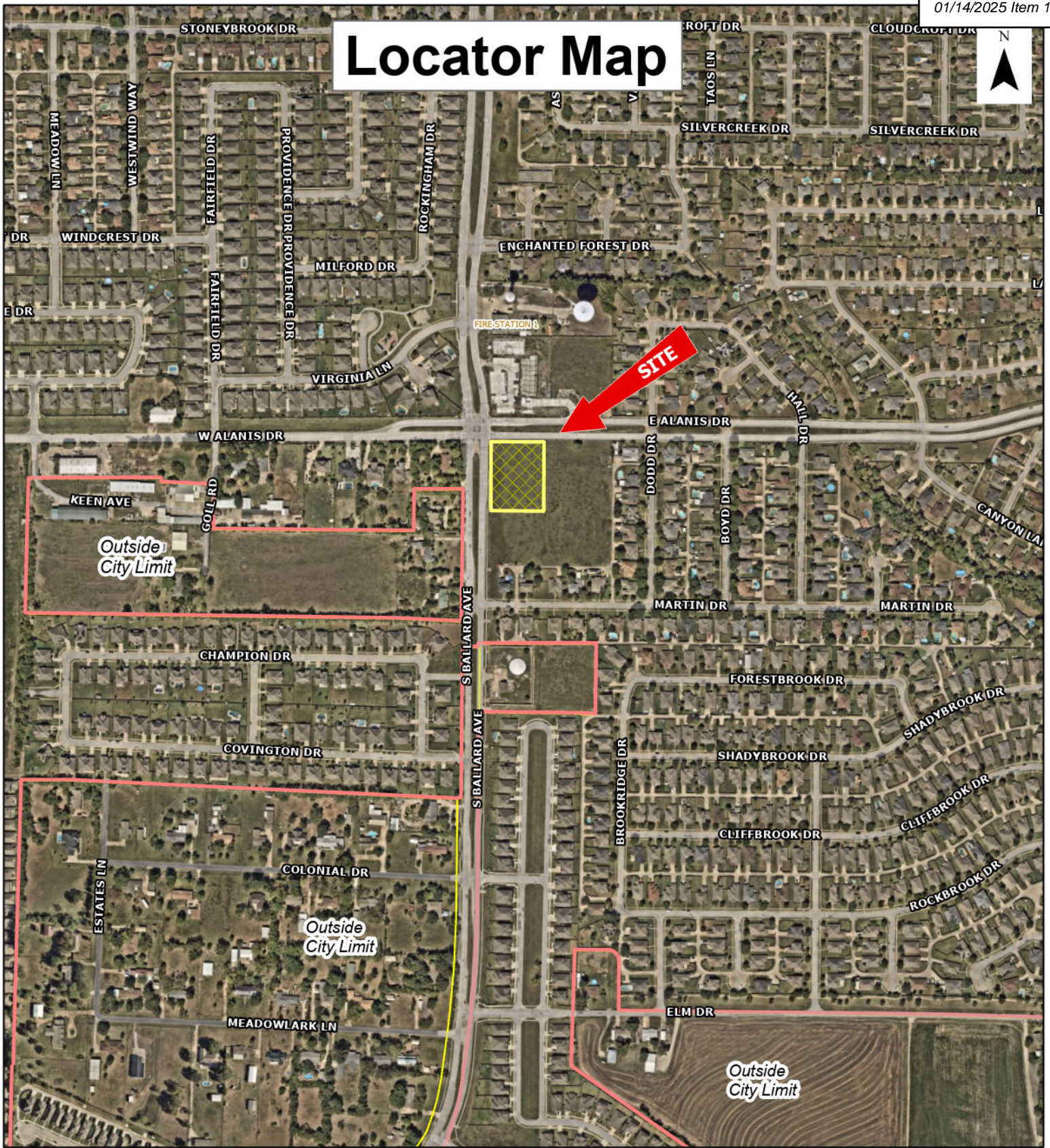
Due to the protest forms representing more than 20% of adjacent property area (and the P&Z Commission voting to recommend denial) a super-majority vote of City Council is required to approve the zoning request.

If the zoning is approved a site plan and replat shall be required that is in general compliance with the submitted zoning exhibit.


P&Z Recommendation

After a public hearing in which citizens expressed concerns about light, air, and noise pollution, traffic, home values, possible crime, and a general decline in quality of life should the zoning be approved, the Commission voted 6-0 to recommend denial.

Locator Map



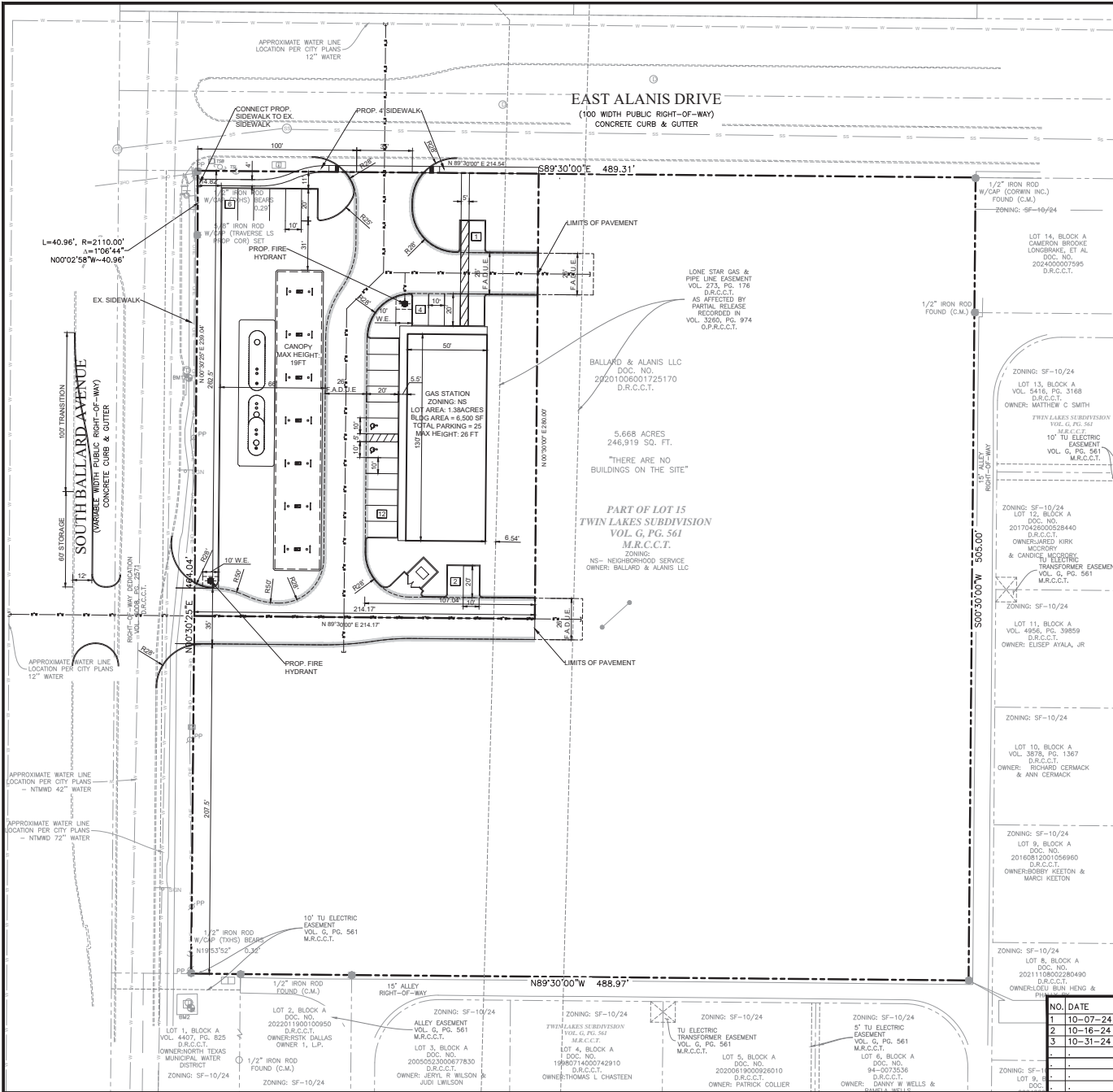
ZONING CASE:
ZC 2024-09

 SUBJECT property



Date: 12/11/2024





EXISTING LEGEND

10' IF FOUND	WATER VALVE	NO PARKING
12' IF FOUND	FIRE HYDRANT	CONCRETE
36" IF FOUND	IRRIGATION VALVE	GRAVEL
36" IF FOUND	UTILITY POLE	BRICK
60" W/L FOUND	WATER METER	STONE
6" W/L FOUND	GAS METER	WOOD DECK
12" IF FOUND	A.C. PAD	BUILDING WALL
1" IF FOUND	TRANS BOX	TRAIL
1" IF FOUND	GAS METER	BUILDING LINE
POINT FOR CORNER	BOLLARD POST	EMBANKMENT
36" IF FOUND	CONCRETE MONUMENT	BOUNDARY
LIGHT POLE	CABLE BOX	HIGHBANK LINE
TELE BOX	COVERED AREA	PARKING STRIPE
DAN DEK CD	ELECTRIC BOX	FIRE LINE STRIPE
DAN DEK SW	OVERHEAD UTILITY LINE	RETAINING WALL
STORM DRAIN M/L	COY WIRE ANCHOR	SARDED WIRE FENCE
HANDICAP SPACE	CHAIN LINK FENCE	IRON FENCE
	PIPE RAIL FENCE	WOOD FENCE

SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.38 ACRES (59,969 S.F.)
ZONING:	NS-NEIGHBORHOOD WOOD SERVICE
PROPOSED USE:	GAS STATION
BUILDING AREA:	6,500 S.F.
NUMBER OF STORES:	1
BUILDING HEIGHT:	28 FEET MAX
BUILDING COVERAGE:	10.5%
FLOOR AREA RATIO:	0.108
IMPERVIOUS AREA:	43,655 S.F. (72.8%)
TERMINOUS LANDSCAPE AREA:	16,314 S.F. (27.2%)
REGULAR PARKING PROVIDED:	23 SPACES
HANDICAP PARKING REQUIRED:	2 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	25 SPACES

SITE LEGEND

CONCRETE CURB	---
SAW-CUT LINE	---
FENCE	X X
FIRE LINE	---
STRIPING	
PARKING SPACES	[X]
MONUMENT/PYLON SIGN	[S]
WHEEL STOPS	[W]
HANDICAP LOGO	[H]
HANDICAP SIGN	[H-S]
RAMP	[R]
FIRE HYDRANT	[FH]
DUMPSTER	[D]
SANITARY SEWER MANHOLE	[SM]
SANITARY SEWER CLEANOUT	[SC]
SANITARY SEWER DOUBLE CLEANOUT	[SDC]
SANITARY SEWER SAMPLE PORT	[SSP]
GREASE TRAP	[GT]
DOMESTIC WATER METER	[DM]
IRRIGATION METER	[IM]
GAS METER	[GM]
TRANSFORMER	[T]
WATER LINE	X" W
POWER POLE	Ø

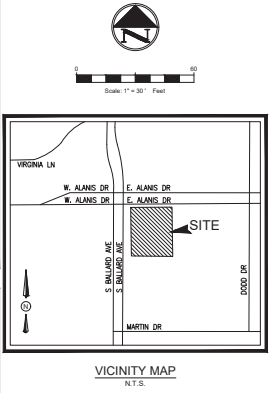
EASEMENT/SETBACK LEGEND

FIRE LINE, ACCESS, DRAINAGE & UTILITY EASEMENT	F.A.D.U.E
WATER EASEMENT	W.E.

PROJECT CONTACT LIST

ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KIEW KAM, P.E. PHONE: 469-213-2268	OWNER/DEVELOPER STEVIE MUSTAFA ALL
SURVEYOR TRAVERSE LAND SURVEYING 14200 MIDWAY ROAD, SUITE 130 DALLAS, TEXAS 75244 CONTACT: GRAYSON CEBALLOS PHONE: 469-734-9321	

NO.	DATE	DESCRIPTION	BY
1	10-07-24	1st SUP. SUBMITTAL	X
2	10-16-24	2nd SUP. SUBMITTAL	X
3	10-31-24	3rd SUP. SUBMITTAL	X



- ### SITE GENERAL NOTES
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
 - THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO DETERMINE THEIR EXACT LOCATION AND TO CONFIRM WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS. AT HIS OWN COST AND EXPENSE, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
 - ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
 - THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
 - THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
 - ALL CURB RADIIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

Know what's below.
Call before you dig.

SITE PLAN

1501 S BALLARD AVE
CITY OF WYILE
COLLIN COUNTY, TEXAS 75013
TWIN LAKES SUBDIVISION

TRIANGLE ENGINEERING LLC
469-331-8556 | F: 469-213-7415 | E: info@triangleeng.com
www.triangle-eng.com | P: 1782 W. McDermott Drive, Allen, TX 75013

92808
Professional Engineer
KIEW KAM

P.L.	D.E.S.	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	X	10-31-24	SCALE BAR	128-24	C-3.0

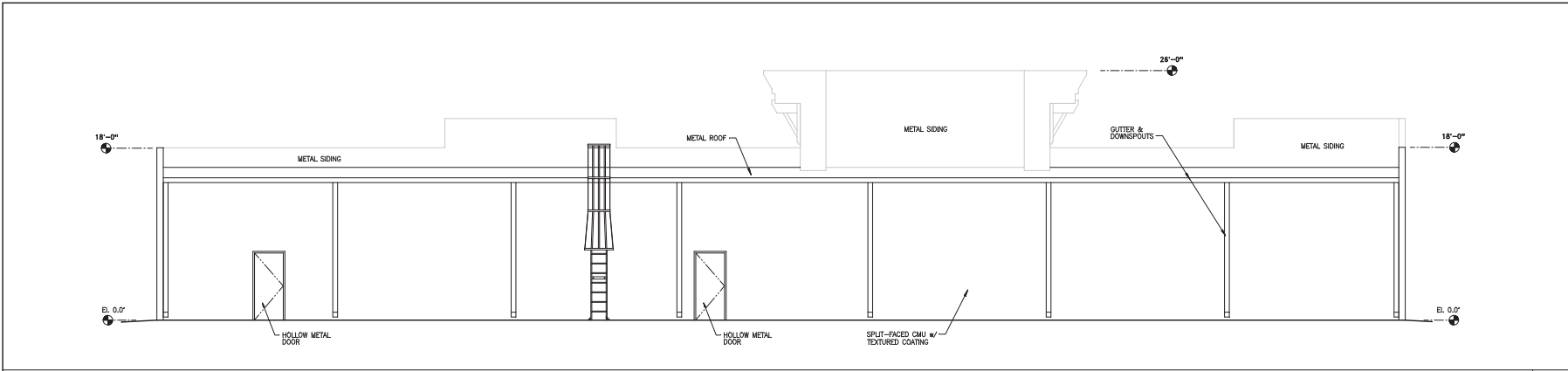
TX, P.E. FIRM #11525



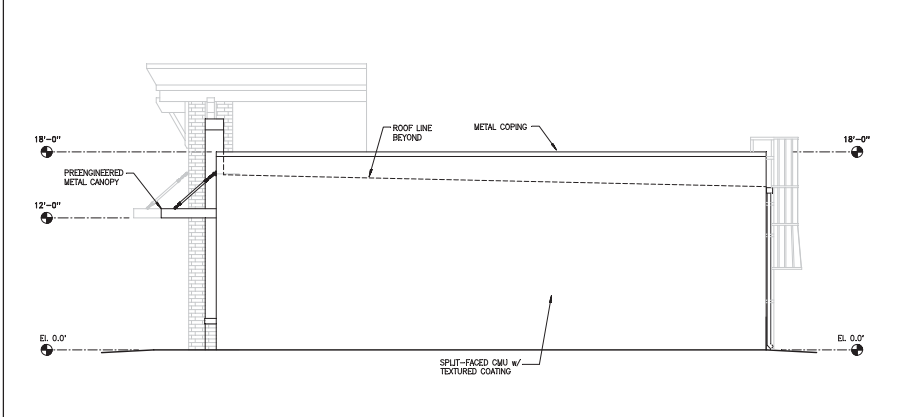
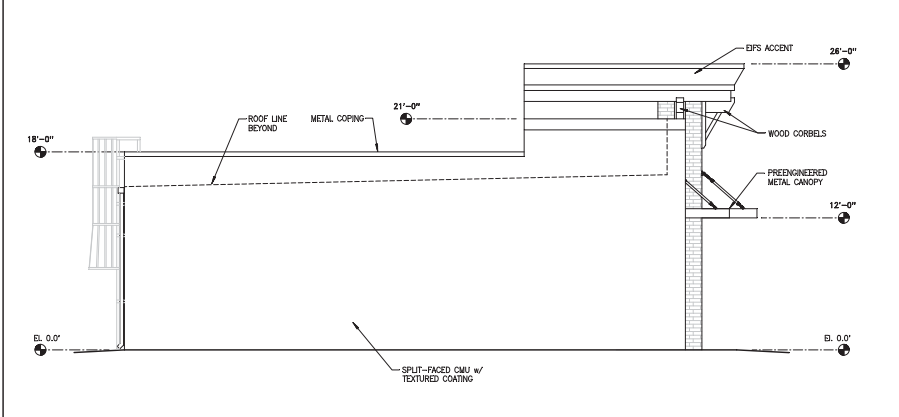
One National Center
 Suite 230
 1821 Northwest Freeway
 Houston, TX 77060
 Phone: 281-763-5228
 Fax: 281-763-5228
 SAC: Maki-Tect.com



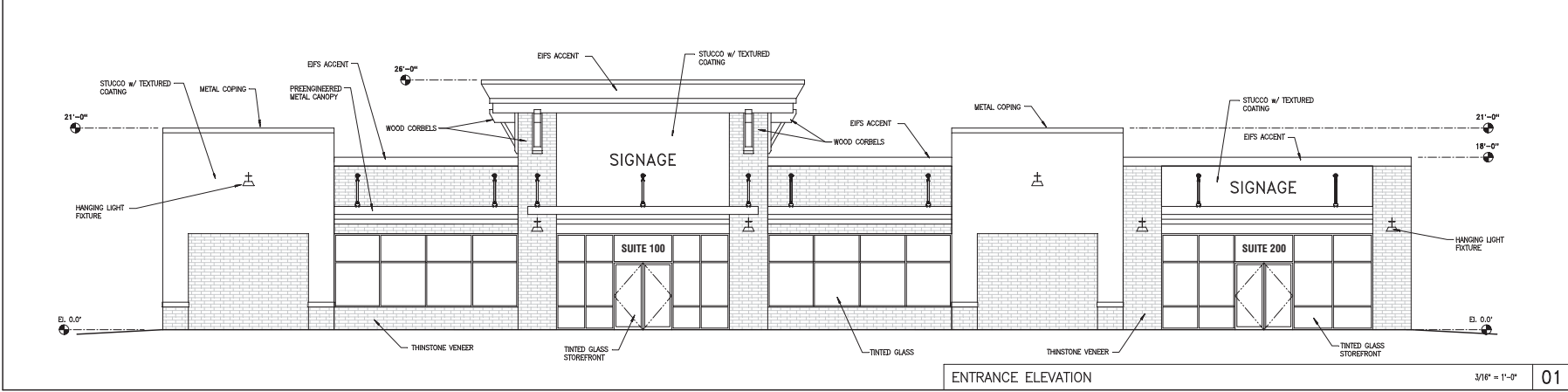
SARAB STRUCTURAL & CIVIL, LLC
 13031 Northwest Freeway, Suite 245
 Houston, TX 77040
 T. 832-968-3911
 Firm No. F-10808



REAR ELEVATION 3/16" = 1'-0" 03



SIDE ELEVATION 3/16" = 1'-0" 05 SIDE ELEVATION 3/16" = 1'-0" 02



ENTRANCE ELEVATION 3/16" = 1'-0" 01

NO.	DATE	ISSUE
	09/06/24	REVIEW
	09/10/24	REVIEW

SEC ALANIS ST. &
 BALLARD AVE.
 WYLLIE, TX

PROPOSED ELEVATIONS

M0284 SD3.0

Twin Lakes Gas Station
Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit is to allow for a motor fueling station with convenience store use.

II. GENERAL CONDITIONS:

1. The Special Use Permit shall not affect any regulations of the Neighborhood Services (NS) design standards, as provided in Article 4 and 5 of the City of Wylie Zoning Ordinance as adopted June 2023, except as specifically provided herein.
2. The design and development of the Twin Lakes Gas Station development shall be in accordance with Section III below and the Zoning Exhibit.

III. SPECIAL CONDITIONS:

1. This Special Use Permit shall allow for a motor fueling station with a convenience store use within the Neighborhood Services zoning district.
2. The hours of operation for the business shall be:
 - a. Sunday to Friday: 5 a.m. to Midnight for the convenience store
 - b. Saturday: 5 a.m. to 1 a.m. for the convenience store
 - c. Fuel pumps are accessible 24 hours a day, every day.

PUBLIC COMMENT FORM
(Please type or use black ink)

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.
 I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

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

Tuesday, December 17, 2024 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 14, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Clay Blakey
(please print)
Address: 100 Alanis Drive
Wylie
Signature: Clay Blakey
Date: 12-16-24

COMMENTS:

see attached addendum

I oppose the proposed zoning change and fuel station at the intersection of South Ballard and Alanis Drive. This is largely a residential area that is heavily already suffers from heavy traffic and speeding vehicles resulting in a significant number of accidents. Children headed to the nearby schools on foot, in cars and trucks and on busses further contribute to the congestion. There is significant traffic that routes down Alanis and Ballard to avoid the traffic on State Highway 78. Placing a gas station as proposed will only serve to unnecessarily draw even more unwanted vehicular traffic in this area, when there are already plenty of fueling stations on SH78. In addition, there are risks that are unacceptable for a residential area.

1. Health and Environmental Risks

- **Air Pollution:** Gasoline vapors release volatile organic compounds (VOCs) like benzene, which are harmful to human health and can cause respiratory issues, headaches, or, with prolonged exposure, cancer.
- **Soil and Water Contamination:** Fuel leaks from underground storage tanks or pipelines can seep into the ground and contaminate soil and groundwater, posing risks to drinking water supplies.
- **Noise Pollution:** Gas stations typically generate noise from fuel deliveries, vehicle traffic, and maintenance activities, which can disturb residents.
- **Risk of Spills and Explosions:** Gas stations involve flammable materials, increasing the risk of fire or explosion if proper safety protocols are not followed. Just last month, a large amount of gasoline was spilled overnight during a fuel tank refill in a residential area in Dickinson, Texas (Galveston County). Of note, officials from the Dickinson Emergency Management Office on the scene were unable to contact the company that filled the station's tanks to determine what had happened. The power at the station was shut off due to strong fuel fumes from the fuel storage tanks into the inside area of the structure, according to abc13 Eyewitness News.

2. Safety Risks

- **Proximity to Homes:** Gas stations near homes could be dangerous in case of fires, accidents, or explosions. Nearby homes may need to be evacuated if there's a major spill or fire incident.

3. Property and Economic Impact

- **Decreased Property Values:** The presence of a gas station may reduce residential property values due to health, safety, and noise concerns.
- **Aesthetic Impact:** Gas stations can affect the visual appeal of a neighborhood, disrupting the residential character of the area.

4. Regulatory and Zoning Challenges

- **Non-Compliance:** Gas stations must meet strict safety, environmental, and zoning regulations, which may be challenging in residential neighborhoods.

5. Long-Term Impacts

- **Cumulative Health Effects:** Over time, exposure to air pollutants and gasoline vapors can increase residents' risk of chronic illnesses.
- **Cleanup Costs:** If contamination occurs, cleaning up the soil and groundwater can be expensive and may take years.

In conclusion, please oppose recommending approval of a fuel station at this intersection. Thank you.

Clay Blakey
100 Alanis Drive
Wylie

PUBLIC COMMENT FORM
(Please type or use black ink)

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

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Name: Patrick Collier
(please print)

Address: 109 Martin Drive
Wylie TX 75098

Signature: Patrick Collier

Date: 12/9/24

COMMENTS:

There are many negative impacts with rezoning this property.
This area is an established neighborhood and should remain so.

PUBLIC COMMENT FORM
(Please type or use black ink)

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

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Name: Delia F. CORNETT
(please print)

Address: 110 MARTIN DRIVE
WYLIE, TX 75098

Signature: Delia F. Cornett

Date: November 30, 2024

COMMENTS:

This is a residential area with children
and families of different age groups.
~~The~~ The idea of fuel in ~~this area~~ a
residential area has already proven to
raise the crime rate and lower the value
of our homes.

PUBLIC COMMENT FORM
(Please type or use black ink)

Department of Planning
300 Country Club Road
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Name: Sandra Smith
(please print)

Address: 112 Martin Dr
Wylie Tx 75098-4844

Signature: 

Date: 11-30-24

COMMENTS:

This has been rejected before.
Will bring in traffic, noise, trash. In the same area
we have natural gasline. Does not seem safe at all to
put a fuel station in our neighborhood.
Please Reject this zoning change

PUBLIC COMMENT FORM
(Please type or use black ink)

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

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Name: Pam & Danny Wells
(please print)
Address: 111 Martin Dr
Wylie Tx 75098
Signature: Pam Wells & Danny Wells
Date: 11/30/24

COMMENTS:

We are against this zoning change.
It's a bad idea to have a gas station so
close to an 8" gas line running under
the same real property the station is sitting on.

PUBLIC COMMENT FORM
(Please type or use black ink)

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

Zoning Case #
2024-09

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Name: Pathwaysforward LLC by Managing Member
(please print)

Address: Alan's Addition (CWV) Lot 2
P.O. Box 2543 League City TX 77574

Signature: Debra Thorne, Managing Member

Date: 12/3/2024

COMMENTS:

This was proposed in the past and the
responders said NO. The answer is still no.
Many service (gas stations) nearby. This type
business is not in keeping with the planned
development of area. A park is nearby.
Trash will accumulate on property next door
because of wind and littering. Do not allow this
change to move forward.

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

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

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Name: DAVID CONKLE
(please print)
 Address: 200 ALANIS DRIVE
WYLIE, TX 75098
 Signature: David Conkle
 Date: 12-16-2024

COMMENTS:

I am opposed to the proposed zoning change and fuel station at the SE. corner of Ballard and Alanis Dr. The traffic at that intersection backs up daily on Alanis, and wrecks are common. Adding large fuel trucks is a recipe for disaster. The area is residential and very close to a school. Children walk past this location on a daily basis, and increasing the traffic is putting them in danger. Like the rest, the fuel station needs to be on Hwy. 78, not in the middle of residential homes, schools, and children walking to and from school. Lastly, the fuel station will have a negative impact on residential property values.

PUBLIC COMMENT FORM

(Please type or use black ink)

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

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

Name: Adnan Colie

(please print)

Address: 300 Alanis dr
Wylie, Tx 75098

Signature: 

Date: 12/16/2024

COMMENTS:

I am opposed to the proposed zoning change and fuel station at the corner of Ballard and Alanis. Having a fuel station next to residential area in this particular corner (Ballard & Alanis) will only result in increased traffic for this area. Also, as a father of two children who plan on walking to school, this ~~will put them in great danger~~ will put them in great danger, especially since there are no cross guards at this intersection and possible fuel station just calls for disasters to happen. Fuel stations need to be away from residential areas and schools.

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300 Country Club Road
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Name: Bradley Wayne Balthrop
(please print)

Address: 409 milford Drive

Signature: Bradly W Baltry

Date: 12/17/2024

COMMENTS:

Ridiculous location for a gas station. Not to mention
the type of people that will be hanging around late at
night. Completely ridiculous !!!

PUBLIC COMMENT FORM
(Please type or use black ink)

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

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Yes I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.

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Name: Gulshat Babayeva
(please print)

Address: 413 Milford dr 75098 Wylie

Signature: _____ 

Date: 12/17/2024

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

Department of Planning
300 Country Club Road
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Wylie, Texas 75098

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Name: Bethany Singh
(please print)
Address: 415 Milford Dr
Wylie, TX 75098
Signature: Bethany Singh
Date: 12/17/24

COMMENTS:

Unecessary. somony gas stations close-by.

PUBLIC COMMENT FORM

(Please type or use black ink)

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300 Country Club Road
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Name: Chris Temple
(please print)

Address: 521 Birch Grove Dr. Wylie, TX 75098

Signature: 

Date: 12-17-2024

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

Department of Planning
300 Country Club Road
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Name: Alicia Temple
(please print)
Address: 521 Birch Grove Drive
Wylie, Tx 75098
Signature: 
Date: 12/17/2024

COMMENTS:

I am requesting that no gas station be built
at this location due to lighting and traffic being
to overwhelming for this area. The neighborhoods
would be greatly affected by this and not in
a positive way.

PUBLIC COMMENT FORM

(Please type or use black ink)

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300 Country Club Road
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Wylie, Texas 75098

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Name:

ERIC HATCH

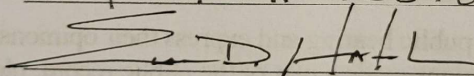
(please print)

Address:

702 ROCKINGHAM DR.

WYLIE, TX 75098

Signature:



Date:

12/17/2024

COMMENTS:

SIMPLY NO NEED FOR A FUEL STATION IN THIS LOCATION AS
THERE ARE MOST LIKELY A DOZEN OTHERS WITHIN 10 MINUTES OF
THIS INTERSECTION. I'M SURE THERE ISN'T A SINGLE PLANNING
& ZONING REP. THAT WOULD ALLOW A FUEL STATION IN THEIR
BACK YARD.

PUBLIC COMMENT FORM
(Please type or use black ink)

Department of Planning
300 Country Club Road
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Wylie, Texas 75098

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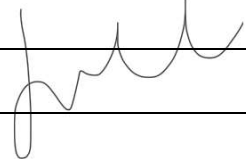
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Name: Julie Rogers
(please print)

Address: 709 Fairfield Wylie TX 75098 United States

Signature: 
Date: 12/17/24

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

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300 Country Club Road
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Name: Brittany Spencer
(please print)

Address: 719 Rockingham Drive
Wylie, TX 75098

Signature: Spencer

Date: 12/17/24

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

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

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MB

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.

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Name: Mark Billings
(please print)

Address: 805 Fairfield Drive
Wylie, TX 75098

Signature: Mark Billings

Date: 12/17/24

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

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300 Country Club Road
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Name: Kerie Padilla
(please print)

Address: 807 Providence Dr

Signature: 

Date: 12/17/2024

COMMENTS:

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(Please type or use black ink)

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Name: TERESA SIMORA-HARP
(please print)
Address: 903 TRAVERS
WYLIE, TX 75098
Signature: [Handwritten Signature]
Date: 12/17/2024.

COMMENTS:

For my family and neighbors safety - I am
against the requested zoning.

PUBLIC COMMENT FORM
(Please type or use black ink)

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Name: Timothy Eric and Lindsey Hulken
(please print)

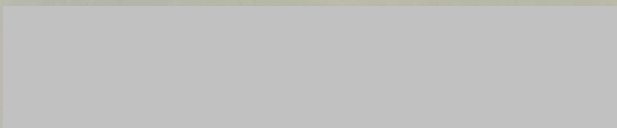
Address: 904 Travers Dr.
Wylie TX 75098

Signature: [Handwritten Signature]

Date: 12/12/24

COMMENTS:

I strongly am against this requested change. Our home
backs up to the corner of Ballard and Alexis which
already has a high volume of traffic. We had a car crash
through our brick wall 2 years ago. We have 4 small children
and want a safe neighborhood to raise them in. This change
would invite more traffic and potential crime which raises
the safety concern for my family and neighbors.



PUBLIC COMMENT FORM
(Please type or use black ink)

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

- I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.
- I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

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

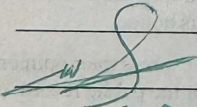
Tuesday, December 17, 2024 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 14, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Valaa
(please print)

Address: 905 Travers Willy

Signature: 

Date: 12/17/2024

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.
 I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.
Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Planning & Zoning
Commission meeting: Tuesday, December 17, 2024 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting: Tuesday, January 14, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Robert Morris
(please print)

Address: 1114 Dodd

Wylie Tx 75098

Signature: Robert Morris

Date: 12-2-2024

COMMENTS:

PUBLIC COMMENT FORM

(Please type or use black ink)

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

 I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.

X I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Planning & Zoning

Commission meeting:

Tuesday, December 17, 2024 6:00 pm

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

Date, Location & Time of

City Council meeting:

Tuesday, January 14, 2025 6:00 pm

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

Name: Alice Blakey
(please print)

Address: 1502 S. ~~Ballard~~ Ballard
Wylie

Signature: X Alice Blakey

Date: 12-5-24

COMMENTS:

I do not want a fueling station and am
opposed to the proposed zoning. Traffic at the
corner of Alanis and Ballard, is already extremely
heavy, and there are many children in the area.
A fueling station also risks underground leaks, fuel
spills, and tanker trucks in a residential neighborhood
decreasing property values.

PUBLIC COMMENT FORM
(Please type or use black ink)

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.
 I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

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

Tuesday, December 17, 2024 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 14, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Dan Justus
(please print)
Address: P.O. Box 1714 - 1504 S. Ballard
Wylie, Texas 75098
Signature: Dan Justus
Date: 12-16-2024

COMMENTS:

We have plenty of fuel stations
and this will only bring more traffic
and activity in this residential area. The
police have not adequately managed control
in this area. Public safety does not seem
to be important to the municipal administration.
We do not need more traffic!

PUBLIC COMMENT FORM
(Please type or use black ink)

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Planning & Zoning

Commission meeting:

Tuesday, December 17, 2024 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of

City Council meeting:

Tuesday, January 14, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Jeff Dutschke
(please print)

Address: 1506 S Ballard Ave
Wylie TX 75098

Signature: Jeff Dutschke

Date: 12-17-24

COMMENTS:

PUBLIC COMMENT FORM
(Please type or use black ink)

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

_____ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.

ET I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-09.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of
Planning & Zoning

Commission meeting: Tuesday, December 17, 2024 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, January 14, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Eden Teklewold
(please print)

Address: 707 Hammond Dr Wylie TX 75098 United States

Signature: 

Date: 12/18/2024

COMMENTS:



T: 469.331.8566 | Firm: 11525 | W: triangle-engr.com | O: 1782 W McDermott Drive Allen, TX 75013

Gas Station with Convenience and Retail Stores

S. BALLARD AVE. & E. ALANIS DR.



CITY OF WYLIE

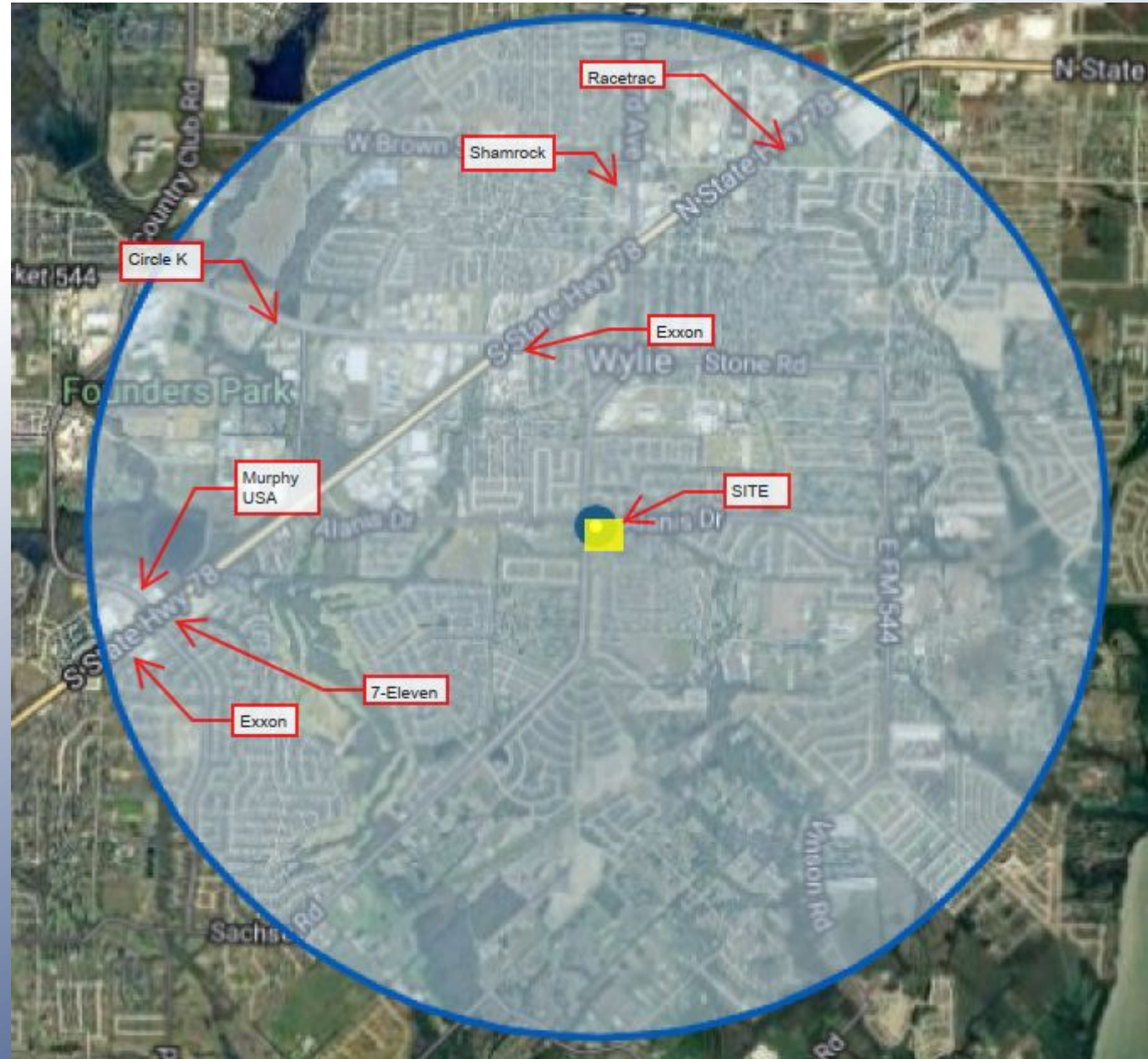
City Council Meeting

Tuesday, January 14, 2025

Planning | Civil Engineering | Construction Management

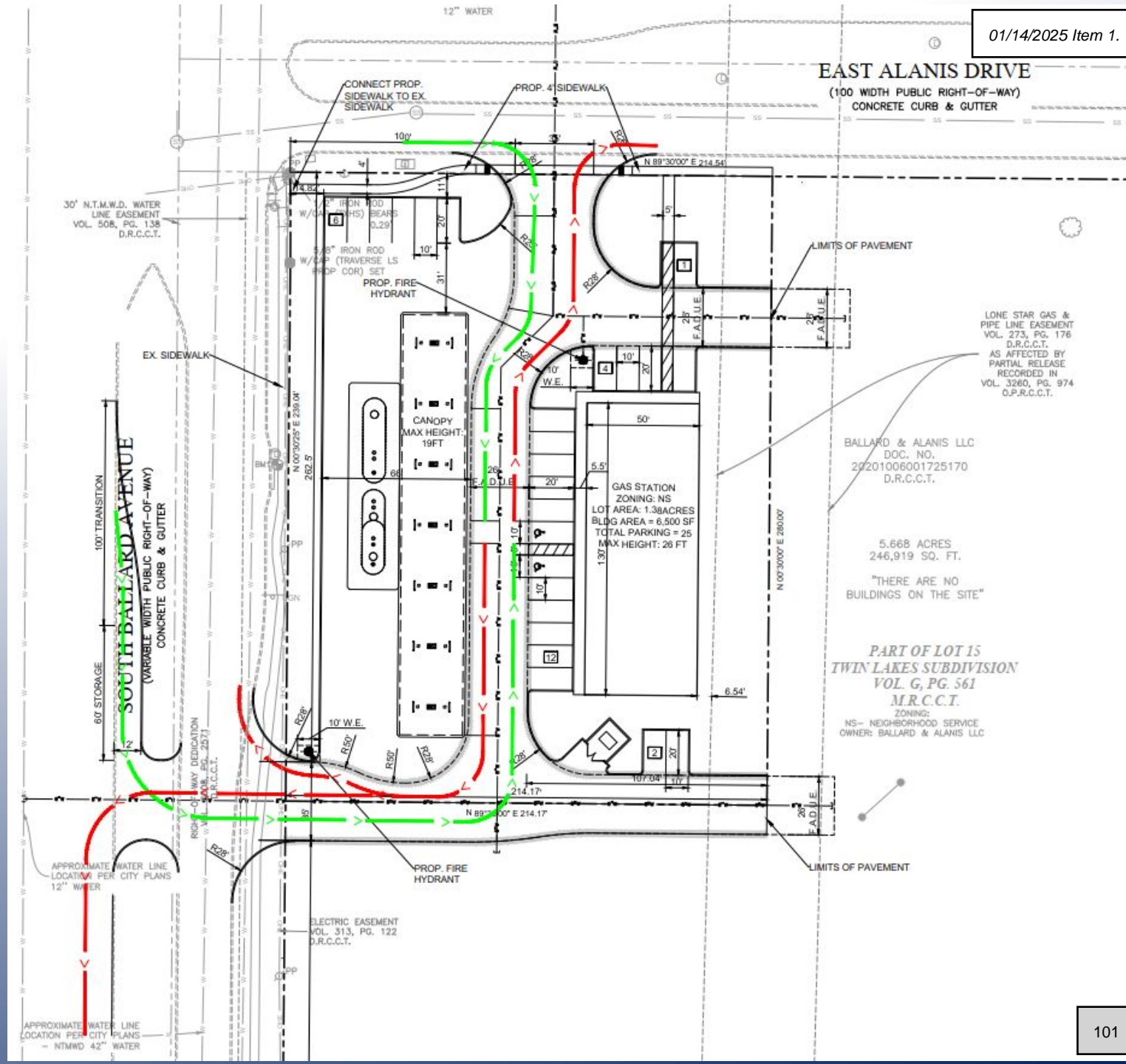
Development & Location

- Proposed development will be located in the 1.38-acre tract on the Southeastern corner of S. Ballard Ave. and E. Alanis Dr.
- Development will feature:
 - Fueling Station with 7 MPDS
 - 5,000+/- SF Convenience Store Area
 - 1,500 SF Retail space
- Location of gas station is strategic, serving a neighborhood that currently lacks such a facility.
- A map showing existing gas stations within a 2-mile radius confirms the need for a gas station in the area.



Traffic Flow

- Site is designed with direct access off both S. Ballard Ave., and E. Alanis Dr., providing convenient and efficient entry and exit.
- The gas station is set back with 275 feet of separation from neighboring properties on E. Alanis Rd. and 225 feet from properties on S. Ballard Ave., ensuring a buffer for privacy and traffic flow.
- Unlike large-scale destination gas stations such as Buc-ee's, this development is intended to serve as a neighborhood convenience store, attracting primarily passing traffic rather than destination visitors.



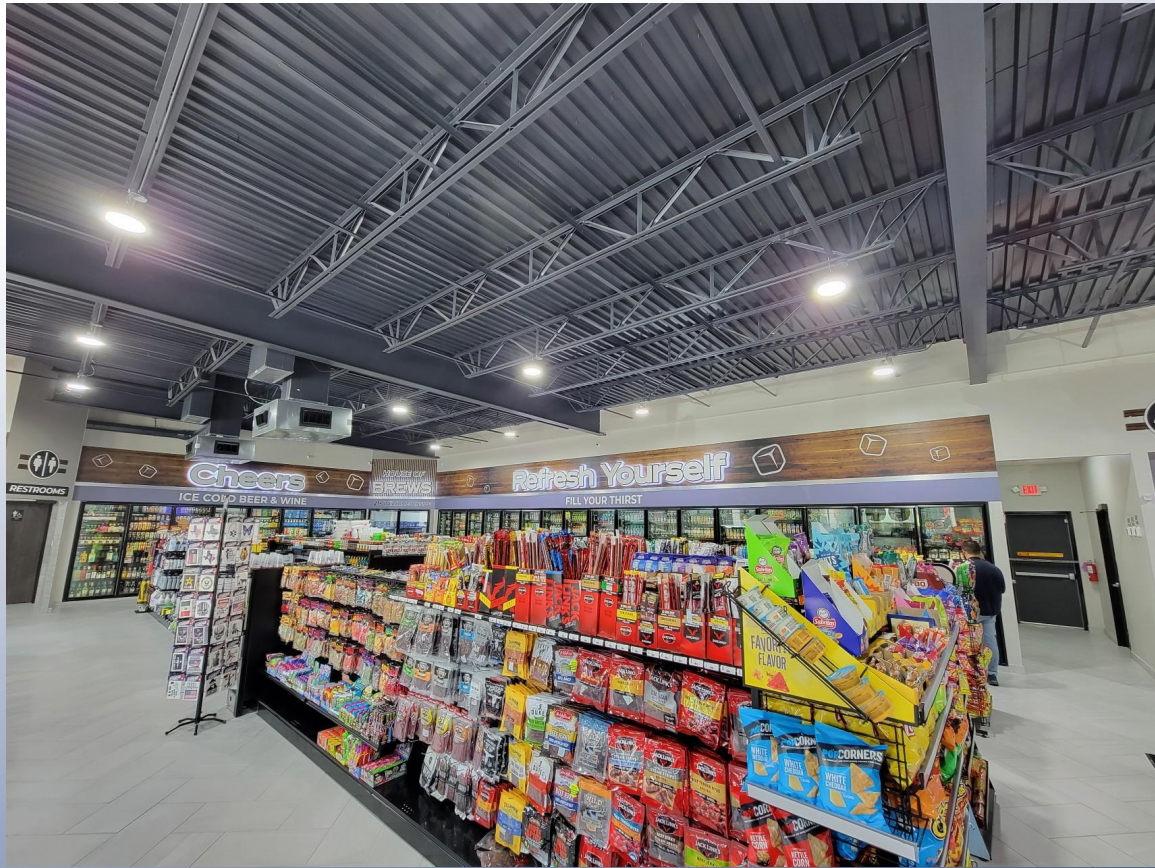
Economic Impact

- This development will have a positive economic impact on the community, notably by increasing property tax revenue due to the improvement in land value.
- Additionally, the future Phase II development will further elevate the property's value, contributing to long-term economic growth.
- The gas station will also provide employment, creating 8 to 10 jobs for local residents, further benefiting the neighborhood's economy.

Security

- Security is a priority, with surveillance cameras installed around the property to prevent illegal activities.
- The gas station will operate with the following hours:
 - Sunday – Friday: 5:00 AM -12:00 AM
 - Saturday: 5:00 AM – 1:00 AM
- These operational hours ensure the business serves the local community efficiently while maintaining a safe and secure environment.









Wylie City Council

AGENDA REPORT

Department: Planning

Account Code: _____

Prepared By: Jasen Haskins / Renae' Ollie

Subject

Hold a Public Hearing, consider, and act upon, Ordinance No. 2025-03 amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Appendix B (Zoning), Article 6 (Special Purpose and Overlay Districts), Section 6.3 (Downtown Historic District (DTH)), to amend certain regulations relating to the Downtown Historic District.

Recommendation

Motion to approve the Item as presented.

Discussion

The Historic Review Commission and Community Development Staff have worked together on updating the zoning regulations for the Downtown Historic District (DTH). The proposed amendments and updates to Article 6, Section 6.3 guidelines and regulations for the Downtown Historic District are attached.

The amendments include several minor tweaks for language and clarification, but also amendment and additions to the identification of historical structures and features along with updates to the sign regulations.

Some examples of the sections that have been amended include:

- Section E.2 "Purpose...", for clearer language and to eliminate "encourage" and "discourage" design standards in place of more definitive requirements.
- Section E.4.(c) "Parking...", to simplify and allow flexibility in parking downtown by eliminating language that refers to building size, minimum parking, and distance to existing lots.
- Section E.5.(b) "Street Facade..." to better define requirements for residential structures.
- Section E.5.(g) "Identifying..." to define architectural requirements and define time period for types of historical structures.
- Section E.6 "Signs..." to better define requirements and align with federal and state law

HRC Recommendation

The Commissioners voted 5-0 to recommend approval.

P&Z Recommendation

The Commissioners voted 6-0 to recommend approval.

ORDINANCE NO. 2025-03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, AMENDING WYLIE’S CODE OF ORDINANCES, ORDINANCE NO. 2021-17, AS AMENDED, APPENDIX B (ZONING), ARTICLE 6 (SPECIAL PURPOSE AND OVERLAY DISTRICTS), SECTION 6.3 (DOWNTOWN HISTORIC DISTRICT (DTH)), TO AMEND CERTAIN REGULATIONS RELATING TO THE DOWNTOWN HISTORIC DISTRICT; PROVIDING A PENALTY CLAUSE, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City Council of the City of Wylie, Texas (“City Council”) has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Wylie, Texas (“Wylie”) to amend Ordinance No 2021-17, Appendix B (Zoning), Article 6 (Special Purpose and Overlay Districts), Section 6.3 (Downtown Historic District (DTH)), to amend certain regulations relating to the Downtown Historic District; and

WHEREAS, the City Council finds that this Ordinance contains textual amendments to the Zoning Ordinance that do not change zoning district boundaries, and therefore, written notice to individual property owners is not legally required; and

WHEREAS, the City Council finds that all legal notices required for amending the Zoning Ordinance have been given in the manner and form set forth by law, public hearings have been held on the proposed amendments and all other requirements of notice have been fulfilled; and

WHEREAS, the City Council finds that it is in the best interests of Wylie and its citizens to amend the Zoning Ordinance as set forth below, and that such amendments are in furtherance of the health, safety, morals and general welfare of the Wylie community and the safe, orderly and healthful development of Wylie.

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

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

SECTION 2. Article 6, Section 6.3, Downtown Historic District, Regulations of Appendix B Wylie’s Code of Ordinances, Ordinance No. 2021-17, as amended, Appendix B (Zoning), Article 6 (Special Purpose and Overlay Districts), Section 6.3 (Downtown Historic District (DTH)), to amend certain regulations relating to the Downtown Historic District as set forth in Exhibit A, attached hereto and incorporated herein by reference for all purposes.

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

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

SECTION 5. Any person, firm, corporation or entity violating this Ordinance or any provision of Wylie’s Zoning Ordinance, as amended, shall be deemed guilty of a misdemeanor, and on conviction thereof, shall be fined in an amount not exceeding Two Thousand Dollars (\$2,000.00). A violation of any provision of this Ordinance shall constitute a separate violation for each calendar day in which it occurs. The penal provisions imposed under this Ordinance shall not preclude Wylie from filing suit to enjoin the violation. Wylie retains all legal rights and remedies available to it pursuant to local, state and federal law.

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

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 14th day of January, 2025.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Date of Publication: January 23, 2025, in *The Wylie News*



+ARTICLE 6 SPECIAL PURPOSE AND OVERLAY DISTRICTS

SECTION 6.3 DOWNTOWN HISTORIC DISTRICT (DTH)

A. *Purpose*

Wylie's downtown has been identified by the Comprehensive Plan as a valuable resource worthy of preservation as a historic district. This district provides development and design standards that preserve the historic and architectural character of existing development, provides for adaptive reuse of existing buildings, and the compatibility of new structures and uses with the historic nature of downtown.

A contributing property is a building, structure, object, or site within the boundaries of the district that adds to the historic associations, historic architectural qualities, or archaeological values for which the historic district is significant. A contributing property must also retain integrity, meaning enough of its historic physical features to convey its significance as part of the district.

A non contributing property is a building, structure, object, or site within the boundaries of the district that does not add to the historic associations, historic architectural qualities, or archaeological values for which the historic district is significant. Typically this means that the property is less than fifty years old, has been significantly altered, or is not associated with the historic theme or time period of the district.

The design standards and guidelines outlined in this section are intended to assist property owners, architects and contractors who are considering work within the Historic District, including changes to existing buildings, demolition, or new construction. The guidelines are not rigid sets of rules, but serve as a guide in making improvements that are compatible with the district's character.

B. *District Boundaries*

1. The Downtown Historic District (DTH) is generally bounded by State Highway 78 on the south, Cottonbelt Avenue on the west, from Elliot Street to Brown Street, and including property north of Brown Street on Keefer, and to the eastern property line of those lots facing west on Second Street from Brown Street to the north and Marble Street to the south, and those properties north of Brown Street along Ballard Avenue facing east and continuing north to Tract 4 of the Samuel B. Shelby Abstract and approximately 100 feet of frontage of those lots facing west and continuing north parallel to Ballard Avenue and



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encompassing all of Block 1, Lot 5 of the Russell #01 Addition and Block 1, Tract 49 of the James Truett Abstract.

2. The precise boundaries of the Downtown Historic District shall be shown on the official zoning map of the City of Wylie. The boundaries of the Downtown Historic District may be amended from time to time based on a request from area property owners, a request of the staff, the Commission, or at the pleasure of the Council. In considering a request for a change in district boundaries, the Council shall require:
 - a. Any additions to the district shall be contiguous to the existing boundaries of the district;
 - b. Any reductions in the district shall be located on the edge of the district such that a hole is not left inside the district; and
 - c. If requested by a property owner, a petition shall be presented showing owners of more than 50 percent of the land within the district, excluding streets, and owners of more than 50 percent of the building sites in the district are in support of the requested change in boundaries.

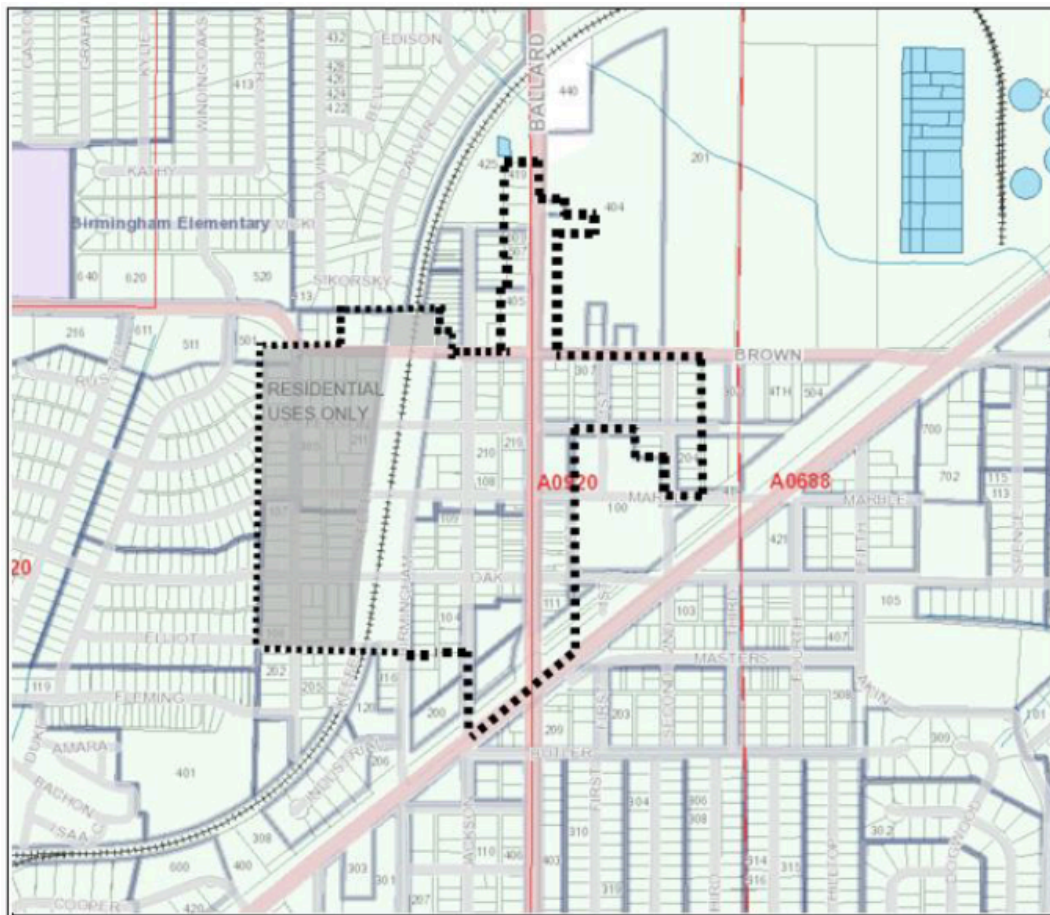


FIGURE 6-1 DOWNTOWN HISTORIC DISTRICT BOUNDARIES



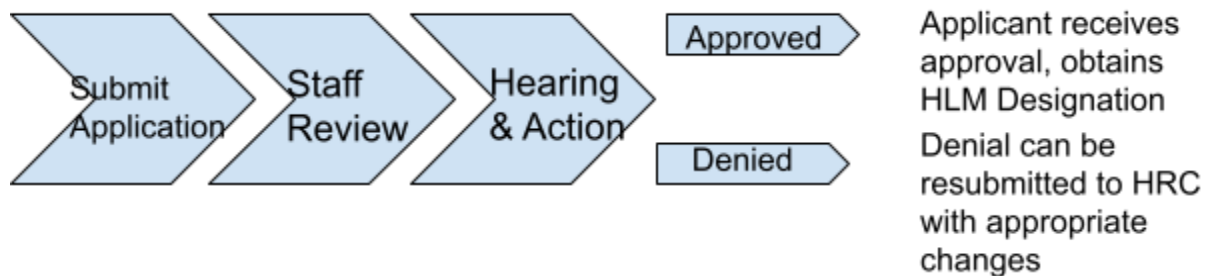
C. General Provisions

1. Site plan and design review submitted to the Planning Department is required for new construction and substantial renovation of existing buildings within the Downtown Historic District. All demolition request and work for contributing buildings and/or structures that do not qualify as routine maintenance must be reviewed by the Historic Review Commission
 - a. Historic Review Commission (HRC) shall be appointed by the City Council and shall consist of seven (7) members in accordance with Ordinance 2013-17, and as amended.
 - b. The HRC will be responsible for reviewing and recommending an action to the Planning and Zoning Commission and/or the City Council for proposed new construction or substantial renovation, revisions to the ordinance, and planning efforts to fulfill the purpose of the Downtown Historic Ordinance and to consider future amendments and long range goals of the District.
 - c. Submission of Plans. A completed application shall be submitted with a fee, accompanied by the following, and any other necessary documents required by the Planning Department.
 - i. Site Plan showing existing and proposed structures and improvements
 - ii. Interior floor plan showing all spaces, doors and windows
 - iii. Exterior elevations including
 1. Existing & proposed changes
 2. Doors & windows
 3. Architectural features
 4. Trim details
 5. Material details
 - iv. Roof Plan
 - v. Accessory Structures
 - vi. Sections (for additions)
2. Substantial renovations as listed below require review by the HRC and City Council:
 - a. Alterations to the exterior of existing buildings that change the placement or design of windows, doors or other exterior features of the building such as coping or pilasters;
 - b. An increase in the floor area of the building greater than 10 percent.
 - c. Adding new exterior building materials that do not match the existing materials.
 - d. Interior renovation of existing buildings that alter the exterior appearance of the building (e.g., a drop ceiling that covers part of an existing window)
3. Common routine maintenance items as listed below may be reviewed at staff level.
 - a. Installation of an awning located on an accessory building, or on the rear facade of a main building.
 - b. Shingle replacement that does not include a change in color or style.
 - c. Siding replacement that meets the requirements of this ordinance.



ZONING ORDINANCE

- d. Application of paint that is the same color as the existing or that is an appropriate dominant, trim, or accent color and is part of an historic color palette.
 - e. The process of cleaning (including but not limited to low-pressure water-blasting and stripping, but excluding sandblasting and high-pressure water blasting).
 - f. Painting, replacing, duplicating or stabilizing deteriorated or damaged architectural features (including but not limited to roofing, windows, columns, and siding) in order to maintain the structure and to slow deterioration.
 - g. Interior renovation of existing buildings that do not alter the exterior appearance of the building.
4. Physical properties of an existing building such as setbacks, foot prints, height, or other similar characteristics that cannot be altered without substantial hardship are not required to meet the development or design standards within this article. All other provisions shall apply.
 5. All new development shall comply with the Site Design Standards included in Subsection 4, and the Architectural Standards in Subsection 5.
 6. Submission of Plans for Landmark Designation shall be delivered to the City of Wylie Planning Department, a minimum of 30 days prior to the meeting date set for the Historic Review Commission
 - a. Required Documentation:
 - i. Completed application on forms provided by the City of Wylie with applicable fees
 - ii. Stated criteria met in accordance with Article II Landmarks, Section 58.23 of the Code of Ordinances, as amended
 - iii. Documented history of the structure, complete with photos
 - b. Review Criteria
 - i. Staff prepares a written report documenting the historical facts of the property and stating any impact that the owner may have with a historic landmark designation on the owner's property.
 - ii. Staff will present the completed application for consideration by the Historic Review Commission.
 - iii. Designation of city landmarks will be made in accordance with Local Government Code 211, Section 211.0165, as amended.





D. Permitted Uses

1. The Downtown Historic District may contain any combination of uses shown in the Use Chart in Article 5, Section 5.1.
2. Within the Downtown Historic District there are both residential and nonresidential uses which may be located in either residential structures or commercial structures. To maintain the architectural and historic character of existing blocks where one type of structure predominates, the following regulations shall apply.
 - a. Residential uses may be in residential structures or commercial structures. Residential uses in commercial structures are only allowed if they occupy less than 40 percent of the floor area of the building; and do not occupy the area adjacent to the street front.
 - b. Nonresidential uses may be in residential or commercial structures. Nonresidential uses in residential structures must be in those blocks where existing residential structures predominate.
 - c. In block faces within the District that are currently developed with residential structures, new construction shall be of historic design. Either residential or nonresidential uses may be located in the residential structures.
 - d. In block faces within the Downtown Historic District that are currently developed with commercial structures, new construction shall be of historic design.
 - e. Only residential uses are permitted for those lots along Cotton Belt Avenue, and along Keefer Street from Elliot Street on the south to Brown Street on the north, as depicted in Figure 6.1 and on the official zoning map of the City of Wylie.

E. Downtown Historic District Development and Design Standards and Guidelines

1. All properties must meet requirements provided in this section for Site Design, and Architectural Standards.
2. **Purpose of Downtown Historic District Design Standards.** The purpose of these design standards is to ensure the preservation of the historic and architectural qualities which make the Downtown Historic District a unique place by permitting new development compatible with existing historic buildings and by maintaining the historic and architectural qualities of existing buildings.
 - a. Site Design Standards. The purpose of the Site Design Standards is to provide for building and parking placement compatible with existing development.
 - b. Architectural Standards. The purpose of the Architectural Standards is to provide for the preservation of existing historic and architectural qualities of Downtown Wylie, ensure new construction is compatible with these qualities, and to protect and promote the uniqueness of downtown as a commercial area.
 - c. The form of new construction and its integration with existing residential historic structures is critical to maintaining the character of the Historic District. Form



 ZONING ORDINANCE

- includes the size, shape, massing and materials of new construction. It may be defined as a new, stand-alone residential building, as an infill into the district, or a new accessory structure behind an existing residence.
- d. The Federal Secretary of the Interior's guidelines for new buildings in historic districts encourage similarity of form and materials, but not actual replication.
3. **Standards and Guidelines for Demolitions and Relocation.**

a. DEMOLITION

Prior to Demolition of a structure, a letter from a structural engineer is required if the request is based on a lack of integrity and structural soundness of the structure. Each request for demolition shall be considered on a case by case basis for contributing structures.

Demolition of a structure will NOT be allowed if any of the items below are met:

1. A structure is of architectural or historical interest and/or value or its removal would be detrimental to the public interest, or
2. The building contributes significantly to the character of the historic district and demolition would create a detrimental view or adversely affect the existing buildings on the block, or
3. A structure is contributing or unusual or uncommon design and materials and it could not be reproduced without great difficulty and/or expense, or

Demolition of a structure MAY be allowed if any of the following criteria is met:

1. The building has lost its architectural and historical integrity and importance and its removal will not result in a negative, less appropriate visual effect on the historic district, or
2. The structure does not contribute to the historical or architectural character and importance of the historic district (e.g. a non contributing structure), and its removal will result in a positive, appropriate visual effect in the district.

b. RELOCATION

A building may only be moved from one site to another site within the historic district under the following conditions:

1. The building is seriously threatened in its original location,
 2. The integrity and structural soundness of the building will be maintained,
-



ZONING ORDINANCE

-
3. The building will be compatible with the overall character, visual appearance and site orientation of existing buildings on the block at the new location, and
 4. The removal of the building from its original site will not create a detrimental view or loss of integrity on its immediate block.

A building may be moved from a site outside of the historic district to a site within the historic district under the following conditions:

1. The integrity and structural soundness of the building will be maintained,
2. The building will be compatible with the overall character, visual appearance, and site orientation of existing buildings on the block at the new location, and
3. Any proposed replacement at the original site will result in a more positive visual effect on its immediate block.
4. Any relocated building moved into the historic district shall be rehabilitated and/or repaired in accordance with the applicable sections of these guidelines so as to retain the original character, architectural details, design, and materials of the structure.

4. Site Design Standards

a. Building Placement - Commercial Structures

- i. Buildings shall be placed on the front property line. Buildings may be moved back from the front property line a total of four feet to provide for wider sidewalks and entries, if: The building takes up an entire block face; or is located on a corner; or has a total frontage of more than 50 percent of the block face.
 - ii. New commercial structures shall be allowed only in block faces which are predominantly developed with existing commercial structures, or are predominately vacant land.
 - iii. Buildings shall be placed on the side property line. Buildings may be moved back from the side property line a total of four feet to provide for wider sidewalks and entries when the side property line is along a street.
 - iv. Buildings that go through a block so that they have frontage on two parallel streets, shall treat each frontage as a main façade.
 - v. New commercial structures shall construct at least a six (6) foot wide sidewalk.
-



b. Building Placement - Residential Structures

- i New single family residential structures are only allowed in blocks which are predominantly developed with existing residential structures.
- ii Residential structures shall conform with the front yard, side yard and rear yard setbacks of existing residential buildings on the block face. Front yard and rear yard setbacks will be deemed to be in conformity if they are within five feet of the average of the existing setback on either side of the new construction. Side yard setbacks shall be no closer than the side yard setback adjacent to the new construction or 20 feet whichever is less. On corner lots, side yards shall be treated as front yards and shall be the same as that required for the primary front yard.
- iii New accessory structures such as garages, sheds, greenhouses, etc. shall be located in a separate structure from the main building, and be visually compatible with the main building and,
 - 1. Shall not extend beyond a platted side or rear building line adjacent to a street. If no building line exists adjacent to a street on an approved plat, the accessory structure shall not be located closer than ten (10) feet from the side or rear property line.
 - 2. Shall not be located closer than five (5) feet to the side property line when the accessory structure is located behind the main building.
 - 3. When the accessory structure is located in the side yard, the setback for the accessory structure will be the same as the setback requirement for the main building.
 - 4. No accessory structure shall be located within the front yard setback.
- iv New residential structures shall construct at least a six (6) foot wide sidewalk.

c. Parking for Nonresidential Uses

- i Onsite surface parking shall generally not be placed in the required front yard and shall generally be separated from public streets by the building which it serves. Exceptions to this requirement include:
 - a. A lot that is used entirely for surface parking with no listed use in accordance with Section 5.2.
 - b. Surface parking on corner lots or lots with frontage on 2 or more public streets shall comply with the above parking requirements along at least one street frontage.
 - c. Where onsite surface parking is constructed to serve existing buildings or additions to existing buildings, the above parking requirements shall not apply.
-



ZONING ORDINANCE

-
- ii Existing nonresidential uses may be renovated, reconstructed, and expanded up to 10 percent of their original floor area without having to comply with these parking standards.
 - iii If parking requirements are such that it is difficult to rehabilitate buildings or construct new buildings without compromising the historic character of a lot(s) in the Downtown Historic District, the applicant may petition the Commission to consider a reduction in the number of required parking spaces.
 - iv Alternative materials for driveways and parking spaces may include pavestones, grass pavers or other materials, subject to approval of the City Engineer.
 - v Off-street parking lots with over 20 spaces are required to have landscaping and lighting that meets the standards for other nonresidential developments. (Article 4, Section 4.3)

d. Parking for Residential Uses

- i Parking for residential use shall be on site and shall provide a minimum of two parking spaces.
- ii Alternative materials for driveways and parking spaces may include pavestones, grass pavers or other materials, subject to approval of the City Engineer.

5. Architectural Design Standards

a. Street Facade – Commercial Structures

- i. Primary street facades for nonresidential buildings in the Downtown Historic District shall have the following basic features of existing historic buildings:
 1. Cornice at top of facade;
 2. Display windows with transom windows above and lower window panels below.
 3. Pilasters that divide the facade vertically and separate the display windows units into discrete visual elements.
 4. Second floor windows, recessed with multiple lights, lintels, and sills.
 - ii. Architectural elements such as doors, windows, awnings, canopies and architectural details shall be compatible with the overall visual qualities existing within the historic buildings downtown. Maintain as much of the original basic façade as possible. The basic façade consists of three parts: the storefront, with large display windows and transom; the upper façade, with large regularly spaced windows; and the decorative cornice. Similar base standards shall be incorporated on street facades facing a side street.
 - iii. Choice of color for the primary facade, various architectural elements, or details shall be in conformance with the color scheme existing within downtown and appropriate for the historic and architectural character of the commercial
-



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structure. (Sherwin Williams Preservation Palette, Valspar Historic Color Palette or equal would be an approved color palette)

- iv. In addition to the above, all commercial structures shall have at least two of the following desirable design features as appropriate:
 1. Buildings on corners which create a diagonal corner cut with the entrance on the corner; or
 2. Pediments added to the top of the facade; or
 3. Decorative brickwork and architectural detailing on or around the cornice, fascia, pilasters, or around windows; or
 4. Use of natural wooden doors with glass windows; or
 5. Projecting canopies and or awnings placed over the ground floor windows and doors

b. Street Facade – Residential Structures

- i. Residential structures within the Downtown Historic District shall have identifiable features appropriate to the architectural style of the building. These features may include the following:
 1. Covered porches integrated into the front facade of the main structure;
 2. Multiplicity of roof forms;
 3. Columns and railings defining porch;
 4. Windows with multiple lights;
 5. High pitch roof lines; and
 6. Architectural detailing of gables, window and door casings, eave lines, and foundations.
 7. Use of skirting along the base of the building, in a manner appropriate to the architectural design of the building; Skirting materials shall be durable, suitable for exterior exposure, and installed in accordance with the manufacturer's installation instructions. Skirting shall be secured as necessary to ensure stability, to minimize vibrations, or minimize susceptibility to wind damage; or
 8. Use of architectural detailing appropriate to the architectural style of the building. Architectural detailing includes but is not limited to elements such as carving in porch rails, turned stiles, use of ornamentation around windows, doors, eave lines, porches, and decorative windows and materials within gables.
 9. Choice of color for the primary facade, various architectural elements, or details shall be in conformance with the color scheme appropriate for the architectural style of the residential structure. (Sherwin Williams Preservation Palette, Valspar Historic Color Palette or equal would be an approved color palette)



c. Building Proportions – Commercial Structures

- i. New construction height, width and massing should be consistent with the scale of adjacent contributing structures.
- ii. Traditional patterns should be incorporated into new construction whenever possible.
- iii. The ground floor facade shall have at least 45 percent of its area in transparent windows, or doors. The second floor facade shall have at least 20 percent of its area in windows. The area of windows includes any mullions framing individual lights within the window frame.
- iv. The building height shall not exceed forty-five (45') feet at the highest point for architectural elements including but not limited to turrets, pinnacles and pediments.

d. Building Proportions – Residential Structures

- i. New residential structures within the Downtown Historic District should respect building heights in accordance with period specific design.
- ii. The building height shall not exceed forty-five (45') feet including architectural elements.

e. Building Materials - Commercial Structures

The base facade materials for commercial structures within the Downtown Historic District shall be brick or stone. Architectural details, trim, window or door framing may be wood, stone, cast stone, cast iron, or other materials compatible with the historic and architectural character of the Downtown Historic District.

f. Building Materials – Residential Structures

- i. The primary exterior material for residential structures within the Downtown Historic District with respect to the period of design shall be brick, wood siding and/or composite masonry materials having a wood pattern.
- ii. The width of the siding shall be between four and five inches in width.
- iii. Renovation to existing residential structures should use materials which are compatible with the existing residential structure. Adherence to these material standards are encouraged where appropriate and/or possible.

g. Identifying Features - Residential Structures

According to [A Field Guide to American Houses by Virginia Savage McAlester](#).

The first step in identifying the style of your house is to take a good look at the outside. Take note of the roof shape, the arrangement of the windows and doors, the basic shape of the building, the materials and the details. Over the years, your house may have undergone renovations since it was built. It may have a different type of siding, ornament may have been removed or added, or windows may have been changed. It is often possible to determine the style of an altered house by its shape and roof type.



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Although your house will probably not be exactly like any of the examples shown, you should look for similar shapes, materials, and details. This list is not intended to be all inclusive, but to give a small example of the various architectural styles. Then read the description of that style to find out more about its history and specific characteristics. A style shall be a unique individual expression or part of a broad cultural pattern

Federal: 1815 - 1840

Federal houses are square or rectangular in plan, two to three stories high, and constructed of brick or wood. Semi-circular or elliptical fanlight over front door (with or without sidelights). Most commonly a simple box, with doors and windows arranged in strict symmetry. However, the box may be modified by projecting wings or attached dependencies.

National Folk: 1850-1890

The National folk/farmhouse style home consists of a rectangular shape with side-gabled roofs or square layouts with pyramidal roofs. Simple and minimal detailing, minimal to medium eave overhang. There are typically six house shapes: Gable-front, Gable-front and wing, Hall and parlor, I-house, Massed plan/side gabled, and Pyramidal.

Folk Victorian: 1870-1910

Folk Victorian have medium pitched gabled roofs with decorative shingles in gable ends, often with pent roofs. It is often identified by basic or simpler details with asymmetrical floor plans. with Carpenter Gothic detailing. Some of the features include cypress siding, a bay window, cross gabled roof, and an asymmetrical floor plan.

Queen Anne & Shingle: 1880 To 1900 (Brown House)

Queen Anne houses are brick with wood shingled or stuccoed upper floors, or wood with surfaces variously sided with clapboards and an assortment of shingle patterns. Steeply pitched roofs of irregular shape, may have hip or multi-gabled roofs, or a combination of both. Towers, dormer windows, stained glass windows, bay windows, turrets, encircling porches, and tall chimneys with decorative brick patterns are typical.

Colonial Revival: 1880-1955

Colonial Revival is used to describe houses based on designs from the Colonial period in American history. Typical characteristics include windows with sashes, usually with multi-pane glazing in one or both sashes and frequently in adjacent pairs, accentuated front door, normally with decorative crown supported by pilasters or extended forward



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and supported by slender columns to form entry porch, sidelights and transom windows may be present, facade is typically symmetrically balanced.

Prairie: 1900 To 1920

Houses of the Prairie style are characterized by hipped low-pitched or flat roofs with wide overhangs, banded casement windows, and low, massive chimneys. The eaves, cornices, and facade detailing emphasize the horizontal lines; often with massive, square porch supports.

Craftsman: 1905-1930

Most Craftsman style homes have low-pitched, gable roof (occasionally hipped) with wide, unenclosed eave overhangs; roof rafters are usually exposed and have decorative (false) beams or braces commonly added under gables; full or partial-width porches are typically covered by a lower gable, with roof supported by tapered square column; column or piers frequently extend to ground level (without a break at level of porch floor); commonly one or one-half stories high, although two-story examples occur in every subtype.

Bungalow: 1910 To 1940

The Bungalow is a more simple Craftsman style square or rectangular plan. Simple design, sparse decoration, and natural materials are the essential components of the bungalow style. Low-sloping gable roof, open floor plans, large front windows, and broad front porches. typically either a single story or has a second, half, or partial story, that is built into a sloped roof. Bungalows are typically small in terms of size and square footage and often are distinguished by the presence of dormer windows and verandas.

Airplane Bungalow: 1910 To 1925

The Airplane Bungalow style home is a subtype of the Craftsman style home, but has low-pitched, gabled roofs with oversized eaves and exposed rafters that create a canopy effect, and bands of windows, with a much smaller “pop-up” single room on the second floor.

Minimal Traditional: 1935 To 1950

Low to medium pitched roof, little or no eave overhang, more often gabled roof with a front door entrance under the front cross gable, double-hung windows, typically multi-pane or 1 over 1, generally small one-story residences with minimal added architectural detail.



Ranch: 1935-1975

Broad one-story shape; low-pitched roof typically with carport or garage incorporated under main roof; asymmetrical facade with front entry usually located off-center. Variations: no carport/garage, with carport or garage (1 car or 2 car).

Note:

A later addition to an old house may have gained significance on its own. Don't assume it's worthless just because it's not part of the original building. For example, Greek Revival buildings built between 1830 and 1850 had plain window decorations. Some of these were "updated" with more elaborate Italianate window decoration in the 1870s. Since this later decoration reflects a style of architecture now over 100 years old, it too has gained historic significance and is architectural evidence which tells us something about the history of the building; such later decoration should not be removed.

h. Fencing – Commercial Structures

Any fencing for commercial structures within the Downtown Historic District shall be in the rear of the building.

i. Fencing – Residential Structures

- i. Fencing placed in the front of the residential structure shall be limited as follows:
 - a. Height not to exceed 3 feet;
 - b. At least 50 percent of the surface area of the fence shall be open and transparent;
 - c. Made from wood or wrought iron. Masonry or brick may be used for columns with wood or wrought iron fence panels;
 - d. Have the posts and rails facing the inside of the fence.
- ii. Fences placed in the side or rear yard shall be permitted to a height of 8 feet maximum and shall be constructed of wood or wrought iron. Masonry or brick may be used for columns with wood or wrought iron fence panels All fences placed in front of the residential building shall be decorative in design.



6. Signs

Purpose: All signs in this section are applicable to the Downtown Historic District only and are not appropriate to any other zoning district. The purpose of this section is to ensure that the area, material, and placement of new signs and alterations made to existing signs are appropriate to the architectural design of the building and the district, and that signs do not visually obscure significant architectural features of a building or the district in general.

a. General Provisions:

- i Pole sign means any sign erected on a vertical framework consisting of no more than two uprights supported by the ground and where there is a physical separation between the base of the sign and the ground.
- ii Signs shall be constructed of materials that are not subject to deterioration when exposed to the weather. Internally illuminated signs must be constructed of non-combustible material or approved plastics.
- iii New signs should respect the size, scale and design of the historic building.
- iv New signs should not obscure significant features of the historic building.
- v No sign permitted under the regulations of this section shall be installed without first obtaining zoning clearance and a sign permit.
- vi When installing a new sign on a contributing structure, key architectural features shall be maintained to minimize damage to the exterior facade.

b. Signs for Residential Structures

- i The sign area of any one face shall not exceed sixteen (16) square feet in area. The sign area of a pole sign shall not comprise more than seventy percent (70%) of the entire sign structure.
- ii The maximum height of a pole sign structure shall be six (6) feet when no lighting is included. The maximum height of a pole sign structure shall be eight (8) feet when a globe type light is included.
- iii Logos and symbols may be illuminated or backlit by fluorescent fixtures. The use of indirect lighting is also allowed.
- iv The use of a fluorescent color on a sign is prohibited.
- v No more than one pole sign may be displayed on a premise at any given time.
- vi The sign may be placed adjacent to the public right-of-way, provided it does not encroach on the sight visibility triangle and is a minimum of six feet from the outside face of curb.
- vii Single acorn type luminaires, flutes, moldings or other traditional details are strongly preferred. See Figure 6-2.



Figure 6-2 Typical Pole Sign Features for Residential Structures

c. Signs for Commercial Structures

- i The size of the sign shall be in proportion to the building and the neighboring structures and signs.
- ii The total maximum allowable sign area for each building face is one square foot per one linear foot of a single tenant, not to exceed 70 square feet, whichever is less.
- iii The total maximum allowable sign area for each building face is one square foot per one and one-half (1-1/2) linear foot of a multi-tenant building, not to exceed 100 square feet whichever is less.
- iv Signs shall be mounted or erected so they do not obscure the architectural features or openings of a building.
- v No sign or portion of a sign shall extend above the cornice line at the top of the building face. Roof top signs are prohibited.
- vi For buildings without a recognizable style, the sign shall adopt the decorative features of the building, utilizing the same materials and colors.
- vii The structural materials of the sign should match the historic materials of the building. Wood, metal, stucco, stone or brick, is allowed. Plastic, vinyl or similar materials are prohibited. Neon, resin to give the appearance of wood, and fabric may be used as appropriate.
- viii Attached signs may only be illuminated utilizing internal lighting. Exterior letters with exposed neon lighting are allowed.



d. Window Signs

Window signs do not require a permit or a permit fee. Window Signs must meet the following regulations:

- i. Window Signs must not obscure more than 20 percent of the window area per façade.
- ii. No illuminated Window Signs shall be allowed where it creates an unduly distracting and hazardous condition to motorist, pedestrian or the general public..

e. Awning Signs

- i. An Awning may extend the full length of the wall of the building to which it is attached and shall solely be supported by the exterior wall of the building. The awning sign shall be no more than six feet (6') in height and shall not be placed less than eight feet (8') above the sidewalk.
- ii. The artwork or copy for an Awning Sign shall not exceed twenty percent (20%) of the area of the Awning and shall extend for no more than sixty percent (60%) of the length of the Awning.

f. Projecting Signs

- i. Signs shall be constructed of noncombustible material.
- ii. Signs shall not project more than three feet (3'), measured from the building face and shall not be closer than two feet (2') from the back of the curb line.
- iii. Bottom of the sign shall be at least 8 feet above the sidewalk.
- iv. Signs shall be compatible in design, shape, and material with the architectural and historic character of the building.
- v. Signs shall not exceed sixteen (16) square feet per sign face.

g. Canopy Signs

- i. A Canopy Sign is a permanent structure that is supported by the building or by a support extending to the ground directly under the canopy. The Canopy Sign may be attached to, or be an integral part of the face of a canopy.
- ii. The artwork or copy on a Canopy Sign shall not exceed ten percent of the face of the canopy, or a maximum of twenty-five (25) square feet, whichever is greater.
- iii. An illuminated stripe may be incorporated into a canopy. The stripe may extend along the entire length of the face of the canopy. The width or thickness of the stripe shall be limited to one-third of the vertical dimension of the face of the canopy. The internal illumination of a canopy is limited to the portions of the canopy face on which a sign or stripe is permitted.

h. Special Events Banner Signs extending over a public right-of-way

- i. A Special Event Banner sign is composed of cloth, plastic, canvas or other light fabric.
- ii. Only banners submitted by applicants that are promoting or supporting local community events will be permitted over public right-of-ways.



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- iii An application to place a special event banner over a public right-of-way shall be submitted to the Building Inspections Department at least 10 days before the date to be installed.
 - iv The City of Wylie may erect and remove banners over public right-of-way. Banner placement will be at a location determined by the City.
 - v The maximum banner size allowed is 4 feet x 36 feet, unless extended over the public right-of-way. Banners must be in good repair at all times.
 - vi The banner may remain a maximum of fourteen (14) days. A maximum of two banners can be hung for each event with placement of the second banner provided as space allows. Only one banner will be hung at each location.
 - vii When a banner over the public right-of-way is removed, the applicant is responsible for picking up the banner from the City of Wylie Public Works Service Center within ten (10) working days of the removal date. A late fee of \$50 will be charged for banners left after the ten (10) day period. Unclaimed banners will be disposed of 30-days after removal date.
- i. A-Frame/Sandwich Board Signs**
- i No more than one a-frame or sandwich board sign per business shall be allowed, and a minimum of four feet of clear sidewalk shall be maintained at all times. The sign shall be sufficiently weighted or anchored to prevent movement by wind or other elements.
 - ii No a-frame or sandwich board sign shall exceed eight square feet per face or four feet in height. The entire sign structure shall be calculated as the total of sign area.
 - iii Materials suggested for use for signs are finished hardwoods, or softwoods. Materials not allowed include, but are not limited to, fluorescent materials, paper or fluorescent paints.
 - iv A-frame or sandwich board signs may only be displayed on the sidewalk during business hours of the establishment to which a permit was issued.
- j. Exempt Incidental Signs.** Small incidental signs can be installed along a business frontage without permit approval from the City. Incidental signs are commonly seen as menu boards, open signs, small window signs noting hours of operation, and small hanging signs. Incidental signs do not include other signs specifically listed within this ordinance. Although a permit is not required for these type signs, the following guidelines must be maintained.
- i No more than three (3) incidental signs per building entrance.
 - ii Maximum area allowed is 3 sq. ft. each, with a total cumulative area not to exceed 7 sq. ft.;
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- iii Incidental signs that project over or into a pedestrian right-of-way must be at least 7'-6" above the sidewalk;
- iv Cannot project beyond the awning;
- v Cannot extend above the awning;



Figure 6-3 Exempt Incidental Signs

- k. **Mural Signs** shall be reviewed and approved by the Building Official for compliance with the definition of a mural and other applicable local, state, and federal laws.



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1. **Promotional Signage.** Promotional signs are subject to the following regulations:
- i All promotional signage requires a permit. A maximum of two permits are allowed for each calendar year. A separate permit is required for each two-week period promotional signage will be used.
 - ii Promotional signage may include flags, pennants, streamers, balloons, inflatable signs, and any legal signs allowed by this article. Only one promotional sign is allowed regardless if they are flags, pennants, streamers, balloons, inflatables or other promotional signage per permit.
 - iii Promotional signage is allowed for two, two-week periods each calendar year per legal business subject to the following:
 - a. A two-week period will commence on the first day promotional signage is displayed.
 - b. The two-week periods shall not occur in the same or consecutive months.
 - c. A legal business shall include any business in the Downtown Historic District for which the building inspection department has issued a certificate of occupancy.
 - iv Any device described as promotional signage shall not exceed an overall height of 15 feet measured from the ground.
 - v A minimum of four feet of clear sidewalk shall be maintained at all times.
 - m. Signs not specifically mentioned in this section are regulated by the City's current Sign Ordinance and as amended.
 - n. Signs denied by the Building Official shall be subject to review pursuant to Section 22, Article XX. Sign Regulations.

7. Security Hardware (burglar bars) on Buildings.

a. Definition: Any type of bars, grilles, mesh or other device that is installed on windows or doors of a building for the purpose of securing the building from being entered by unauthorized persons. Can be made of solid or hollow-core metal, fiber-or Plexiglass, plastic, wood or other material commonly utilized in the building security industry.

b. Special Standards for Security Hardware (Burglar Bars) on Buildings.

The following special standards shall apply to all installations of burglar bars/devices on any building within the Downtown Historic district:

- i. Installation of security hardware (i.e., burglar bars/devices) shall be in compliance with all applicable building and fire codes;



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- ii. Installation of burglar bars/devices shall only be allowed upon issuance of a permit, and payment of a permit processing fee (as set forth in the City's Fee Schedule for Window Replacement (per window or glass door), prior to such installation;
 - iii. Burglar bars/devices shall only be installed by a professional company who specializes in such work, who is properly registered in the State of Texas as a bona fide security hardware installation business entity, and who is properly registered as a contractor with the City prior to commencement of any work;
 - iv. Burglar bars/devices may only be closed and secured during non-operating hours; and
 - v. Burglar bars/devices shall be of a medium-hued, earth tone color such as bronze, tan or gray, and shall not be black, white or bright colors;
 - vi. Burglar bars/devices shall be interior-mounted (i.e., not mounted on surfaces exterior to the building), and shall be of scissor-style or other concealable design such that they are completely opened and folded away (or rolled up) into concealing alcoves or "wall pockets" and not visible to the public outside the building, and are not visually noticeable to customers inside the building, during business hours;
 - vii. In lieu of interior installation design, alternative new technology "invisible" security devices may be approved for exterior installation if such devices are shown to be non-intrusive visually to a person of normal vision from any property line or public street right-of-way line; alternative designs that are not approved by City staff as meeting the spirit and intent of subsections f. and g. above may be submitted for consideration to the Board of Adjustment following the City's procedures for consideration of an appeal.
-



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for an amendment to Planned Development 2001-28 to allow for a telecommunication use on 0.055 acres. Property located at 1401 Country Club Road (ZC 2024-10).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Wylie United Methodist Church

APPLICANT: Verizon Wireless

The applicant is requesting a Planned Development amendment for a 15-acre property located at 1401 Country Club Road. The proposed amendment to the Planned Development (PD) conditions allow for a Telecommunications tower use on 0.055 of the original 15 acres. The current zoning is PD 2001-28 which allowed for the Methodist Church and related uses. The remaining text of the PD conditions document pertains to that development.

The telecommunication tower site measures 75' X 75' (5,625 sq. ft.) and is screened by an 8' tall cmu wall with landscaping. The telecommunication tower will have a max height of 100'. A gate is proposed to the tower site with a knox padlock that enables for Wylie Fire Department access. The Zoning Exhibit shows a 24' wide fire lane with access to FM 1378. The request meets all requirements of the Zoning Ordinance without variance.

The applicant is requesting for the Zoning Exhibit to act as the site plan for the telecommunication tower development. Approval of the PD shall act as site approval. If approved, the telecommunication tower site shall be addressed as 1451 Country Club Road.

The surrounding property to the north and west is undeveloped and zoned within a PD for an age restricted living community. The property to the east is zoned residential and neighborhood services. The property to the south is zoned Single Family Estates district.

The site is located within the Medium-Density Residential sector of the future land use map, would be allowed with a SUP permit if not for the existing PD, and does provide a needed service for the surrounding community.

As presented, this Zoning Exhibit is in compliance with the design requirements of the Zoning Ordinance. Approval of the site development is subject to additions and alterations as required by the City Engineering Department.

Notices were sent to 13 property owners within 200 feet as required by state law. At the time of posting, no responses were received in opposition or in favor of the request.


P&Z Recommendation

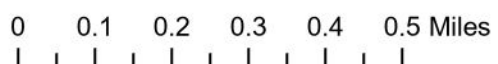
The Commissioners voted 6-0 to recommend approval.

Locator Map



ZONING CASE:
ZC 2024-10

 SUBJECT property



Date: 11/20/2024



FLOODPLAIN NOTE:
 *ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48085C0415J DATED 6/2/2009 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD'.

TOWER DESIGN PENDING BY OTHERS:

STRUCTURAL ANALYSIS NOTE:
 AN ANALYSIS OF THE TOWER OR STRUCTURE IS PENDING BY OTHERS

MOUNT ANALYSIS NOTE (P.M. REQUIREMENTS):
 IS PENDING BY OTHERS

NO EQUIPMENT TO BE INSTALLED ON THE MOUNT WITHOUT THE APPROVAL OF A STRUCTURAL ENGINEER.

NOTE:
 SITE SLIGHTLY VISIBLE FROM PUBLIC STREET, MASONRY WALL/ GATE PROVIDED FOR SCREENING

NOTE:
 REQUIRED SCREENING IN STRIP AT LEAST 5' WIDE, PLANTS 3' IN HEIGHT WHEN PLANTED, INCLUDE ONE FLOWERING TREE FOR EVERY 20 LINEAR FEET OF AREA.

NOTE: USE OF TWO COMPLEMENTARY PRIMARY FACADE MATERIALS TO HELP ACHIEVE FACADE ARTICULATION, VISUAL VARIETY AND/OR ARCHITECTURAL DETAILING. COPY SAME STYLE ENTIRE BLOCK.

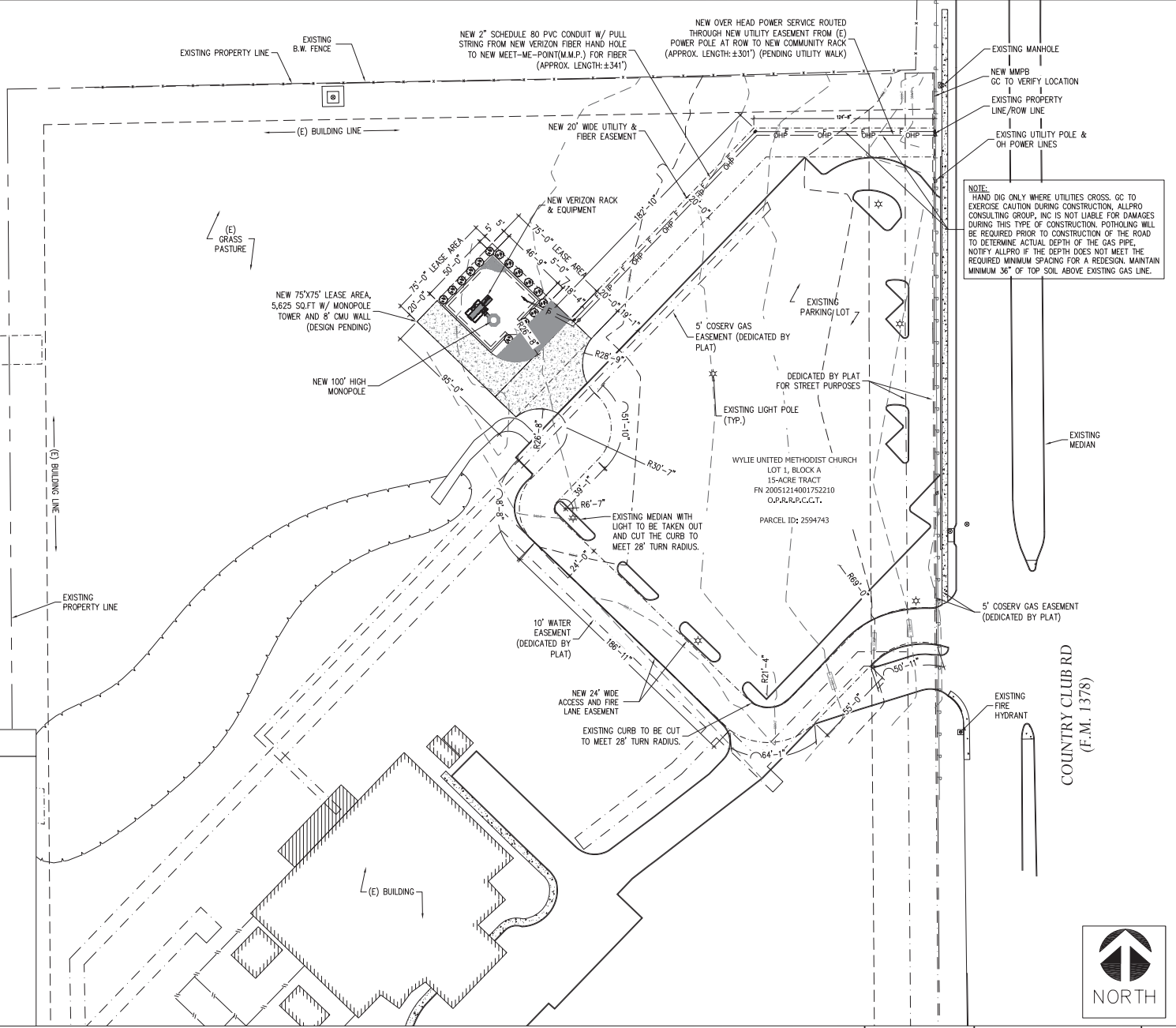
DISCLAIMER:
 EXISTING TREES/MEEDS/BUSH OR ANY TYPE OF VEGETATION TO BE REMOVED FROM COMPOUND AND ACCESS AREA.

DISCLAIMER:
 SITE LAYOUT IS BASED ON SITE WALK BY ALLPRO CONSULTING GROUP, INC., ACG# 23-2299 DATED 07/19/23, & SURVEY BY 3D DESIGN & ENGINEERING, INC. DATED 11/06/24.

NOTE:
 CUMBERS SHOULD NOT LATCH OR TIE THEIR SUPPORT LANYARD OR GEAR ON TO ANTENNAS, RADIOS, ALL TYPES OF MOUNTS, ETC. UNLESS APPROVED BY THE ORIGINAL DESIGN ENGINEER. THEY SHOULD ONLY TIE TO THEIR SUPPORT LANYARDS OR GEAR TO OR ATTACH TO TOWER STRUCTURAL MEMBERS THAT HAVE VISIBLE BOLTING AND CONNECTION TO THE LARGER STRUCTURE.

NOTE:
 THE LATEST ANTENNA DESIGN IS TO BE REFERENCED PRIOR TO TOWER WORK TO VERIFY THE LATEST EQUIPMENT IS ACCOUNTED FOR.

NOTE:
 HAND POURED CONCRETE SHALL CONTAIN A LEAST 7 STACKS OF CONCRETE



NOTE:
 HAND DIG ONLY WHERE UTILITIES CROSS. GO TO EXERCISE CAUTION DURING CONSTRUCTION. ALLPRO CONSULTING GROUP, INC IS NOT LIABLE FOR DAMAGES DURING THIS TYPE OF CONSTRUCTION. POTHOLES WILL BE REQUIRED PRIOR TO CONSTRUCTION OF THE ROAD TO DETERMINE ACTUAL DEPTH OF THE GAS PIPE. NOTIFY ALLPRO IF THE DEPTH DOES NOT MEET THE REQUIRED MINIMUM SPACING FOR A RECESION. MAINTAIN MINIMUM 36" OF TOP SOIL ABOVE EXISTING GAS LINE.

LEGEND

NEW	PROPOSED
(E)	EXISTING
---	CENTER LINE
---	PROPERTY LINE
-X-	FENCE LINE
---	EASEMENT LINE
OP	OVERHEAD POWER
OHT	OVERHEAD TELCO
OHF	OVERHEAD FIBER
P	UNDERGROUND POWER CONDUIT
T	UNDERGROUND TELCO CONDUIT
F	UNDERGROUND FIBER CONDUIT
HYBRID	HYBRID CABLE
COAX	COAX CABLE
SF	SILT FENCE

verizon

ACG# 24-4113

DRAWN BY: DR

CHECKED BY: CZ

1 09/10/24 SITE LOCATION CHANGE
 2 10/15/24 ZONING DRAWING REVISION
 3 11/14/24 ZONING DRAWING REVISION
 4 11/21/24 ZONING DRAWING REVISION

ALLPRO
 CONSULTING GROUP, INC.
 9221 Lyndon B Johnson Fwy
 Suite 204, Dallas, TX 75243
 Phone: 972-231-8883
 Fax: 866-364-8375
 www.allprogroup.com
 registration no. 8242

11/21/24

FOR ZONING - REVIEW ONLY

ALLPRO CONSULTING GROUP, INC.
 FIRM NO. F-8242

COUNTRY CLUB RD (VERIZON SITE: FRANCESCA DR)

OWNER
 WYLIE UNITED METHODIST CHURCH

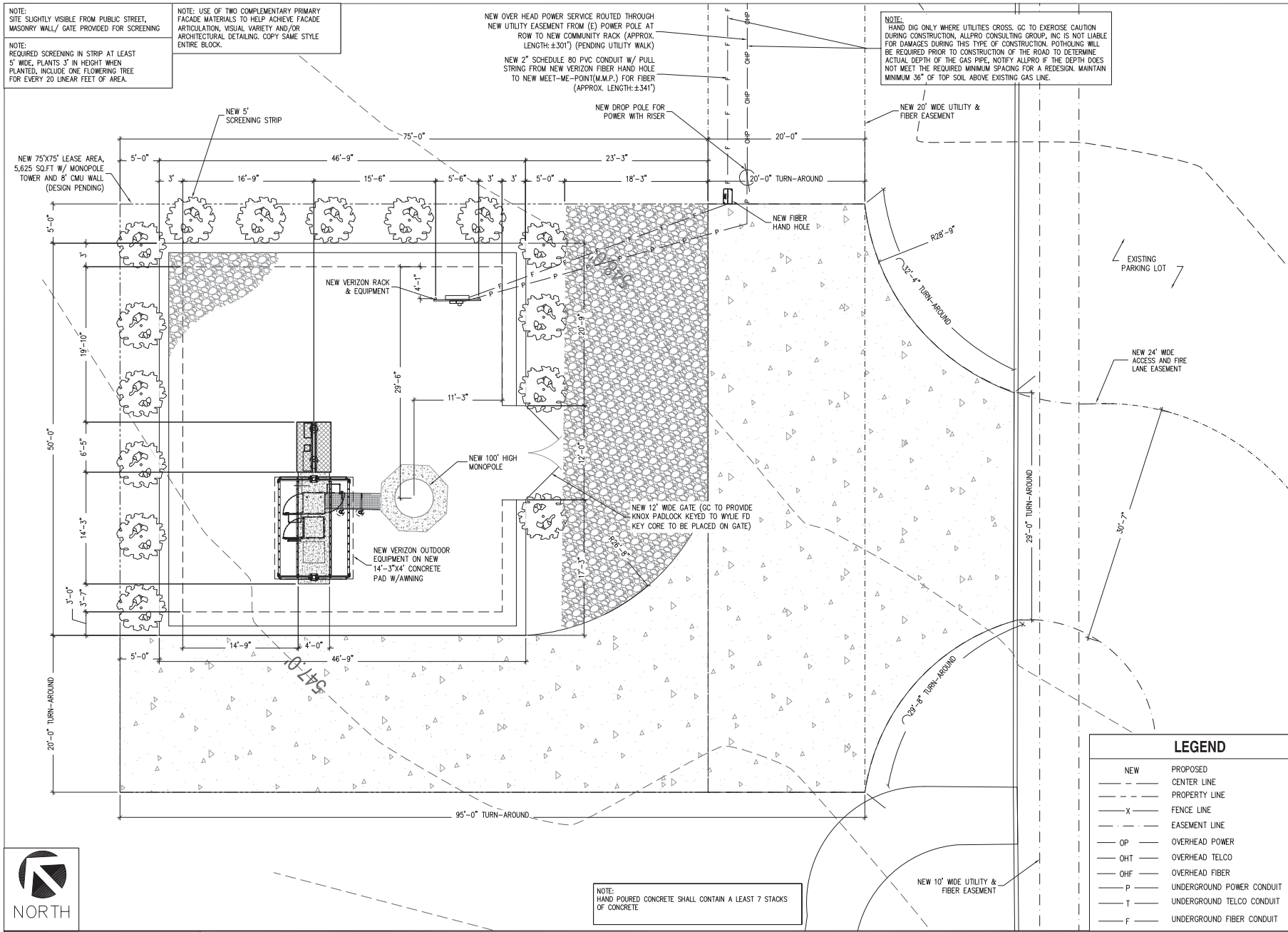
LEGAL DESCRIPTION
 WYLIE UNITED METHODIST CHURCH, BLK A, LOT 1
 598,384 SQ. FT.
 VOLUME 99-0039601
 PAGE 4386-2560
 PLAT RECORDS OF COLLIN COUNTY, TX

ADDRESS
 1451 COUNTRY CLUB RD
 WYLIE, TX 75099
 COLLIN COUNTY

DATE: 06/05/24

SHEET TITLE
 OVERALL SITE PLAN

SHEET NUMBER
Z-1



AC# 24-4113

DRAWN BY: DR

CHECKED BY: CZ

1	09/10/24	SITE LOCATION CHANGE
2	10/15/24	ZONING DRAWING REVISION
3	11/14/24	ZONING DRAWING REVISION
4	11/21/24	ZONING DRAWING REVISION

ALLPRO
CONSULTING GROUP, INC.
9221 Lyndon B Johnson Fwy
Suite 204, Dallas, TX 75243
Phone: 972-231-8883
Fax: 866-364-8375
www.allprocg.com
registration no. 8242

11/21/24

FOR ZONING - REVIEW ONLY

ALLPRO CONSULTING GROUP, INC.
FIRM NO. F-8242

COUNTRY CLUB RD (VERIZON SITE: FRANCESCA DR)

OWNER
WYLIE UNITED METHODIST CHURCH

LEGAL DESCRIPTION
WYLIE UNITED METHODIST CHURCH, BLK A, LOT 1
598,384 SQ. FT.
VOLUME 99-0039601
PAGE 4386-2560
PLAT RECORDS OF COLLIN COUNTY, TX

ADDRESS
1451 COUNTRY CLUB RD
WYLIE, TX 75098
COLLIN COUNTY

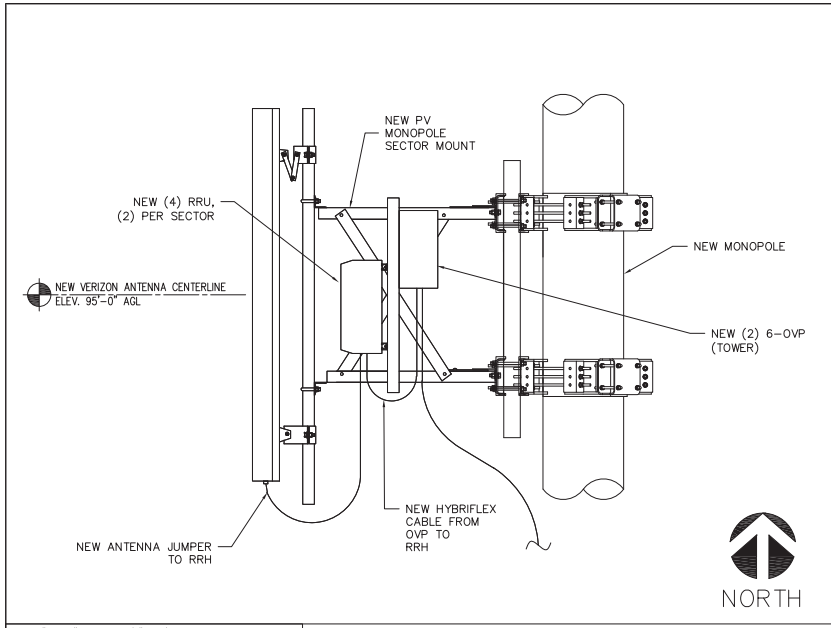
DATE: 06/05/24

SHEET TITLE
ENLARGED SITE PLAN & COMPOUND / LANDSCAPE PLAN

SHEET NUMBER
Z-2

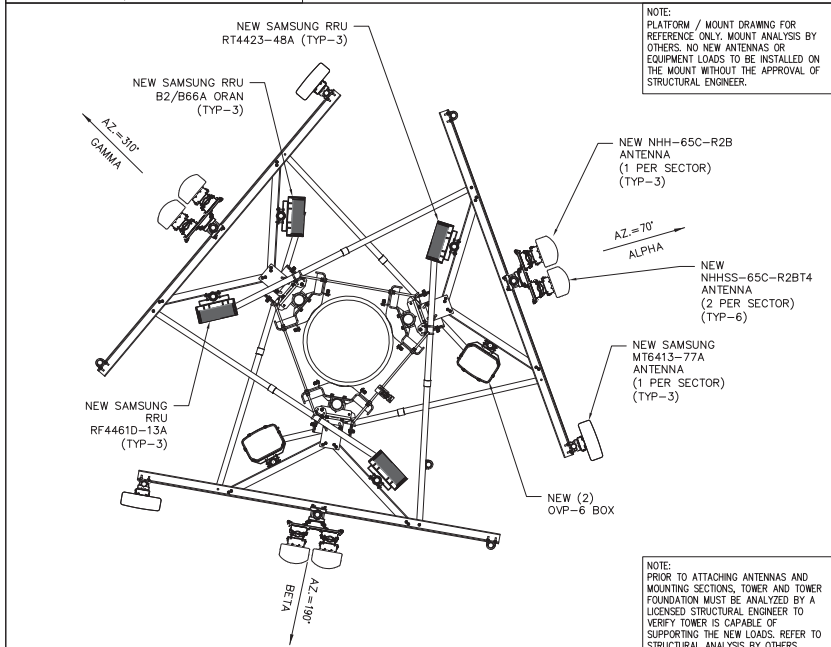
NORTH

FOR 24" X 36" PLOT - 3/16" = 1' 0" 2' 4' 8"
FOR 11" X 17" PLOT - 3/32" = 1' 0" 2' 4' 8"



FOR 24" X 36" PLOT - 1/2" = 1' 0"
FOR 11" X 17" PLOT - 1/4" = 1'

VERIZON ANTENNA LAYOUT



FOR 24" X 36" PLOT - 1/2" = 1' 0"
FOR 11" X 17" PLOT - 1/4" = 1'

SECTION THRU ANTENNA SECTOR

FLOODPLAIN NOTE:
ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 4805004151 DATED 6/2/2009 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR COLLIN COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE "X" AREA OF MINIMAL FLOOD HAZARD.

NOTE: SITE LAYOUT IS BASED ON SITE WALK BY ALLPRO CONSULTING GROUP, INC., ACG# 23-2299 DATED 07/19/23, & SURVEY BY 3D DESIGN & ENGINEERING, INC. DATED 08/14/24.

TOWER DESIGN PENDING BY OTHERS:

STRUCTURAL ANALYSIS NOTE:
AN ANALYSIS OF THE TOWER OR STRUCTURE IS PENDING BY OTHERS

MOUNT ANALYSIS NOTE (PMI REQUIREMENTS):
IS PENDING BY OTHERS

NO EQUIPMENT TO BE INSTALLED ON THE MOUNT WITHOUT THE APPROVAL OF A STRUCTURAL ENGINEER.

NOTE:
NEW ANTENNA PLACEMENT LOCATION TO BE FIELD VERIFIED BY GENERAL CONTRACTOR PRIOR TO CONSTRUCTION TO AVOID ANY INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS. IF INTERFERENCE OR SHADOWING OF EXISTING ANTENNAS IS DISCOVERED DURING FIELD VERIFICATION, PLEASE CONTACT ALLPRO CONSULTING GROUP INC. FOR DESIGN REVISION PRIOR TO ANY NEW ANTENNA INSTALLATION.

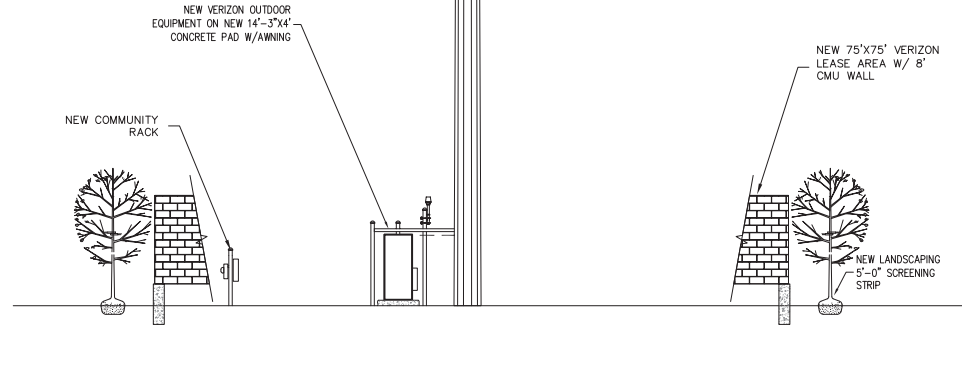
NOTE:
ELEVATION PLAN IS MEANT TO DEPICT TOWER HEIGHT AND IS NOT TO BE USED FOR CONSTRUCTION. FOR CONSTRUCTION SEE TOWER DRAWINGS AND/OR STRUCTURAL ANALYSES PREPARED BY OTHERS

NOTE:
CLIMBERS SHOULD NOT LATCH OR TIE THEIR SUPPORT LANYARD OR GEAR ON TO ANTENNAS, RADIOS, ALL TYPES OF MOUNTS, ETC. UNLESS APPROVED BY THE ORIGINAL DESIGN ENGINEER. THEY SHOULD ONLY TIE TO THEIR SUPPORT LANYARDS OR GEAR TO OR ATTACH TO TOWER STRUCTURAL MEMBERS THAT HAVE VISIBLE BOLTING AND CONNECTION TO THE LARGER STRUCTURE.

NOTE:
THE LATEST ANTENNA DESIGN IS TO BE REFERENCED PRIOR TO TOWER WORK TO VERIFY THE LATEST EQUIPMENT IS ACCOUNTED FOR.

NOTE:
SITE SLIGHTLY VISIBLE FROM PUBLIC STREET, MASONRY WALL/ GATE PROVIDED FOR SCREENING

NOTE:
PRIOR TO ATTACHING ANTENNAS AND MOUNTING SECTIONS, TOWER AND TOWER FOUNDATION MUST BE ANALYZED BY A LICENSED STRUCTURAL ENGINEER TO VERIFY TOWER IS CAPABLE OF SUPPORTING THE NEW LOADS. REFER TO STRUCTURAL ANALYSIS BY OTHERS.



FOR 24" X 36" PLOT - 3/16" = 1' 0"
FOR 11" X 17" PLOT - 3/32" = 1'

ELEVATION - LOOKING EAST



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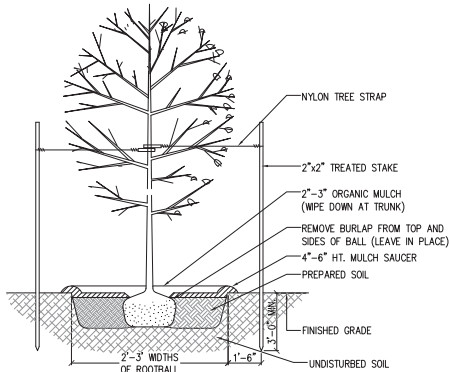
DATE: 06/05/24

SHEET TITLE
ELEVATION & ANTENNA LAYOUT

SHEET NUMBER
Z-3

PLANTING SCHEDULE							
TYPE	BOTANICAL NAME	COMMON NAME	CALIPER	HEIGHT	SPREAD	QUANTITY	REMARKS
ID	ILEX OPACA	AMERICAN HOLLY	1"-3/4" MIN.	8' MIN.	-	8	FULL, DENSE. PLANT AS SHOWN
MC	MYRICA CERIFERA	SOUTHERN WAX MYRTLE	-	24"-36"	24"-36"	30	FULL, DENSE. PLANT AS SHOWN

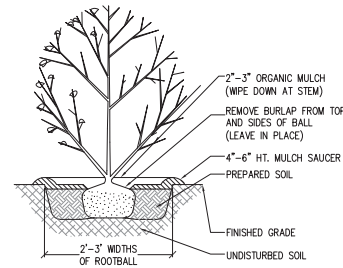
*TREE CONTAINER TO BE MIN. 25 GAL OR EQUIVALENT BALL AND BURLAP.



1 TREE PLANTING DETAIL

GENERAL PLANTING NOTES:

1. ALL PLANT MATERIALS SHALL BE SPECIFIED TO BE EQUAL TO OR BETTER THAN THE STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY AND LANDSCAPERS ASSOCIATION (ANLA).
2. PLANTING SEASON RESTRICTIONS: ALL BALLED AND BURLAPPED PLANTS SHALL BE INSTALLED BETWEEN OCTOBER 1 AND NOVEMBER 15 UNLESS OTHERWISE AUTHORIZED BY THE LANDSCAPE ARCHITECT. ALL CONTAINER GROWN PLANTS SHALL BE INSTALLED BETWEEN SEPTEMBER 15 AND MAY 15 UNLESS OTHERWISE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
3. FINISHED GRADES ON GRADING PLANS THAT OCCUR IN SHRUB BEDS SPECIFY TOP OF FINISHED MULCH GRADES. LANDSCAPE CONTRACTOR SHALL NOT EXCEED THESE GRADES WHEN BEDS ARE COMPLETE.
4. TOP OF MULCH SHALL FINISH 1" BELOW ADJACENT PAVEMENT.
5. VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE "PLANT SCHEDULE" SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. UPON DISCREPANCIES, THE PLANTING PLAN SYMBOLS SHALL GOVERN.
6. NEW PLANTING SHALL BE LOCATED AS SHOWN ON PLANS. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL SITE ELEMENTS AND UTILITIES. IF DISCREPANCIES OCCUR, OR IF OBSTRUCTIONS BELOW GROUND OR OVERHEAD ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. NECESSARY ADJUSTMENTS SHALL BE MADE ONLY UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
7. MAINTENANCE WILL INCLUDE IRRIGATION AND THE REMOVAL OF INVASIVE CLIMBERS FROM PROPOSED VEGETATION UNTIL THE PROPOSED VEGETATION HAS HAD OPPORTUNITY TO BECOME ESTABLISHED.

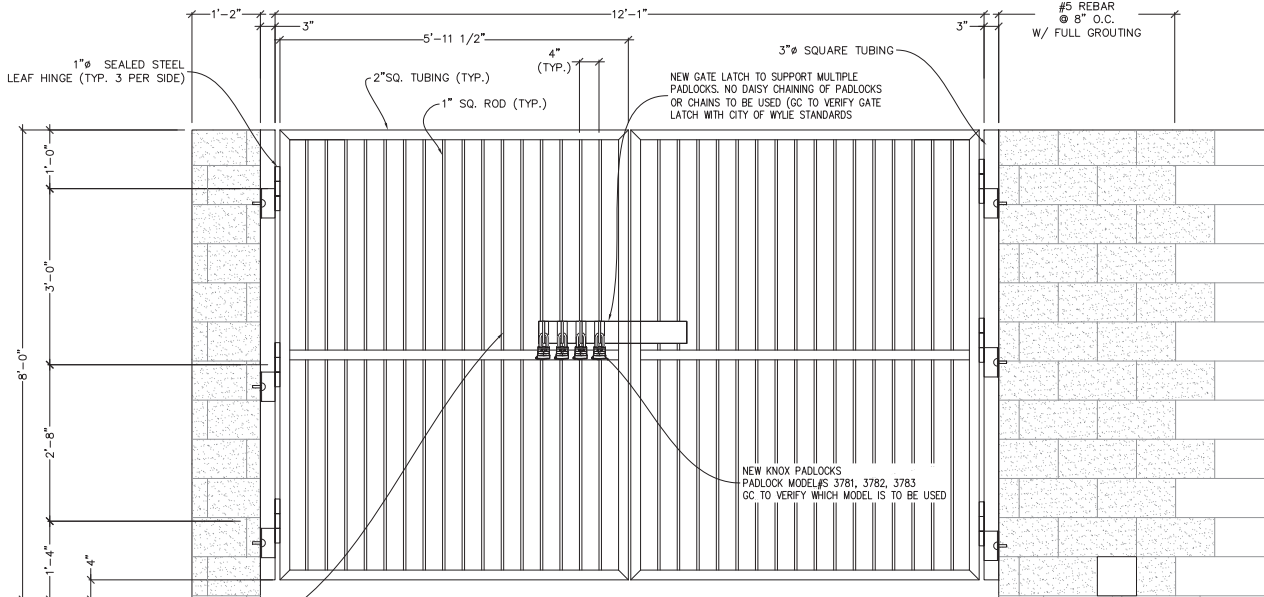


2 SHRUB PLANTING DETAIL

LANDSCAPING

SCALE: 1/4" = 1'-0" (24x36)
(OR) 1/8" = 1'-0" (11x17)

1



NOTE:

1. GENERAL CONTRACTOR TO VERIFY WITH T-MOBILE EXACT TYPE AND LOCATION OF HINGES FOR MOUNTING GATE TO CMU.
2. GENERAL CONTRACTOR TO VERIFY ALL GATE DIMENSION PRIOR TO CONSTRUCTING GATE.

MASONRY

1. MASONRY STRENGTH
 - A. HOLLOW CONCRETE MASONRY UNITS: GRADE N, LIGHTWEIGHT WITH A COMPRESSIVE STRENGTH OF F = 1500 PSI ON THE NET AREA.
 - B. GROUT: 2000 PSI, MINIMUM 28 DAY COMPRESSIVE STRENGTH. VIBRATE GROUT IMMEDIATELY AFTER POURING AND AGAIN AFTER 5 MINUTES. GROUT SHALL CONFORM TO ASTM C476 AND UBC 2103. MIX GROUT FOR AT LEAST FIVE MINUTES AND UNTIL MIX HAS BEEN ATTAINED. GROUT SHALL HAVE SUFFICIENT WATER ADDED TO PRODUCE A CONSISTENCY FOR POURING WITHOUT SEGREGATION USE GROUT WITHIN 1.5 HOURS OF ADDITION OF MIXING WATER.
 - C. MORTAR: CEMENT-LIME TYPES, 1800 PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH. CONFORM TO UBC 2103.
 - D. 2,500 PSI STRENGTH CONCRETE AT 28 DAY 3" TO 5" SLUMP.
2. LAY UNITS IN RUNNING BOND. CORNERS SHALL HAVE A STANDARD BOND BY OVERLAPPING UNITS.
3. MAXIMUM GROUT LIFT WITHOUT CLEAN-OUTS SHALL BE 4'-0".
4. TIE VERTICAL REINFORCING AT EACH END OF BAR AND 4'-0" MAXIMUM VERTICAL SPACING USING SINGLE WIRE LOOP TYPE TIES AS MANUFACTURED BY A.A. WIRE PRODUCTS COMPANY OR APPROVED ALTERNATE.
5. SEE ARCHITECTURAL DRAWINGS FOR LOCATIONS OF EXPANSION AND CONTROL JOINTS.
6. GROUT SOLID ALL WALLS IN CONTACT WITH EARTH, RETAINING WALLS, STEM WALLS, AND AS NOTED ON DRAWINGS.
7. GROUTED MASONRY SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ALL ELEMENTS OF THE MASONRY ACT TOGETHER AS A STRUCTURAL ELEMENT.

FENCE DETAIL

SCALE: 1 1/2" = 1'-0" (24x36)
(OR) 3/4" = 1'-0" (11x17)

3



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CHECKED BY:	CZ
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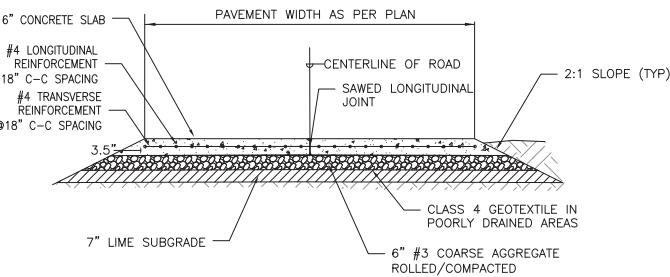
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SHEET TITLE
SITE DETAILS

SHEET NUMBER
Z-4



ACCESS DRIVE DETAIL

SCALE: NTS 1

KNOX PADLOCKS

EXTERIOR PADLOCK FEATURES AND BENEFITS
 Knox exterior padlocks utilize the same master key used with the Knox Rapid Access System. The exterior, heavy-duty Knox Padlocks (Models #376L, #376Z, #376S) are built with a stainless steel shackles designed for securing storage areas, temporary construction sites, gated communities, etc. The shrouded all-weather padlock (Model #374S) provides additional security against pry and cut attacks. The lock cylinder is UL 437 listed which demonstrates it has met the rigorous standard. Performance is tested with a battery of endurance and attack tests.

FEATURES

- All-weather rust-free stainless steel Grade 6 shackle
- Weather resistant body with durable weather cover includes cylinder protection, sealed shackle holes, and drainage system
- Available in 4", 3" and 2" shackle lengths
- Attack resistant
- Key retaining (when open)
- Precision pin cylinder
- High security shrouded version available (for all Knoxlock cores)
- Authorized agency identification labels available: Fire (red), EMS (white), Police (blue), Sheriff (gold), Security (black)

BENEFITS

- New Shackle lengths support additional applications
- Improved attack resistance provides longer service life
- Key retention prevents dropped/lost keys
- Utilizes the Knox master key solution

EXTERIOR USE
 Model #376L
 Model #376Z
 Model #376S

INTERIOR PADLOCK FEATURES AND BENEFITS
 Knox interior padlocks utilize the same master key used with the Knox Rapid Access System. The interior Knox Padlock (Models #377 and #374S) are designed to secure fire sprinkler control systems, hazardous chemical supplies, restricted utility areas, equipment lockers, and cases. The lock cylinder is UL Listed which demonstrates it has met the rigorous standard. Performance is tested with a battery of endurance and attack tests.

FEATURES

- Stainless steel shackle, 3/16" diameter available in 2-3/8" and 1-1/2" shackle options
- Heavy-duty lock design and solid brass body resists pull attacks
- Precision pin cylinder
- Key retaining (when open)
- Authorized agency identification labels available: Fire (red), EMS (white), Police (blue), Sheriff (gold), Security (black)

BENEFITS

- New shackle lengths support additional applications
- Key retention prevents dropped/lost keys
- Utilizes Knox master key solution

EXTERIOR USE
 Model #377
 Model #374S

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KNOX PADLOCKS

MODEL #	376L	376Z	376S	376A	377	374S
WHERE USED	Gate with wide hinge	Most standard residential and large	Hinge with limited space or clearance	Award prone to attack or vandalism	Interior applications: fire sprinkler control, supply cabinet, locker	Interior applications: hinge with limited space or clearance
TOTAL HEIGHT	2"	3-1/2"	4-1/2"	4-1/2"	4-1/2"	3-1/2"
SHACKLE LENGTH	3-3/8"	2-1/2"	1-1/2"	1-1/2"	2-1/2"	1-1/2"
SHACKLE DIAMETER	3/16" W x 1/8" D					3/16" W x 1/8" D
BODY DIMENSIONS	3-1/2" W x 1-1/2" D					2-3/8" W x 1-1/2" D
MATERIAL	Solid brass lock body and cylinder with all-weather plastic cover and stainless steel ASTM Grade 6 shackle					Solid brass lock brass body and cylinder with stainless steel shackle
PADLOCK LOCK	Double action rotating numbers and hardened steel pins accessed by a beveled cut key					

MODEL # CROSS REFERENCE TABLE
 The table below provides the recommended replacement model with new shackle options for your existing Knox padlock.

PADLOCK TYPE	IF YOU HAVE KNOX PADLOCK MODEL	USE PADLOCK MODEL
MEDIUM SHACKLE	376Z	376Z - 2-3/8" shackle or 376Z - 3-1/2" shackle
	377	*Newer padlock accommodates thicker shackle when combining 377, which has a 3/16" shackle
ALL WEATHER SHROUDED	377S	376A - 1-1/2" shackle
SHORT SHACKLE	374	376Z - 1-1/2" shackle *Newer padlock accommodates thicker shackle when combining 374, which has a 3/16" shackle

ABOUT THE KNOX COMPANY
 Since 1975, the Knox Company has successfully developed innovative rapid access solutions for first responders with products that provide fast, safe, and secure entry into commercial, industrial, and residential properties, while minimizing damage and maximizing safety. Today, more than 18,000 fire, EMS, and law enforcement departments/agencies depend on Knox products to gain access into over one million buildings/properties.

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KNOX PADLOCK DETAIL

SCALE: NTS 2



ACQ# 24-4113

DRAWN BY: DR

CHECKED BY: CZ

- 1 09/10/24 SITE LOCATION CHANGE
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SHEET TITLE
 SITE DETAILS

SHEET NUMBER
Z-5

PAVING NOTES

- △1. CONCRETE FOR ALL STREETS AND PRIVATE DEVELOPMENTS SHALL BE IN ACCORDANCE WITH NCTCOG, FOURTH EDITION OR AS AMENDED CLASS "C" CONCRETE (SIX SACK 3,600 P.S.I.) ITEM 303.3.4.2(a) AND ITEM 303.5.6.2 HAND.
- 2. REINFORCING STEEL SHALL BE DEFORMED BARS NO. 3 ON 18 INCH CENTERS OR NO. 4 BARS ON 24 INCH CENTERS. REINFORCING SHALL BE IN BOTH DIRECTIONS ON CENTER. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM 615, 616 AND 617.
- 3. ALL REINFORCING STEEL SHALL BE TIED (100%) REINFORCING STEEL SHALL BE SET ON PLASTIC CHAIRS. BAR LAPS SHALL BE MINIMUM 30 DIAMETERS. NO STEEL SHALL BE PLACED UNTIL THE SUBGRADE HAS BEEN TESTED AND PASSED.
- 4. EXPANSION JOINTS SHALL BE SPACED EVERY 600 FEET, AT ALL INTERSECTIONS AND CHANGES IN DIRECTION OF PAVING. ALLEYS SHALL HAVE A MINIMUM OF TWO EXPANSION JOINTS.
- △5. SAWED TRANSVERSE DUMMY JOINTS SHALL BE SPACED EVERY 15 FEET OR 1.25 TIMES LONGITUDINAL JOINT SPACING WHICHEVER IS LESS. SAWING SHALL OCCUR WITHIN 5 TO 12 HOURS AFTER THE POUR INCLUDING SEALING.
- △6. SUBGRADE UNDER PAVEMENTS SHALL BE A MINIMUM OF 7 INCHES OF LIME TREATED SUBGRADE. ONLY HYDRATED LIME SHALL BE UTILIZED. OPTIMUM LIME SHALL BE APPLIED. OPTIMUM LIME CONTENT SHALL BE DETERMINED DURING THE EXCAVATION BY THE USE OF A LIME SERIES TEST. LIME SERIES TEST SHALL BE TAKEN ALONG THE EXCAVATION AT ALL CHANGES IN SOIL AND A MINIMUM OF 300 FEET. LIME SERIES SHALL BE COMPLETED BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. 4#/#SY MAY BE USED IN LIEU OF LIME SERIES TESTING. SUBGRADE SHALL BE COVERED WITH PAVING WITHIN 14 DAYS OR SUBGRADE SHALL BE REWORKED AND RETESTED.
- 7. LIME TREATED SUBGRADE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 698. MOISTURE CONTENT SHALL BE WITHIN -2 TO +4 OF OPTIMUM. DENSITY TEST RESULTS SHALL BE COMPLETED BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. ALL RESULTS SHALL BE PROVIDED TO THE CITY. SUBGRADE TESTING SHALL BE IN ACCORDANCE WITH NCTCOG ITEM 303.5.1 SUBGRADE.
- 8. LIME TRIMMINGS ARE NOT ACCEPTABLE FOR ANY USE.
- 9. ALL FILL SHALL BE COMPACTED BY MECHANICAL METHODS. MAXIMUM LOOSE LIFT FOR COMPACTION SHALL BE 8 INCHES. ALL LIFTS SHALL BE TESTED FOR DENSITY BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. DENSITY REQUIREMENT SHALL BE AS SHOWN ON THE PLANS FOR THE TYPE OF MATERIAL CALLED FOR IN THE PLANS.
- 10. ALL DISTURBED AREAS OF ROADWAY WORK SHALL HAVE GRASS ESTABLISHED IMMEDIATELY. GRASS SHALL MEET THE REQUIREMENTS OF ITEM 202, LANDSCAPING, OF NCTCOG SPECIFICATIONS, FOURTH EDITION OR AS AMENDED.
- 11. ALL AREAS TO BE EXCAVATED OR FILLED SHALL HAVE EROSION CONTROL PLACED PRIOR TO COMMENCING EARTHWORK. EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH NCTCOG ITEM 201, FOURTH EDITION OR AS AMENDED.
- △12. ALL SIDEWALKS SHALL BE 5' WIDE AND INCLUDE BARRIER FREE RAMPS AT INTERSECTING STREETS, ALLEYS, DRIVEWAYS, ETC. BARRIER FREE RAMPS SHALL MEET CURRENT ADA REQUIREMENTS, BE INSTALLED BY THE DEVELOPER AND MEET THE TEXAS DEPT. OF LICENSING REGULATIONS.
- 13. SIDEWALKS SHALL BE DOWELED INTO PAVEMENT WHERE IT ABUTS DRIVEWAYS. EXPANSION JOINT MATERIAL SHALL BE USED AT THESE LOCATIONS.
- 14. NO VEHICLES SHALL BE PERMITTED ON CONCRETE PAVEMENT WITHOUT APPROVAL FROM THE CITY. THE CITY WILL MAKE DETERMINATION BASED ON CONCRETE BREAK REPORT.
- △15. CONCRETE MIX DESIGN SHALL BE SUBMITTED FOR REVIEW PRIOR TO PRECONSTRUCTION MEETING. REVISE THE FIRST PARAGRAPH OF NCTCOG SPEC. 303.2.1.3 COARSE AGGREGATE TO READ "CRUSHED LIMESTONE SHALL CONSTITUTE 100% OF THE COARSE AGGREGATE.
- 16. ALL PAVING FOR PARKING SHALL BE MIN. 5" THICK 3,600 P.S.I. CONCRETE SUBJECT TO CITY ENGINEER APPROVAL.
- 17. ALL AREAS NOT UNDER PAVING, INCLUDING ALL FRANCHISE UTILITY EASEMENTS, SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 92 PERCENT OF THE MAXIMUM DENSITY.
- 18. CONCRETE JOINTS SHALL CONFORM TO TXDOT 1993 EDITION ITEMS 520 AND 522.
- △19. ANY CURB AND/OR STREET SECTION REMOVED FOR THE CONSTRUCTION OF A PRIVATE DRIVEWAY SHALL NOT BE REMOVED PRIOR TO 7 DAYS OF CONSTRUCTION OF THE DRIVEWAY. IF THE DRIVEWAY IS NOT CONSTRUCTED WITHIN THIS TIME FRAME AND EXCAVATION HAS BEEN MADE, EXCAVATION SHALL BE REPLACED UNTIL SUCH TIME CONSTRUCTION COMMENCES.
- △20. MAXIMUM TEMPERATURE OF THE CONCRETE FOR PLACEMENT SHALL BE 95° F AS SPECIFIED IN TXDOT 2004 EDITION ITEM 360.4 PARAGRAPH G.4 TEMPERATURE RESTRICTIONS.
- △21. PAVING EQUIPMENT REQUIRED SHALL BE AS SPECIFIED IN TXDOT 2004 EDITION UNDER ITEM 360.3
- 22. WATER INJECTION OF SUBGRADE BY CITY ENGINEER APPROVAL ONLY.
- △23. SUBGRADE UNDER FIRE LANES SHALL MEET THE PAVING SUBGRADE REQUIREMENTS OR ONE ADDITIONAL INCH OF CONCRETE MAY BE USED.
- △24. SUBGRADE UNDER PARKING AREAS SHALL BE DETERMINED BY A GEOTECH REPORT.

LINED CHANNELS

- 1. CONSTRUCTION JOINT SHOWN IN DETAILS FOR CONVENIENCE ONLY, MONOLITHIC CONSTRUCTION MAY BE USED.
- 2. ALL VISIBLE SURFACES SHALL BE A TROWEL FINISH.
- 3. ALL REINFORCING STEEL SHALL BE 3/8" DIAMETER AND SPACED 12" CENTER TO CENTER BOTH WAYS UNLESS OTHERWISE SPECIFIED.
- 4. IF WOOD FORMS ARE USED WITH CONSTRUCTION JOINT, THEY SHALL BE TWO, 2"x4", AND SHALL NOT BE REMOVED UNTIL CONCRETE ON SLOPES IS READY TO BE PLACED.

- 5. ALL CONCRETE IN LINED CHANNEL SHALL BE NCTCOG CLASS "A" (MINIMUM 3,000 P.S.I.) CONCRETE.
- 6. FLAT BOTTOM TO BE CONSTRUCTED WHEN CHANNEL WIDTH IS LESS THAN 12 FOOT.
- 7. 3/4" CHAMFER ON ALL CONCRETE CORNERS.

STORM SEWER

- 1. THE FLOOR OF THE EXCAVATION FOR INLET BOX MUST PROVIDE A FIRM, LEVEL BED FOR THE BASE SECTION TO REST UPON.
- 2. A MINIMUM OF 6 INCHES OF 1" DIAMETER (MAXIMUM) ROCK OR GRAVEL SHALL BE USED TO PREPARE THE BEDDING TO FINAL GRADE OR IN LIEU OF THIS, AT LEAST 6 INCHES OF 2-SACK CEMENT STABILIZED SAND SHALL BE USED TO PREPARE THE BEDDING TO GRADE. CEMENT STABILIZED-SAND SHALL BE ALLOWED TO SET BY KEEPING HOLE PUMPED DRY.
- 3. AFTER PIPE HAS BEEN LAID ON PROPER BEDDING, BACKFILLING TO COMMENCE WITH 8" MAXIMUM LOOSE LIFTS MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR UNDER ROADWAY OR 12" MAXIMUM LOOSE LIFT BEHIND CURB. MAXIMUM SIZE ROCK IN BACKFILL SHALL NOT EXCEED 4 INCHES IN DIAMETER.
- 4. PRECAST INLETS MUST BE APPROVED BY THE CITY.
- 5. CONCRETE TO BE MINIMUM 4,200 P.S.I.
- 6. LOCKING DEVICE IS REQUIRED ON ALL STORM SEWER LIDS.
- 7. "NO DUMPING" WARNING PLAQUE TO BE INSTALLED ON ALL STANDARD AND RECESSED INLETS.
- 8. CONCRETE CAST-IN-PLACE INLETS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,200 P.S.I. @ 28 DAYS.
- △9. DELETED
- 10. EXISTING STORM SEWER PIPE AND/ OR LATERALS SHALL BE LOCATED PRIOR TO SETTING OR CONSTRUCTING INLET BOXES. IF ADJUSTMENT IN GRADE OF LATERAL IS REQUIRED, A REVISED DESIGN BY THE ENGINEER OF RECORD SHALL BE SUBMITTED TO THE CITY FOR APPROVAL.
- 11. REINFORCED CONCRETE PIPE CLASS III IS APPROVED WITHIN THE CITY.
- 12. COLOR TV INSPECTION SHALL BE COMPLETED ON THE STORM SEWER IN THE PRESENCE OF CITY REPRESENTATIVE AND THE ORIGINAL MEDIA SHALL BE GIVEN TO THE CITY AT THE COMPLETION OF THE INSPECTION.
- △13. YOUR ATTENTION IS DIRECTED TO SUBDIVISION ORDINANCE SECTION 5.9.C STORM DRAINAGE AND WATER QUALITY CONTROLS. IN THE ELEVENTH MONTH OF THE SECOND YEAR OF THE REQUIRED TWO-YEAR MAINTENANCE BOND, THE DEVELOPER SHALL BE RESPONSIBLE FOR REMOVING ANY SIGNIFICANT BUILD-UP OF SEDIMENT OR DEBRIS FROM DRAINAGE IMPROVEMENTS WITH EXCEPTIONS AS DESIGNATED. THE FUNDING SHALL BE BORNE BY THE DEVELOPER AND SHALL BE ACCOMPLISHED BY COLOR TV INSPECTION IN THE PRESENCE OF A CITY REPRESENTATIVE AND THE ORIGINAL MEDIA SHALL BE GIVEN TO THE CITY AT THE COMPLETION OF THE INSPECTION.

SANITARY SEWER

- 1. ALL SEWER LINES CROSSING POTABLE WATERLINES SHALL BE AS SHOWN IN THE PLANS AND MEET TCEQ REQUIREMENTS.
- 2. PIPES 8 INCHES THROUGH 15 INCHES SHALL BE IN ACCORDANCE WITH ASTM D3034 WITH A MINIMUM SDR OF 35 OR ASTM D3350 AND DE 345434 C.
- 3. PIPES LARGER THAN 12 INCHES THROUGH 48 INCHES SHALL BE IN ACCORDANCE WITH ASTM STANDARDS F679, F794, F949 AND D3350/ DE 345434 C.
- 4. MANHOLES SHALL BE PRECAST. ALL MANHOLES SHALL BE WATER TIGHT. PRECAST MANHOLES SHALL HAVE JOINTS SEALED. ALL RING AND COVERS SHALL INCLUDE AN INTERNAL CHIMNEY SEAL.
- 5. ALL PIPE OPENINGS IN MANHOLES SHALL INCLUDE COUPLINGS WITH "O" RING RUBBER GASKETS.
- 6. STUBOUTS OUT OF MANHOLES SHALL BE FITTED WITH A STOPPER AND CAP. STUBOUTS SHALL BE A MINIMUM OF 5 FEET FROM MANHOLE AND BE SUPPORTED BY A CONCRETE CRADLE.
- 7. ALL DROP MANHOLES SHALL BE OF THE EXTERNAL TYPE.
- 8. MANHOLES SHALL BE VENTED IN ACCORDANCE WITH TCEQ REQUIREMENTS.
- 9. ALL SANITARY SEWER PIPE SHALL BE TESTED (NCTCOG ITEM 507.5) AFTER CONSTRUCTION. TESTING SHALL INCLUDE PRESSURE TESTING, MANDREL TEST (TCEQ REQUIRED) AND COLOR TV INSPECTION. COLOR TV INSPECTION SHALL BE COMPLETED IN PRESENCE OF CITY REPRESENTATIVE AND THE ORIGINAL MEDIA SHALL BE GIVEN TO THE CITY AT THE COMPLETION OF THE INSPECTION.
- SEWER SHALL BE RE-INSPECTED AFTER INSTALLATION OF FRANCHISE UTILITIES. AIR TEST ONLY.
- 10. MANHOLES SHALL BE VACUUM TESTED IN THE PRESENCE OF THE CITY REPRESENTATIVE.
- 11. NO END-OF-LINE CLEANOUTS WILL BE ALLOWED. TERMINATE SEWER LINES WITH A MANHOLE.

ILLUMINATION

- 1. STREET LIGHT FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TXU ELECTRIC DETAIL AND NOTES FOR 25' OR 30' MOUNTING HEIGHT ROUND STEEL POLE.
- 2. PROVIDE SQUARE CONCRETE MOW STRIP 18" FROM OUTSIDE OF POLE TO CORNER USING 3,000 P.S.I. CONCRETE WITH #3 BARS @ 18" AND 1/2" EXPANSION JOINT.
- 3. SUBDIVISION STREET LIGHTING TO CONFORM TO THE ZONING ORDINANCE. "DECORATIVE STREET LIGHTING SHALL BE PROVIDED ALONG RESIDENTIAL STREETS THROUGHOUT ALL RESIDENTIAL DEVELOPMENTS, PROVIDING LOW ILLUMINATION WITH SOLAR CONTROLS ON 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."

DETAILS

SPECIAL DETAILS OR MODIFICATIONS TO THESE STANDARD DETAILS TO BE UTILIZED ON ANY GIVEN PROJECT SHALL BE SUBMITTED TO THE CITY FOR APPROVAL FOR USE.

△ STREET SIGN SPECIFICATIONS:

STREET NAME SIGNS FOR ALL INTERSECTIONS BY THE CONSTRUCTION OF A SUBDIVISION SHALL BE FURNISHED AND INSTALLED BY THE DEVELOPER. THE INSTALLATION OF THE STREET SIGNS MUST BE PRIOR TO THE FINAL ACCEPTANCE OF THE SUBDIVISION. THE LEGEND SHALL CONTAIN THE NAME OF THE STREET, ANY SUFFIX AS DESIGNATED ON THE PLAT, AND THE BLOCK NUMBER AS ASSIGNED BY THE CITY. THE SIGN FACE SHALL BE HIP PRISMATIC WHITE W/BLUE EC FILM WITH CITY LOGO. THE SIGN PLATE SHALL BE 9 INCHES TALL AND 0.080 INCHES THICK FLAT BLADE ALUMINUM DRILLED. THE STREET NAME SHALL BE 6 INCH UPPER CASE LETTERS. THE SUFFIX AND BLOCK LETTERS SHALL BE 3 INCHES. ALL LETTERS SHALL BE WHITE. THE SIGNS SHALL BE MOUNTED ON A 2 INCH BY 12 FOOT SQUARE POST WITH A 2.25 INCH BY 36 INCH SQUARE GROUND ANCHOR AND 2.5 INCH BY 18 INCH SLEEVE. THE ANCHOR POST SHALL BE DRIVEN INTO THE GROUND AT A DEPTH OF 30 INCHES. THE STREET NAME SHALL BE MOUNTED 10 FEET FROM THE TOP OF THE CURB MEASURED TO THE BOTTOM OF THE LOWEST SIGN. SIGNS SHALL BE MOUNTED ON SQUARE POSTS USING DRIVE RIVETS, WASHER, SPACE AND CHERRY MATE RIVETS TO ATTACH ENDS OF SIGN TOGETHER.

WATER

- 1. ALL WATER LINE CROSSINGS OF SANITARY SEWER LINES SHALL BE AS SHOWN IN THE PLANS AND MEET TCEQ REQUIREMENTS.
- 2. PIPES 12 INCHES IN DIAMETER AND SMALLER SHALL BE POLYVINYL CHLORIDE (P.V.C.) MEETING THE REQUIREMENTS OF AWWA C900 DR 18 OR DUCTILE IRON PIPE (D.I.P.) MEETING THE REQUIREMENTS OF AWWA C 151 CLASS 50 PIPE. ALL D.I.P. SHALL BE WRAPPED WITH A POLYETHYLENE LINER.
- 3. FOR PIPES LARGER THAN 12 INCHES IN DIAMETER, THE PIPE SHALL BE REINFORCED CONCRETE CYLINDER PIPE (AWWA C301 OR AWWA C303), DUCTILE IRON PIPE (AWWA C151 CLASS 50) OR POLYVINYL CHLORIDE PIPE UP TO 18 INCHES MEETING THE REQUIREMENTS OF AWWA C905 - 235 P.S.I. RATED PIPE.
- 4. ALL VALVES ON PIPES 12 INCHES AND SMALLER SHALL BE RESILIENT SEALED WEDGE VALVES (AWWA C509).
- 5. ALL VALVES ON PIPES LARGER THAN 12 INCHES BUT SMALLER THAN 30 INCHES SHALL BE BUTTERFLY VALVES (AWWA C504) OR WEDGE VALVES (AWWA C509).
- 6. ALL VALVES ON PIPES 30 INCHES AND LARGER SHALL BE BUTTERFLY VALVES (AWWA C504).
- 7. EMBEDMENT SHALL BE AS SHOWN IN THE PLANS. BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR. OUTSIDE PAVEMENT (EXISTING OR PROPOSED) SHALL BE COMPACTED TO MINIMUM OF 92% STANDARD PROCTOR. ALL COMPACTION SHALL BE BY MECHANICAL METHODS.
- 8. WATER LINES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH NCTCOG ITEM 506. ALL WATER LINES SHALL BE SWABBED IN THE PRESENCE OF THE INSPECTOR PRIOR TO BACKFILLING.
- 9. ALL HORIZONTAL AND VERTICAL BENDS SHALL BE BLOCKED.
- 10. ALL FITTINGS SHALL INCLUDE MEGALUG CONNECTORS.
- 11. ALL FIRE HYDRANTS SHALL BE INSTALLED WITH A 24" x 24" SQUARE REINFORCED CONCRETE PAD.
- 12. ALL WATER LINES SHALL BE SWABBED IN THE PRESENCE OF THE INSPECTOR PRIOR TO BACKFILL.

SCREENING WALLS

- 1. CONCRETE - MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS.
- 2. REINFORCEMENT - ASTM A-36.
- 3. MASONRY - COMPRESSIVE STRENGTH SHALL BE PRESCRIBED IN ITEM 2.3.6 SPECIAL PROVISIONS.
- 4. WIND LOAD FOR DESIGN - 20 P.S.F.
- 5. PIER BEARING STRESSES - SEE BRICK SCREENING WALL NOTES.
- 6. MORTAR - TYPE "S".
- 7. PROVIDE CONTROL JOINTS AT 50 FEET.
- 8. PROVIDE EXPANSION JOINTS AT 200 FEET CENTER MAXIMUM.
- 9. PROVIDE PIER WITH MINIMUM 9 FOOT W/ 24 INCH DIAMETER BELL IN CLAY OR OTHER MATERIAL EXCEPT BLUE SHALE, 6 FOOT MINIMUM WITH 3 FOOT MINIMUM INTO BLUE SHALE.
- 10. ALL EXPOSED CONCRETE SHALL BE CLASS 2 RUBBED FINISHED SURFACE.
- 11. SIDEWALKS ADJACENT TO WALLS MUST BE 5-FOOT MINIMUM WIDTH FROM ALL PORTIONS OF THE WALL (INCLUDING PILASTERS, COLUMNS, ETC.).
- 12. MAXIMUM PILASTER SPACING 40 FEET.
- 13. WALLS SHALL NOT BE PLACED IN THE VISIBILITY EASEMENT OR STREET RIGHT OF WAY.
- 14. THE WALL SHALL BE A MINIMUM OF EIGHT FEET IN HEIGHT AS MEASURED FROM THE NEAREST ALLEY EDGE OR SIDEWALK GRADE, WHICHEVER IS THE HIGHER. THE COLOR OF THE WALL SHALL BE LIMITED TO EARTH-TONE COLORS, EXCLUDING GRAY, GREEN AND WHITE. THE COLOR OF THE WALL SHALL BE UNIFORM ON EACH SIDE OF A THOROUGHFARE FOR THE ENTIRE LENGTH BETWEEN INTERSECTING THOROUGHFARES, UNLESS OTHERWISE APPROVED BY THE CITY'S PUBLIC WORKS DEPARTMENT. THE FINISH OF THE WALL SHALL BE CONSISTENT ON ALL SURFACES.
- 15. IF WROUGHT IRON FENCING IS TO BE UTILIZED ON REQUIRED SCREENING, ALL WROUGHT IRON MUST BE SOLID STOCK, NO TUBULAR STEEL WILL BE ALLOWED.

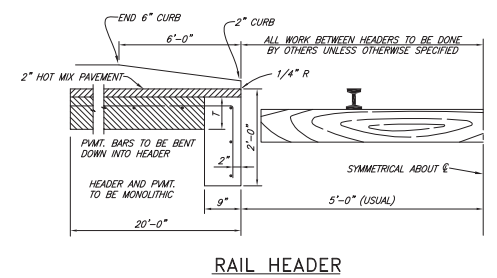
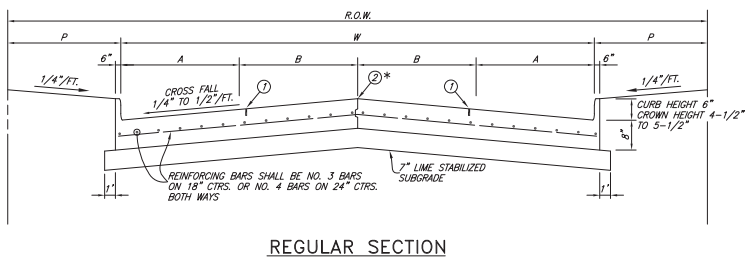
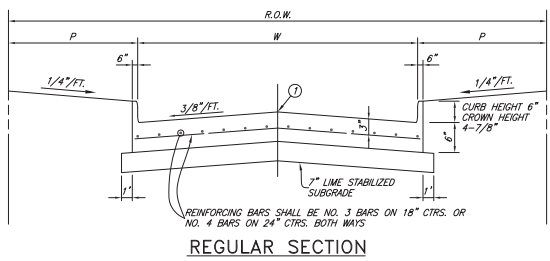
△ REVISED PAVING NOTES	JCH	6/30/14
△ ADD PAVING NOTE 21	JCH	7/08/09
△ ADD STORM SEWER NOTE 13	JCH	9/19/08
△ ADD PAVING NOTE 20 AND REVISE NOTE 12 & 15	JCH	8/08/08
△ ADD PAVING NOTE 18	JCH	9/12/07
△ DELETE STORM SEWER PARAGRAPH NO. 9	JCH	5/10/07
△ ADD STREET SIGN SPECIFICATIONS & ILLUMINATION REQUIREMENTS	JCH	1/15/07
△ REVISE PAVING NOTES NO. 1 & 5	JCH	5/16/06
NO. REVISION	BY	DATE

CITY OF WYLIE, TEXAS

STANDARD CONSTRUCTION DETAILS

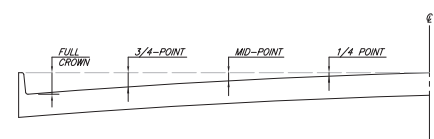
GENERAL NOTES

DATE:	APRIL, 2005	SHEET	STD-00_R
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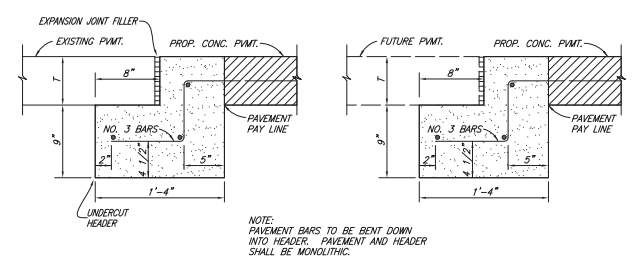
LEGEND

- ① - SAWED LONGITUDINAL DUMMY JOINT
- ② - CONSTRUCTION JOINT (FULL WIDTH PAVT. IS ALLOWED WHERE APPROVED BY CITY)



ROADWAY WIDTH (W)	TOTAL CROWN HEIGHT	3/4 POINT	MID-POINT	1/4 POINT
26'	4"	2-1/4"	1"	1/4"
36'	6"	3-3/8"	1-1/2"	3/8"
44'	6"	3-3/8"	1-1/2"	3/8"

RESIDENTIAL (TYPE E & E-1) STREETS SHALL HAVE A MINIMUM PAVEMENT THICKNESS OF 6". ALL OTHERS SHALL BE 8" MIN.

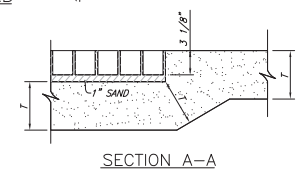
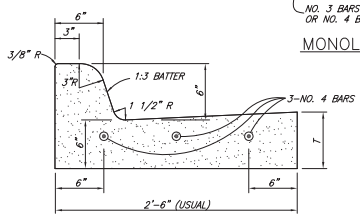
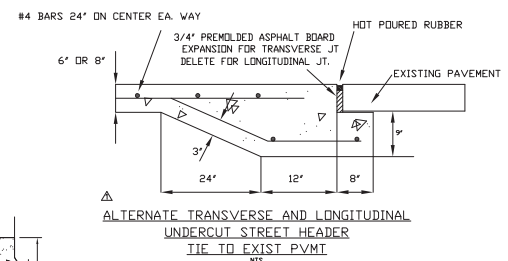
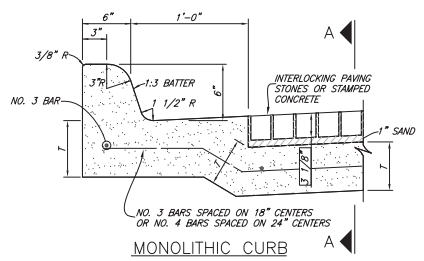


NOTE: PAVEMENT BARS TO BE BENT DOWN INTO HEADER. PAVEMENT AND HEADER SHALL BE MONOLITHIC.

STREET HEADER

TABLE OF CROWN HEIGHTS AND ORDINATES FOR VARIOUS PARABOLIC SECTIONS

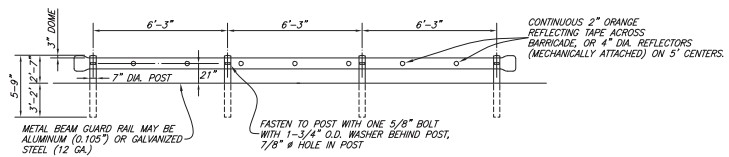
SLIP-FORM PAVEMENT MUST MEET CROWN GRADES AT GUTTERS, AT MID-POINTS & E
PARABOLIC ROADS ONLY TO BE CONSTRUCTED WITH SLIP FORM PAVERS



SEPARATE CURB AND GUTTER

CURB AND CURB AND GUTTER

PAVING STONES SHALL BE PER NCTCOG ITEMS 2.3.7 AND 5.8 OF SPECIAL PROVISIONS



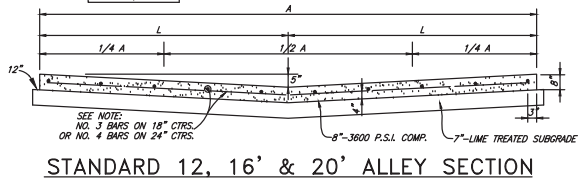
TYPICAL PERMANENT BARRICADE DETAIL

NON CONSTRUCTION BARRICADES (PERMANENT BARRICADES) SHALL CONSIST OF TYPOT M802-33A METAL BEAM GUARD FENCE WITH TERMINAL CONNECTOR SECTIONS AT EACH END. PERMANENT BARRICADES SHALL BE MANUFACTURED AND CONSTRUCTED IN ACCORDANCE WITH TYPOT DETAILS. BARRICADE SHALL EXTEND FROM OUTSIDE CURB TO OUTSIDE CURB.

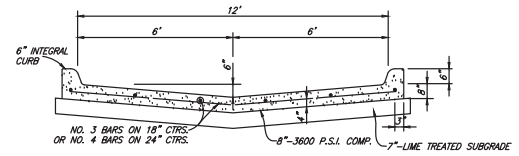
ADD ALTERNATE UNDERCUT HEADER	JCH	04/18/07
NO. REVISION	BY	DATE
CITY OF WYLIE, TEXAS		
STANDARD CONSTRUCTION DETAILS		
PAVING / SECTIONS / DETAILS		
DATE: APRIL, 2005	SHEET STD-02_R	

- NOTE:
- CONTRACTOR SHALL PROVIDE NO. 3 BARS ON 12" CTRS OR NO. 4 BARS ON 18" CENTERS FOR OUTSIDE 1/4 ALLEY WIDTH AND PROVIDE NO. 3 BARS ON 18" CTRS OR NO. 4 BARS ON 24" CENTERS FOR MIDDLE 1/2 ALLEY WIDTH.
 - CONTRACTOR MAY AT HIS OPTION USE NO. 3 BARS ON 12" CTRS OR NO. 4 BARS ON 18" CTRS FOR ENTIRE ALLEY WIDTH AT NO ADDITIONAL COST TO THE CITY.

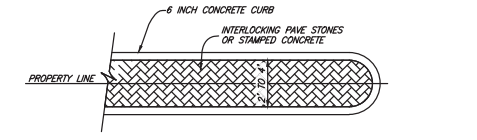
ALLEY WIDTH (A)	HALF WIDTH (L)
12'	6'
16'	8'
20'	10'



STANDARD 12, 16' & 20' ALLEY SECTION

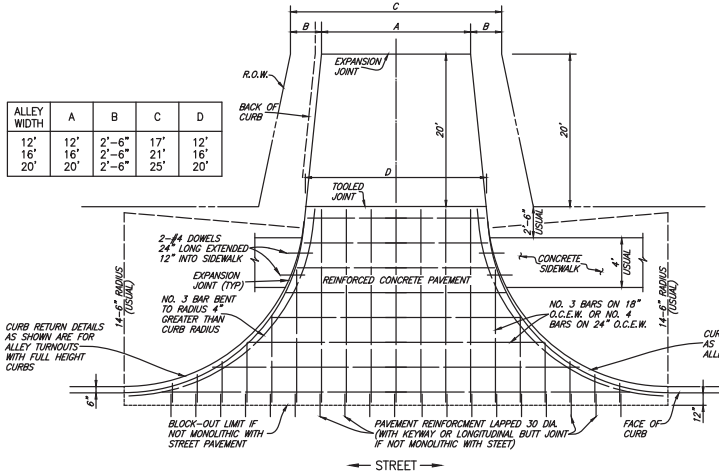


STANDARD ALLEY SECTION WITH CURBS

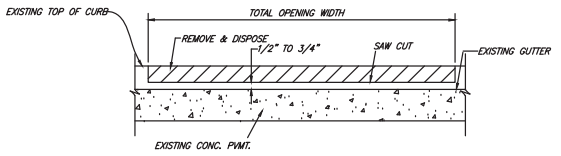


MEDIAN AT DRIVEWAYS SPLIT BY PROPERTY LINE

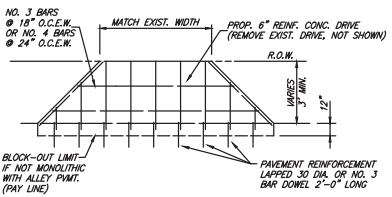
ALLEY WIDTH	A	B	C	D
12'	12'	2'-6"	17'	12'
16'	16'	2'-6"	21'	16'
20'	20'	2'-6"	25'	20'



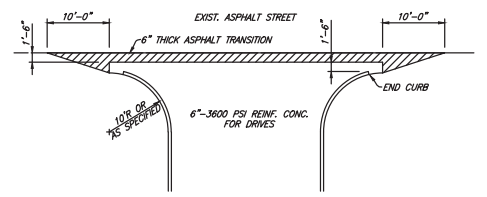
ALLEY RETURN DETAILS



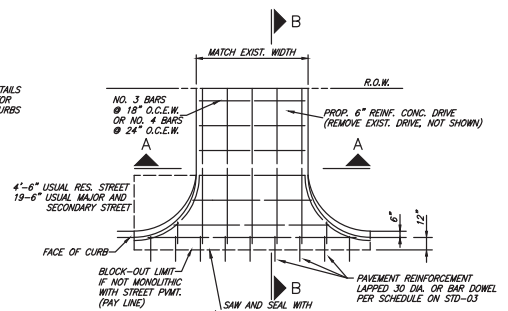
DRIVEWAY OR ALLEY CURB CUT



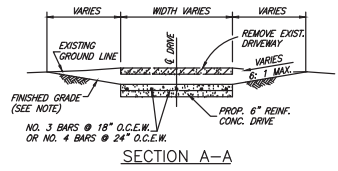
DRIVEWAY RETURN TO ALLEY



TYPICAL DRIVE OR STREET CONNECTION TO EXISTING ASPHALT STREET

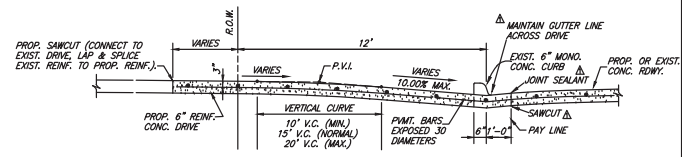


DRIVEWAY RETURN TO STREET



SECTION A-A

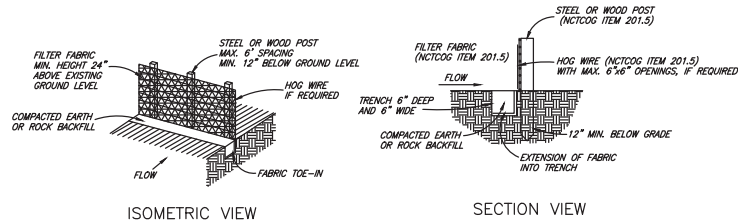
NOTE: FINISHED GRADING WITHIN THE R.O.W. SHALL BE BROADCAST SEED. WHERE PROPOSED DRIVEWAY CONSTRUCTION GOES BEYOND THE R.O.W. AND INTO PRIVATE PROPERTY, THE FINISHED GRADING SHALL BE BLOCK SOBBED TO RESTORE THE LANDSCAPING TO ITS PRE-CONSTRUCTION APPEARANCE.



SECTION B-B

DRIVEWAY RETURN SECTIONS

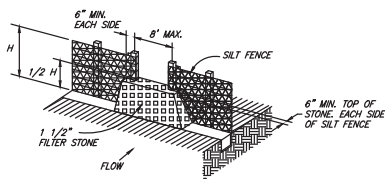
Δ	REVISE DRIVEWAY RETURN TO STREET	JCH	6/30/14
Δ	REVISE DRIVEWAY NOTES	JCH	9/04/07
NO.	REVISION	BY	DATE
CITY OF WYLIE, TEXAS			
STANDARD CONSTRUCTION DETAILS			
PAYING / ALLEY / DRIVEWAYS			
DATE:	APRIL, 2005	SHEET	STD-05_R



ISOMETRIC VIEW

SECTION VIEW

SILT FENCE DETAIL

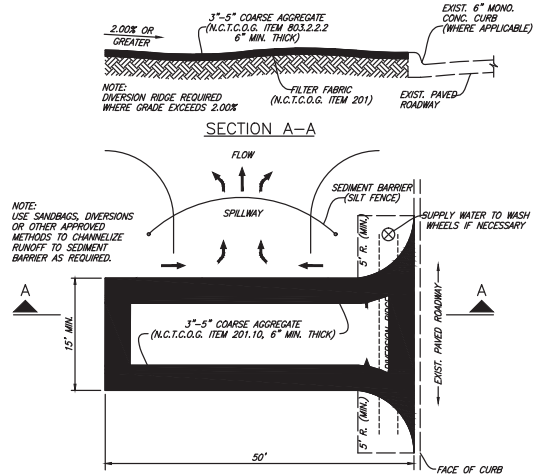


STONE OVERFLOW STRUCTURE

LOCATION AS CALLED FOR IN PLANS

- NOTES:
- 1) THE CONTRACTOR SHALL INSPECT SILT FENCE WEEKLY AND AFTER MAJOR RAIN EVENTS TO ENSURE THAT THE DEVICE IS FUNCTIONING PROPERLY AND MAINTAIN IN ACCORDANCE WITH NCTCOG ITEM 201.5.
 - 2) THE CONTRACTOR SHALL REMOVE SEDIMENT FROM BEHIND FENCE WHEN THE DEPTH OF SEDIMENT HAS BUILT UP TO ONE-THIRD THE HEIGHT OF THE FENCE ABOVE GRADE.
 - 3) THE CONTRACTOR SHALL INSPECT THE BASE OF THE FENCE TO ENSURE THAT NO GAPS HAVE DEVELOPED AND RE-TRENCH AS NECESSARY.
 - 4) THE CONTRACTOR SHALL INSPECT FENCE POSTS TO ENSURE THAT THEY ARE PROPERLY SUPPORTING THE FENCE. IF NECESSARY, THE CONTRACTOR SHALL RESET AND ADD POSTS.
 - 5) IF FILTER FABRIC IS RIPPED, DAMAGED OR DETERIORATED, THE CONTRACTOR SHALL REPLACE IT IN ACCORDANCE WITH THE ORIGINAL SPECIFICATIONS AND DETAILS. (MAINTENANCE OF THE SILT FENCE SHALL BE AT THE CONTRACTORS OWN EXPENSE)

EROSION CONTROL



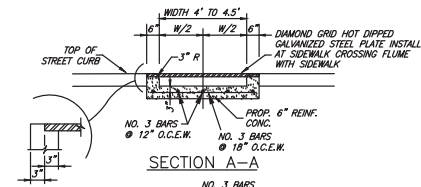
SECTION A-A

PLAN

CONSTRUCTION ENTRANCE ROAD FOR EROSION CONTROL

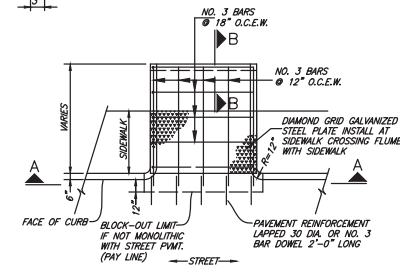
NO SCALE

- Δ CONSTRUCTION NOTES:
- 1) THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE DRESSING WITH ADDITIONAL STONE AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 - 2) WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY. WASHING SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT CONTROLLING STRUCTURE. USE SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS TO PREVENT SEDIMENT FROM ENTERING ANY STORM DRAIN, DITCH OR WATER COURSE.
 - 3) ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
 - 4) ALL SAWING FOR PAVING SHALL BE VACUUMED TO REMOVE ALL SLURRY AND CONCRETE DUST FROM AREA.



SECTION A-A

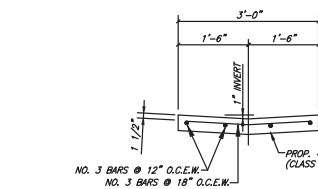
SECTION B-B



PLAN

REINFORCED CONCRETE FLUME WITH CURBS

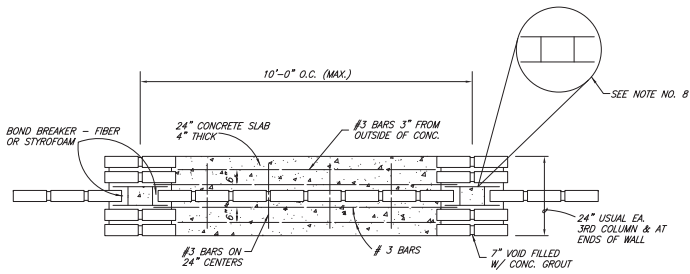
STEEL PLATE FLUME COVER
 PLATE THICKNESS SHALL BE 5/8 INCHES
 BASE ON 100 P.S.I. LIVE LOAD AND MAX. DEAD & LIVE LOAD DEFLECTION OF 1/240.
 BOLT PLATE DOWN WITH BRASS BOLTS
 BOLTS SHALL BE 1/2\"/>



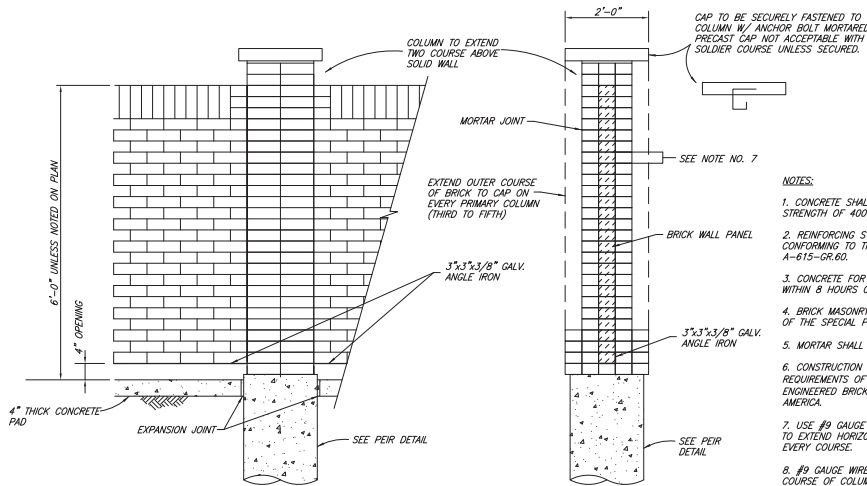
REINFORCED CONCRETE FLUME WITHOUT CURBS

- NOTES:
1. ALL VISIBLE SURFACES SHALL BE A TROWEL FINISH.
 2. 3/4\"/>

2	ADDED NOTE 4 TO CONSTRUCTION NOTES	JCH	07/07/14
1	ADD ENTRANCE CONSTRUCTION NOTES	JCH	06/07/06
NO.	REVISION	BY	DATE
CITY OF WYLIE, TEXAS			
STANDARD CONSTRUCTION DETAILS			
PAVING / DETAILS / EROSION			
DATE:	APRIL, 2005	SHEET	STD-07_R



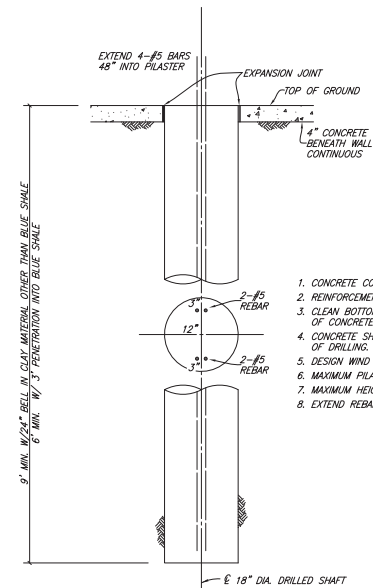
TYPICAL WALL & COLUMN LAYOUT PLAN



THIN WALL BRICK SCREENING WALL ELEVATION

NOTES:

1. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 P.S.I. AT 28 DAYS.
2. REINFORCING STEEL SHALL BE NEW BILLET STEEL CONFORMING TO THE REQUIREMENTS OF ASTM A-615-GR.60.
3. CONCRETE FOR DRILLED PIERS SHALL BE PLACED WITHIN 8 HOURS OF DRILLING PIER HOLES.
4. BRICK MASONRY SHALL BE AS SPECIFIED IN ITEM 2.3.6 OF THE SPECIAL PREVISIONS.
5. MORTAR SHALL BE TYPE "S".
6. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE "RECOMMENDED PRACTICE FOR ENGINEERED BRICK MASONRY" -- BRICK INSTITUTE OF AMERICA.
7. USE #9 GAUGE 1-3/4" WIDE GALVANIZED LADDER WIRE TO EXTEND HORIZONTAL IN WALL PANEL DURAWALL CORP. EVERY COURSE.
8. #9 GAUGE WIRE FABRICATED AS SHOWN BETWEEN EACH COURSE OF COLUMN BRICK.
9. THE WALL SHALL BE A MINIMUM OF SIX FEET IN HEIGHT AS MEASURED FROM THE NEAREST ALLEY EDGE OR SIDEWALK GRADE, WHICHEVER IS HIGHER. THE COLOR OF THE WALL SHALL BE SELECTED BY THE CITY.



PIER DETAIL

1. CONCRETE COMP. STRENGTH-4000 P.S.I.
2. REINFORCEMENT STEEL - ASTM A615 - GR 60.
3. CLEAN BOTTOM OF HOLE PRIOR TO PLACEMENT OF CONCRETE.
4. CONCRETE SHALL BE PLACED WITHIN 8 HOURS OF DRILLING.
5. DESIGN WIND PRESSURE - 20 PSF.
6. MAXIMUM PLASTER SPACING - 10'-0"
7. MAXIMUM HEIGHT OF WALL - 6'-0"
8. EXTEND REBAR 48" INTO PLASTER AND COLUMN.

NO.	REVISION	BY	DATE
CITY OF WYLIE, TEXAS			
STANDARD CONSTRUCTION DETAILS			
THIN BRICK SCREENING WALL			
DATE:	APRIL, 2005	SHEET	STD-22_R

PLANNED DEVELOPMENT STANDARDS
Wylie United Methodist Church / Verizon Telecommunications Tower

I. PURPOSE:

Planned Development amendment to allow for the continued church use and allowances of Planned Development Ordinance 2001-28 and allow for a telecommunications tower use.

II. 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 June 2023) shall apply except as specifically provided herein.

III. SPECIAL CONDITIONS:

1. All uses but the following shall be prohibited:
 - a. House of Worship
 - b. Christian Education
 - c. Youth and Children's programs
 - d. Day Care Church Recreation
 - e. Church Administration
 - f. Pre-School
 - g. Christian School
 - h. Meetings and activities of non-profit community oriented groups as approved by the church trustees.
 - i. Telecommunications Tower
2. Height of structures shall be limited to 60' for house of worship structures and 120' for telecommunications towers.
3. Exterior walls which face directly or within 45 degrees of a property line shall be composed of a minimum of 25% primary masonry product, a maximum of 75% secondary masonry product, and no more than 20% other non-masonry materials, excluding doors, windows and window walls. Primary masonry shall mean brick, stone, form-decorated tilt concrete wall, form-decorated concrete block or veneer simulations of these materials. Secondary masonry shall mean exterior insulation finish systems of natural aggregates and synthetic binders having a minimum applied thickness of ¾ inch, or glass block. The Building Official may approve a masonry alternate when such material has a masonry appearance and is demonstrated to be as durable as exterior unit masonry materials.
4. Three monument signs shall be permitted. One at the corner of FM 1378 and McMillen, and one at each entry to the property from FM 1378 and from McMillen.
5. The minimum roof slope shall be 3:12

6. The zoning exhibit shall serve as the Site Plan for the Telecommunications Tower development. Approval of the Planned Development shall act as site plan approval.



Wylie City Council

AGENDA REPORT

Department: Planning

Account Code: _____

Prepared By: Jasen Haskins

Subject

Consider, and act upon, Ordinance No. 2025-04 of the City of Wylie, Texas, repealing Ordinance Nos. 2014-44 and 2017-18, and amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 22 (Building and Building Regulations), Article XX (Sign Regulations); establishing new regulations governing the erection, maintenance and operation of signs; defining terms; providing a penalty clause, savings/repealing clause, severability clause and an effective date; and providing for the publication of the caption hereof.

Recommendation

Motion to approve the Item as presented.

Discussion

In October 2024, staff and City Council conducted a work session with staff recommending amendments to Article XX (Sign Regulations) of Chapter 22 (Building and Building Regulations) of the City Code of Ordinances. At Council's direction, City staff, with assistance of the City Attorney, has drafted a revised City Ordinance.

The purpose of the sign ordinance amendments is to bring the Code more into alignment with case law regarding first amendment free speech. Secondly, the proposed amendments update other areas of the Code as mentioned below.

The previous mentioned case law (Reed vs. Town of Gilbert), in its most basic reading, states that cities cannot regulate signs based on the content of the message. That is, if the sign must be read to determine what kind of sign it is, the regulation is likely unenforceable. The Code has been amended to remove content as a factor for consideration. For example, the current Code regulates "garage sale signs" which can only be determined by reading the sign. The proposed Code changes this to "temporary nuisance sign" (if placed on public property) or "accessory residential sign" (if on private property). The former is not allowed, the latter is.

Other amendments include:

- Reorganization of regulations for readability
- Updated sign definitions
- Allowing staff to approve temporary exemptions in times of emergency
- Allowing for the immediate removal and disposal of illegal temporary signs
- Added to prohibited signs such as revolving signs, sloping roof signs, searchlights, and light strips.

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, REPEALING ORDINANCE NOS. 2014-44 AND 2017-18, AND AMENDING WYLIE’S CODE OF ORDINANCES, ORDINANCE NO. 2021-17, AS AMENDED, CHAPTER 22 (BUILDING AND BUILDING REGULATIONS), ARTICLE XX (SIGN REGULATIONS); ESTABLISHING NEW REGULATIONS GOVERNING THE ERECTION, MAINTENANCE AND OPERATION OF SIGNS; DEFINING TERMS; PROVIDING A PENALTY CLAUSE WITH A MAXIMUM FINE OF \$500, SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City Council of the City of Wylie, Texas (“City Council”) finds that it would be advantageous and beneficial to the citizens of the City of Wylie, Texas (“Wylie” or “City”) to repeal Ordinance Nos. 2014-44 and 2017-18, and to amend Wylie’s Code of Ordinances, Ordinance No. 2021-17, as amended (“Code of Ordinances”), Chapter 22 (Building and Building Regulations), Article XX (Sign Regulations) for the purposes of establishing new regulations governing the erection, maintenance and operation of signs; and

WHEREAS, the City Council finds that in order to protect the aesthetic value of the City and to protect public health and safety for Wylie and its citizens, it is in the best interest of Wylie and its citizens to amend the Code of Ordinances, Chapter 22 (Building and Building Regulations), Article XX (Sign Regulations), as set forth below.

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

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

SECTION 2. Repeal of Ordinance Nos. 2014-44 and 2017-18. Ordinance Nos. 2014-44 and 2017-18 are hereby repealed in their entirety and replaced by this Ordinance. The effective date of the repeal discussed in this Section shall not occur until the effective date of this Ordinance, at which time Ordinance Nos. 2014-44 and 2017-18 shall be repealed. Such repeal shall not abate any pending prosecution or lawsuit or prevent any prosecution or lawsuit from being commenced for any violation of Ordinance Nos. 2014-44 and/or 2017-18 occurring before the effective date of this Ordinance.

SECTION 3. Amendment to the Code of Ordinances, Chapter 22 (Building and Building Regulations), Article XX (Sign Regulations). The Code of Ordinances, Chapter 22 (Building and Building Regulations), Article XX (Sign Regulations) is hereby amended in its entirety in accordance with the attached exhibit:

SECTION 4. Savings/Repealing. The Code of Ordinances shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5. 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. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause and phrase thereof regardless of whether any one or more sections, subsections, sentences, clauses and/or phrases may be declared unconstitutional and/or invalid.

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

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS on this 14th day of January, 2025.

Matthew Porter, Mayor

**ATTESTED TO AND
CORRECTLY RECORDED BY:**

Stephanie Storm, City Secretary

Date of Publication: January 23, 2025, in *The Wylie News*

PART II - CODE OF ORDINANCES
Chapter 22 - BUILDINGS AND BUILDING REGULATIONS
ARTICLE XX. SIGN REGULATIONS

ARTICLE XX. SIGN REGULATIONS

Sec. 22-441. Findings; Purpose and Intent; Interpretation.

- (a) Signs obstruct views, distract motorists, displace alternative uses for land, and pose other problems that legitimately call for regulation. The purpose of this Article is to regulate the size, illumination, movement, materials, location, height, and condition of all signs placed on private property for exterior observation, thus ensuring the protection of property values, the preservation of the character of the various neighborhoods, the creation of an attractive and harmonious community, and protection against interference with the historic character of designated areas, including the downtown district. Recognizing the unique impact of off-premise advertising on public safety, visual aesthetics and quality of life, this Article also restricts new off-premise signs and minimizes the impact of existing off-premise signs. This Article allows adequate communication through signage while encouraging aesthetic quality in the design, location, size, and purpose of all signs. This Article shall not be interpreted in a manner inconsistent with the First Amendment of the United States Constitution's guarantee of free speech. If any provision of this Article is found by a court of competent jurisdiction to be invalid, such finding shall not affect the validity of other provisions of this Article that can be given effect without the invalid provision.
- (b) This Article provides uniform standards for the erection and maintenance of signs. All signs in this Article shall be erected and maintained in accordance with these standards. The general objectives of these standards are to promote health, safety, welfare, convenience and enjoyment of the public. Specifically, these sign regulations are intended to:
- (1) Promote compatibility with the use of the property to which the signs are appurtenant;
 - (2) Promote compatibility with the landscape and architecture of surrounding buildings;
 - (3) Be appropriate to the activity to which they pertain;
 - (4) Ensure that signs are not distracting to motorists; and
 - (5) Ensure that all signs are constructed and maintained in a structurally sound, safe, and attractive condition.
- (c) These regulations do not regulate every form and instance of visual communication that may be displayed anywhere within the City Limits. Rather, they are intended to regulate those forms and instances that are most likely to meaningfully affect one or more of the purposes set forth above.
- (d) These regulations do not entirely eliminate all of the harms that may be created by the installation and display of signs. Rather, they strike an appropriate balance that preserves ample channels of communication by means of visual display while still reducing and mitigating the extent of the harms caused by signs.
- (e) Signs not expressly permitted as being allowed by right or by permit under this Article, by specific requirements in another portion of this Article, by master sign plan or agreement, or otherwise expressly allowed by the City Council or Board of Adjustment are not allowed within the City Limits.

Sec. 22-442. Compliance Required; Exceptions.

- (a) It shall be unlawful for any person to violate the provisions of this Article.
- (b) This Article shall not apply to:

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- (1) The Downtown Historic District (DTH) zoning district or a planned development district if the ordinance establishing or amending the same has specific sign regulations.
 - (2) Signs erected by or on behalf of the City in the operation of its services that include but are not limited to public safety, health and the general welfare.
 - (3) Signs required by federal, state or local law.
 - (4) Signs containing government messages that are approved by the City on any sign, both on and off City property.
 - (5) Signs erected or placed as part of a City activity and/or sponsorship. These include but are not limited to municipal banners, special events, kiosks, monument signs and government awareness signs.
 - (6) Any sign specifically authorized by the City Council as a result of a compromise of litigation or other lawful disputed claim.
 - (7) A sign required to be located by federal, state or local law in order to enforce a property owner's rights.
 - (c) Noncommercial message substitution.
 - (1) Signs containing noncommercial speech are permitted anywhere that signs regulated by this Article are permitted, subject to the same regulations applicable to the type of sign used to display the noncommercial message. No provision of this Article prohibits an ideological, political or other noncommercial message on a sign otherwise allowed and lawfully displayed under this Article.
 - (2) The owner of any sign allowed and lawfully displayed under this Article may substitute noncommercial speech in lieu of any other commercial or noncommercial speech, with no permit or other approval required from the City solely for the substitution of copy.
 - (3) This section does not authorize the substitution of an off-premises commercial message in place of a noncommercial or on-premises commercial message.

Sec. 22-443. Permit Required.

- (a) Interpretation and administration. The Building Official shall be responsible for interpreting and administering this Article.
 - (b) Sign permit required. No sign, other than those signs allowed without a permit by this Article, shall be erected, placed, attached, secured, altered or displayed to/on the ground, any building, or any structure, until a permit for such sign has been issued by the Building Official.
 - (1) *Permit fees and sign contractors.* Every application for a permit shall be submitted along with a nonrefundable fee in the amount set forth in Appendix A of this Code. A permit may only be issued to a sign contractor that carries at least \$300,000.00 of general liability insurance and provides evidence of such insurance coverage to the Building Official when they submit the permit application.
 - (2) *Permit expiration.* A permit for a sign shall expire if an inspection has not passed within 180 days from the date of issuance of such permit.
 - (3) *Electrical permit.* Where signs contain electrical wiring and connections, an electrical permit must also be obtained in addition to the permit for the sign. No sign shall be erected in violation of the City's electrical code or regulations.
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- (4) *Not to issue to persons previously failing to pay fees.* The City shall not issue a permit under the provisions of this Article to any person, business, entity, organization or activity who has previously failed or refused to pay any fees or costs assessed against him under the provisions of this Article.
- (c) *Applications.* The applicant for a permit shall provide plans, documents and other information required by the Building Official in connection with the application to demonstrate compliance with all regulations, including but not limited to each of the following:
- (1) A plot plan declaring all property lines, setbacks, easements, rights-of-way, other existing signs maintained on the lot and the required distance separation to the closest monument sign in any direction scaled to linear feet;
 - (2) A scaled drawing of the height, width and display area of the proposed sign;
 - (3) A drawing of the lot plan or building facade indicating the proposed location of the sign, specifications, materials and landscaping plan; and Electrical plan and load requirements.
- (d) *Work started without a permit.* No sign requiring a permit may be erected, placed, attached, secured, altered or displayed without first obtaining the required permit. If any work for which a permit is required by this Article has been commenced without first obtaining a permit, the permit fee shall be doubled provided that the Building Official determines the sign meets all applicable regulations. If the Building Official determines the sign does not meet all applicable regulations, or a determination cannot be made, the Building Official is authorized to order the sign be removed.
- (e) *Inspection.* The Building Official is authorized to perform an inspection of all signs as necessary to ensure that the sign has been constructed in accordance with this Article, other applicable ordinances, and the applicable permits. The Building Official shall solely determine the method and time of such inspections.
- (f) *Suspend or Revoke.* The Building Official may suspend or revoke any sign permit issued in error or on the basis of incorrect or false information supplied, or whenever such permit was issued in violation of any provision of this Article, any other ordinance of the City, the laws of the state or the federal government. Any sign that is the subject of a revoked permit shall be immediately removed by the person in control of the sign or the property on which the sign is located.
- (g) *Temporary exemptions.* The Building Official shall have the authority to approve temporary exceptions to the regulations or waive application requirements set forth in this Article in emergency circumstances or in the interest of public safety.
- (h) *Changes.* After a sign permit has been issued by the Building Official, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms and conditions of said sign permit without prior approval by the Building Official.

Sec. 22-444. Variances and Appeals.

(a) *Variances.*

- (1) Requests for variances to sign regulations shall be made in writing and heard by the Planning and Zoning Commission at a public hearing. An application requesting a variance to the sign regulations may be obtained from Development Services. The application requires written authorization from the property owner before being filed.
- (2) Before the 10th calendar day of the date of the public hearing conducted by the Planning and Zoning Commission, written notice of the public hearing shall be sent by its deposit in the United States mail to each owner, as indicated by the most recently approved municipal tax roll of property within 200 feet of the property on which the variance is proposed. The notice shall

include a description of the time and place of such hearing, a description of the location of the subject property, and a description of the requested variance. In addition, the notice shall be published in the official newspaper of the City stating the time and place of such hearing, a minimum of 10 calendar days prior to the date of the public hearing.

- (3) In order to approve a request for a variance, the Planning and Zoning Commission shall determine that the request meets three of the following four criteria:
- (i) The proposed sign shall not adversely impact the adjacent property (visibility, size and the like);
 - (ii) The proposed sign shall be of a unique design or configuration;
 - (iii) The variance is needed due to restricted area, shape, topography, or physical features that are unique to the property or structure on which the proposed sign would be erected; or
 - (iv) The variance will substantially improve the public convenience and welfare and does not violate the intent of this Article.
- (4) The applicant, the Director of Development Services, or four voting members of City Council may appeal the commission's decision to deny or grant the variance by submitting a written notice of appeal to the Director of Development Services. Any appeal of a decision made on a variance by the Planning and Zoning Commission shall be heard by the City Council and must be submitted within 14 calendar days from the date of the Planning and Zoning Commission's decision on the variance. The appeal will require re-notification of the surrounding property owners and publication in the newspaper in the same manner described in subsection (B), above.
- (5) A vote of three-fourths of the Councilmembers present, or four votes, whichever is greater, is required to overturn the Planning and Zoning Commission's decision. The City Council's decision is final.
- (b) Appeals of Building Official's interpretation/decision. Any appeal of an administrative interpretation or decision issued in connection with the requirements of this Article must be in writing and received by the Director of Development Services within 15 calendar days after the date of the written notice of such decision. The Director of Development Services shall hear and decide the appeal. An appeal of the Director's decision shall be made to the City Manager. Appeals to the City Manager shall be made in writing within 10 calendar days from the date of the Director's decision and shall be submitted to the City Manager. An appeal of the City Manager's decision shall be made to the Planning and Zoning Commission. Appeals to the Planning and Zoning Commission shall be made in writing within 10 calendar days from the date of the City Manager's decision and shall be submitted to the City Manager. The Planning and Zoning Commission's decision on the appeal shall be final.
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Sec. 22-445. Nonconforming Signs.**(a) Nonconforming signs.**

(1) A nonconforming sign may not be:

- (i) Changed to another nonconforming sign;
- (ii) Structurally altered so as to prolong the life of the sign;
- (iii) Expanded to increase the size;
- (iv) Changed to use a different method or technology to convey a message;
- (v) Re-established after its removal for a period of more than 30 calendar days;
- (vi) Moved in whole or in part to any other location on the same or any other premises unless every portion of such sign is made to conform to all of the regulations of this Article;
- (vii) Re-established after damage or destruction if the estimated expense of reconstruction exceeds 50 percent of its fair market value prior to the time of destruction;
- (viii) Maintained if the sign has fallen to the ground; or
- (ix) Maintained if the sign leans such that the angle between the sign and the ground is 70 degrees or less.

(b) Maintenance. A nonconforming sign may be maintained as follows:

(1) Maintenance operations may be performed on the sign. For purposes of this section, "maintenance operations" means the process of keeping a sign in good repair. Maintenance operations include:

- (i) Cleaning;
- (ii) Painting;
- (iii) Repair of parts with like materials in a manner that does not alter the basic design or structure of the sign, provided that the cost of all repairs performed during any consecutive 365 calendar day period is not more than 60 percent of the cost of erecting a new sign of the same type at the same location; and
- (iv) Replacement of parts with like materials in a manner that does not alter the basic design or structure of the sign, provided that the cost of all replacement of parts performed during any consecutive 365 calendar day period is not more than 60 percent of the cost of erecting a new sign of the same type at the same location. The 365 calendar day period limitation shall not apply to a sign that has been blown down or otherwise destroyed as described in subsection (1) above. Examples of actions that are not maintenance operations and are therefore prohibited include, without limitation:
 - (1) Converting a sign from a multiple pole structure to a monopole structure;
 - (2) Replacing wooden components with metal components;
 - (3) Increasing the area or height of a sign;
 - (4) Adding illumination to a nonilluminated sign;

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- (5) Adding additional display faces;
- (6) Converting a sign to utilize animated display or moveable copy technology, including but not limited to signs featuring Tri-Vision technology; and
- (7) Updating the technology in an already existing animated display or moveable copy signs. If a sign is dismantled for any purpose other than an alteration or maintenance operation permitted hereunder, the sign may not be altered, reconstructed, repaired or replaced, and the owner shall remove the sign or bring it into compliance with this Article and all other applicable ordinances.
- (2) Ordinary repairs and maintenance, including the removing and replacing of the outer panels are permitted, provided that the panels are replaced with identical panels and that no structural alterations or other work which extends the normal life of the nonconforming sign shall be permitted.
- (3) Single panels on multi-panel monument signs for multi-tenant shopping centers may be changed to reflect tenant changes.
- (4) A nonconforming sign or sign structure may be removed temporarily to perform sign maintenance or sign repair that is authorized under this Article. In order to preserve the nonconforming sign status, the person removing the sign must inform the Building Official, in writing, before the sign is removed. If the responsible party fails to inform the Building Official, any re-erected sign will be considered a new sign and must comply with the then-existing requirements under this Article.
- (5) Notwithstanding any other provision of this Article, any sign that is a legally existing nonconforming sign hereunder may be relocated on the same lot or tract of land if the sign is required to be removed from its present location because the property on which the sign is located is acquired by any governmental agency or other entity which has or could have acquired the property through the exercise of its power of eminent domain or because such removal is necessary to accommodate a City capital improvement project, provided, however, such relocated sign shall be placed to comply with all setbacks and other locational requirements as set forth in this Article.
- (6) Change to a conforming sign. A nonconforming sign may be altered to become or be replaced with a conforming sign by right. Once a sign is altered to conform or is replaced with a conforming sign, the nonconforming rights for that sign are lost and a nonconforming sign may not be re-established.
- (7) If there is no sign in place on a sign structure or building wall for six consecutive months, the nonconforming rights are lost and a nonconforming sign may not be re-established. If the sign structure is unused for less than six consecutive months, a nonconforming sign may be re-established.
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- (c) *Nonconforming sign registration and amortization.*
- (1) Registration. The operator and/or owner of any nonconforming sign shall register such nonconforming sign and obtain from the City Manager a certificate of nonconforming rights within 12 months after the sign becomes nonconforming or 12 months after the date of publication of the ordinance from which this Article was derived, whichever occurs later. If a sign qualifies as a nonconforming sign and the operator and/or owner registers the sign with the City, the City Manager shall issue a certificate of nonconforming rights. Failure to obtain this certificate of nonconforming rights within the requisite time shall terminate the sign's status as a nonconforming sign and such sign shall be considered an illegal sign.
 - (2) Amortization. Any nonconforming sign may be amortized and removed by the City in accordance with applicable law.

Sec. 22-446. Inspections and Removal.

- (a) *Inspection.* The building official is authorized to perform an inspection of all signs as necessary to ensure that the sign has been constructed in accordance with this Article, other applicable ordinances, and the applicable permits. The building official shall solely determine the method and time of such inspections.
- (b) *Removal of neglected signs.* Any sign the City determines is neglected or does not conform to this Article shall be removed by the owner, agent or person having the beneficial use of the land, buildings or structure upon which the sign is located within ten days after written notification to do so from the City. The City may remove or have removed, without notice, and assess the owner for the costs, any sign which is an immediate peril to persons or property.
- (c) *Removal of illegally erected signs.*
 - (1) Any temporary nuisance sign that is erected, constructed or otherwise displayed, which the City determines to be in violation of this Article, may be removed by City personnel. Any such sign removed by City personnel may be immediately disposed of. The City is not required to notify the permit holder or owner of the sign that it has been picked up or that disposal of the sign is imminent.
 - (2) For permanent signs, the sign must be removed by the permit holder, owner of the sign, or owner of the property on which the sign is located within ten days after the City sends written notice to remove the sign. Upon failure to comply with the notice or to file an appeal of the decision in accordance with this Article, the City is authorized to cause the removal of the sign and assess the permit holder, owner of the sign and/or owner of the property on which the sign is located for all costs associated with removal. The permit holder, owner of the sign, and the owner of the property on which the sign is located shall be jointly and severally liable for such costs.
 - (3) Responsible person. The person(s) physically placing a temporary nuisance sign and/or the owner of a temporary nuisance sign are jointly and severally responsible for the posting and removal of said sign. It is prima facie evidence of a person's ownership of a temporary nuisance sign that the person's name, address, telephone number or other contact information is on a temporary nuisance sign, or the person is otherwise described or identified on the sign.
 - (4) Obligation to remove. The City, at the Building Official's sole discretion, may require the person responsible for a temporary nuisance sign to remove the sign. If so directed, the person responsible for the temporary nuisance sign must remove the sign at their own cost within 24 hours of the City sending notice to remove such sign. The City may provide notice under this section in person, by email, by mail or by telephone. A person's failure to remove a temporary nuisance sign after receiving such notice from the City shall constitute an offense separate from that of the violation of posting the temporary nuisance sign.

Sec. 22-447. Prohibited Signs.

Any sign not specifically allowed by this Article shall be prohibited. In addition, the following types of signs are expressly prohibited within the City:

- (a) Any sign not referenced in or governed by this Article.
 - (b) Any sign erected or installed without the issuance of a permit, either prior to or after the adoption of this Article (if a permit was required);
 - (1) Any changeable electronic variable message sign (CEVMS) or light emitting diode (LED) billboards located, relocated or upgraded along a regulated highway;
 - (2) Any sign erected or installed in or over a public right-of-way or access easement, unless permitted within this Article.
 - (2) *Signs imitating traffic or emergency signs.* Signs may not contain any combination of forms, words, colors, or lights, which imitate standard public traffic regulatory, emergency signs, or signals.
 - (3) *Signs violating other laws or ordinances.* Signs erected in violation of any ordinance adopted by the City or any state or federal law (e.g., traffic visibility requirements, zoning, building code, or electrical code).
 - (4) *Off-premises signs.* Off-premises signs, unless specifically allowed by this Article.
 - (5) *Signs causing a nuisance or hazard because of illumination.* Signs that are illuminated at night may not exceed a maximum luminance level of 750 cd/m² or Nits, regardless of the method of illumination.
 - (6) Any sign that emits odor or visible matter;
 - (7) *Signs on sidewalks, curbs, gutters or streets.* Signs attached to or painted on any sidewalk, curb, gutter, or street (except street address numbers).
 - (8) *Moving, flashing, revolving or color changing signs or light strips.* Signs that move, flash light intermittently, change color, revolve, or frame a window or door, unless specifically allowed in this Article.
 - (9) *Signs attached to or painted on a fence, wall or railing.* Signs attached to or painted on the outside of a fence, wall or railing, unless specifically allowed by this Article.
 - (10) Audible signs.
 - (11) Billboards.
 - (12) Pole signs.
 - (13) Revolving signs.
 - (14) Snipe signs.
 - (15) Searchlights and skylights.
 - (16) Sloping roof signs.
 - (17) Temporary nuisance signs.
 - (18) Vehicular signs.
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Sec. 22-448. Exempt Signs.

A permit shall not be required for the following signs provided that such signs comply with all other applicable provisions of this Article:

- (a) *Traffic.* Traffic or street signs, legal notices, railroad crossing signs, danger, and emergency, temporary or non-advertising signs as may be approved by the City Council or the City manager or his authorized representative.
- (1) *Signs inside a building.* Signs located inside a building and which are not displayed so as to be visible from outside the building. Signs located in covered mall buildings shall comply with the current building code and electrical code.
 - (2) *Changeable copy.* Copy change only for previously permitted signs designed to provide a changeable copy area.
 - (3) *Government signs.* Flags, insignia, legal notices, or informational, directional or traffic signs which are legally required or necessary to the essential functions of government agencies or any government owned signs on government property or in the public right-of-way.
 - (4) A-frame / sidewalk sign when no larger than six square feet per side. A-frame and sidewalk signs are limited to being displayed during normal business hours. Signs are limited to one sign only to be located within 20' of the entrance and 5' of the building, although not in the public right-of-way.
 - (5) *Flags.*
 - (i) All flags shall comply with Title 4 of the United States Code, when applicable.
 - (ii) Flag poles must be located at least 15 feet from any property line.
 - (iii) The maximum height of a flag pole on a lot within a residential use is 20 feet. The maximum height of a flag pole on a lot with a nonresidential use is 40 feet.
 - (iv) No flag or flag pole may be located within any access or utility easement.
 - (v) A property within a non-residential use may erect a maximum of three flag poles per tract of land. A property within a residential use may erect a maximum of one flag pole per tract of land.
 - (6) *Holiday lights and decorations.*
 - (7) Human signs when located on private property with the consent of that owner. Human signs are prohibited on public property and rights-of-way.
 - (8) *Temporary signs.*
- (b) One temporary sign may be located on a property with owner consent before an election involving candidates for a federal, state or local office that represent the district in which the property is located or involving an issue on the ballot of an election within the district where the property is located per issue and per candidate. Signs placed before an election shall be no larger than nine (9) square feet in sign area. A sign may remain on the property up to seven (7) days after the election at issue. This subsection does not limit the content on the temporary sign. Snipe signs are prohibited.
- (c) One additional temporary sign, not exceeding six (6) square feet in sign area, may be located on a property with owner consent if the property is for sale or lease or if an individual unit is for sale or lease. Signs placed under this subsection must be removed within ten (10) days following the date a contract of sale has been executed or a rental agreement has been executed. This subsection does not limit the content on the temporary sign.
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- (d) *Window signs.* Window signs shall meet the following regulations:
- (1) Window signs must not obscure more than 25 percent of the window area per panel.
 - (2) The sign area shall be measured by drawing a rectangular or square box around the sign elements, then multiplying the height by the width. For signs whose shape is irregular, the box must enclose all elements of the sign.
 - (3) Window signs are limited to one (1) sign per window.
 - (4) Illuminated and non-illuminated window signs or its appendages shall not blink, strobe, fade, flash, scroll or move in any manner. Illuminated window signs shall remain static and stationary.
- (e) *Other signs.* A property owner may place one (1) sign with a sign face no larger than two (2) square feet on the property at any time.

Sec. 22-449. Special Events.

Signs erected or placed as part of special events shall comply with this section. A sign plan must be submitted to the City for review. No signs may be placed until the plan is approved. The plan shall adhere to the following guidelines:

- (1) Limited to two signs per event on the property where the event or activity occurs or is located and may be located up to the property line.
- (2) Off-premises signs associated with a special event must be located on private property and the event organizer must have written permission from the property owner to place the sign on their property.
- (3) The maximum off-premises sign area is 24 square feet with a maximum height of six feet. A minimum of 20 feet between each approved sign and/or banner is required. Signs and/or banners may not be installed or mounted on an approved sign.
- (4) A maximum of six off-premises signs associated with a special event may be located in the City at a given time.
- (5) Signs shall not be located on residential premises without written consent of the residential property owner and comply with all yard sign provisions.
- (6) All signage associated with a special event may be erected no earlier than seven days prior to the commencement of the event or activity and must be removed within 48 hours after the event or activity concludes.

Sec. 22-450. Signs Allowed; Permit Required.

- (a) *Awning signs.* Awning signs must meet the following regulations:
- (1) An awning may extend the full length of the wall of the building to which it is attached and shall be no more than six feet in height and shall not be placed less than eight feet above the sidewalk.
 - (2) The artwork or copy for an awning sign shall not exceed 20 percent of the area of the awning and shall extend for no more than 60 percent of the length of the awning.
 - (3) Awning signs are permitted only in nonresidential zoning districts.
- (b) *Canopy sign.* Canopy signs must meet the following regulations:
- (1) A canopy sign may be attached to, or be an integral part, of the face of a canopy.
 - (2) The artwork or copy on a canopy sign shall not exceed ten percent of the face of the canopy, or a maximum of 25 square feet, whichever is greater.

- (3) An illuminated stripe may be incorporated into a canopy. The stripe may extend along the entire length of the face of the canopy. The width or thickness of the stripe shall be limited to one-third of the vertical dimension of the face of the canopy. The internal illumination of a canopy is limited to the portions of the canopy face on which a sign or stripe is permitted.

- (4) Canopy signs are permitted only in nonresidential zoning districts.

(c) Monument signs.

- (1) All monument signs shall be compatible with the colors and aesthetic of the building that is located on the same lot as the sign.
- (2) No sign shall be placed in or extend beyond the vertical plane of a property line, public street, sidewalk, easement or right-of-way.
- (3) Any monument sign must be separated by at least 100 feet from any other monument sign on the same property, measured along the right-of-way.
- (4) *Changeable message signs.* Monument signs may include a maximum area of 32 square feet that incorporates changeable messages or lettering, as defined, in the sign face. Such messages shall not blink, flash, or scroll. Changeable message signs are allowed to change their message a maximum of once every eight seconds.
- (5) *Street addresses.* On-premises signs shall display the street addresses of the business location it advertises in numbers at least five inches high on each monument sign in legible form within 40 feet of the nearest public roadway. Such numbers shall increase one inch in height for each additional 40 feet, or fractional part thereof, the sign is located from such roadway and utilizes contrasting colors.
- (6) *Illumination.* Monument signs may be illuminated by a ground lighting source where the light itself and supporting structure are screened from the public right-of-way. Ground lighting must be of one constant color and not pose a traffic concern as determined by the City. Signs may be back-lit using internal lighting.
- (7) *Properties with single tenants.* A single tenant sign is permitted in nonresidential zoning districts or on a lot within a residential zoning district that contains allowed non-single family uses.
- (i) A lot is allowed a maximum of one MIS per street frontage.
- (ii) Maximum display area allowance is 96 square feet.
- (iii) Maximum height is 12 feet.
- (iv) Maximum width is eight feet.
- (8) *Properties with multiple tenants.* Multiple business signs (MBS) advertising multiple businesses in a multi-tenant complex shall observe the following specific rules and regulations herein contained. Shopping centers and/or office complexes with multiple tenants are permitted to erect monument signs that comply with the following regulations:
- (i) A multiple business sign shall not be erected, constructed, or maintained within 100 feet of any other sign except for signs on the buildings of the businesses advertised on the multiple business sign and traffic, street or directional signs.
- (ii) There may be more than one multiple business signs on each street frontage. The minimum distance between each such multiple business sign shall be 250 feet.
- (iii) A single lot may have a multiple business center (MBC) sign and a single tenant sign with a minimum separation of 100 feet.

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- (iv) One MBS is permitted per street frontage of the development. One additional UDMS is permitted along a street for each additional 750 linear feet, or portion thereof, of street frontage that exceeds 750 linear feet of street frontage.
 - (v) The maximum area of a MBS shall be based on the size of all the lots within the identified development. The maximum area of a MBS for a development zone of five acres or less is 60 square feet. For every whole two acres over five acres, the area of the MBS may be increased by 12 square feet but in no event shall the maximum area of a MBS exceed 168 square feet.
 - (vi) Maximum height shall be 12 feet plus two feet per whole additional acre up to a maximum of 20 feet
 - (vii) Tenant panels do not require a permit, but a building permit or certificate of occupancy must be issued for the tenant/user.
- (9) *Residential.* Monument signs may be placed on private property within a residential zoning district only at the entrance to subdivisions and shall not be issued before the issuance of a building permit. Monument signs may be placed in the public right-of-way with the approval of the City Engineer.
- (i) May not exceed eight feet in height.
 - (ii) Subdivision entry signs may be attached to a wall at the subdivision entrance or installed as a monument sign.
 - (iii) Attached signs may not project above the top of the wall on which they are attached.
 - (iv) The maximum sign area is 32 square feet for attached signs and may not exceed 96 square feet for a monument sign.
 - (v) Only one monument sign or two attached signs may be placed at each subdivision entrance. A monument sign may have the subdivision name on both sides.
 - (vi) Monument signs may be located in the median at the street entrance if approved by the City in an approved plat, within a developer's agreement, or by separate approval of the planning and zoning commission.
- (d) *Mural.* A mural shall be located above grade and below the roof of the building and may only be located within a nonresidential zoning district. Murals shall not be applied to a roof or other similar cover of a building or structure. The maximum area of a mural shall not exceed the length or height of the exterior wall on which it is painted, drawn or applied. A mural shall not face a residential neighborhood, unless separated by a major thoroughfare.
- (e) *Projecting signs.*
- (1) Signs shall be constructed of noncombustible material.
 - (2) Signs shall not project more than three feet, measured from the building face and shall not be closer than two feet from the back of the curbline.
 - (3) Signs shall be at least eight feet above a sidewalk.
 - (4) Signs may be illuminated in conformance with this Article or other applicable City regulations.
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- (5) Signs shall be compatible in design and aesthetic with the architectural and historic character of the building.
- (6) Signs shall not exceed 16 square feet per sign face.
- (f) *Wall signs.*
- (1) *Where allowed.* Wall signs shall be limited to buildings located in a nonresidential zoning district or to churches, apartments, schools and other nonresidential uses, with the exception of model homes, located within a residentially zoned district.
- (2) *Installation requirements.* All signs and their words shall be mounted parallel to the building surface to which they are attached, and shall project no more than 18 inches from that surface, except for projecting signs as allowed in this section. Wall signs shall not extend above the wall or building surface to which the sign is attached. Banner signs shall not be utilized as permanent wall signs, but only as promotional signs as allowed.
- (3) *Maximum sign area.* Wall signs may be installed on each face of a building described in subsection (1)(a) of this section except for signs located on the side or rear wall of a building where the sign would face an adjacent residential zoning district. Signs shall not, in total, exceed two square feet for every linear foot of the primary facade of the building or lease space, with no one sign exceeding 75 percent of the total allowed square footage. Wall signs mounted to the side or rear of a building shall not exceed one-half (½) the square footage area of signs mounted to the front of the building.

Sec. 22-451. General Sign Regulations.

- (a) *Easements.* No sign shall be located in any easement other than a landscape easement.
- (b) No sign shall be installed in such a way as to obstruct a motorist's view of oncoming traffic when stopped at an existing drive or at the intersection of two (or more) public streets. The motorist's eye is assumed to be at a point 15 feet from a point determined by the intersecting curblines or the edge of the roadway, whichever is more stringent. Traffic must be visible for a distance of ten times the speed limit on either side of the vehicle parallel to the intersecting roadway. This shall be applied to all public and private approaches affected.
- (c) Every sign with any type of electrical connection must be listed by a recognized listing agency with a permanent label properly affixed.
- (d) *Obstructing doors, windows, or fire escapes.* It shall be unlawful to erect, relocate, or maintain a sign in any manner that prevents free ingress to or egress from any door, window or fire escape, or to attach any sign to a standpipe or fire escape.
- (e) *Signs prohibited on or over public property.* Except as otherwise provided for in this Article, no portion of any sign shall be erected on or over public property, or in the right-of-way of any thoroughfare within the City, except for signs in the downtown historic district meeting regulations in Section 6.3 of the Zoning Ordinance. Signs violating this provision shall be considered illegal signs and may be removed and disposed of by the City in accordance with this Article.
- (f) *Illumination of signs.*
- (1) No sign shall be illuminated to such intensity or in such a manner as to cause a glare or brightness to a degree that it constitutes a hazard or nuisance.
- (2) Moving, flashing, changing color, beacons, revolving or similarly constructed signs shall not be allowed, except for electronic signs showing time and temperature.

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- (3) *Illumination of attached signs.* Attached signs may only be illuminated utilizing internal lighting. Exterior letters with exposed neon lighting are allowed.
- (4) A sign in a residential district, where allowed by this Article, may be illuminated. Any illumination shall be located so as not to produce intense glare or direct illumination across the bounding property line. Internal illumination shall not exceed 40 watts per every 25 square feet or any portion thereof of the sign face.
- (g) *Signs attached to a building.* No portion of any type or style of a sign will be allowed to project above the vertical plane of the exterior wall, parapet, mansard or the fascia panels of a canopy upon which they are attached.
- (h) *Electrical signs.* Every sign with any type of electrical connection must be recognized by an approved listing agency with a permanent label properly affixed or be designed and assembled by a state-licensed master or sign electrician registered with the City. An electrical permit and approved inspection are required prior to the erection or attachment to the permanent structure.
- (i) The area of an individual sign shall be calculated as follows:
- (1) Sign face area.
- (i) Sign cabinets. The area of sign faces enclosed in frames or cabinets is determined based on the outer dimensions of the frame or cabinet. Only one side of a double-sided sign is counted in determining the area of sign faces. Where the two sides are not of equal size, the larger of the two sides is used for the determination of sign area. The area of multiple-faced signs in which the interior angle formed by the faces is greater than ninety-one degrees (91°) shall be expressed as the sum of the areas of all the faces, except for multiple-faced signs containing faces that are configured back to back, in which case the area of the faces configured back to back will be calculated according to the rule for double-faced signs.
- (ii) Round, oval and irregularly shaped signs. To be measured based on the appropriate mathematical formula to obtain the sign area for a circle, an oval or irregularly shaped sign.
- (2) Calculating sign area and dimensions.
- (i) Signs containing integral background areas. The height and width of a sign containing a clearly defined background area shall be calculated based on the dimensions of the smallest standard geometric shape or combination of geometric shapes capable of encompassing the perimeter of the background area of the sign. In the case of signs in which multiple background areas are separated by open space, sign height and width shall be calculated based on the sum of the dimensions of all separate background areas, calculated as referenced above, but without regard for any open space between the separate background areas.
- (ii) Signs without integral background areas. In instances in which a sign consists of individual elements such as letters, symbols, or other graphic objects or representations that are painted, attached to, or otherwise affixed to a surface such as a wall, window, canopy, awning, architectural projection, or to any surface not specifically designed to serve as a sign background and as approved by a facade plan, the sign height and width shall be based on the sum of the individual areas of the smallest geometric shape or combination of geometric shapes capable of encompassing the perimeters of the individual elements comprising the sign. Mixed-base lettering may be measured excluding either ascenders or decenters [descenders], but not both.
- (iii) Awnings, canopies and marquees. When graphics or sign copy is incorporated into an awning, the sign dimension is determined by computing the area of a standard imaginary geometric shape or combination of shapes drawn around the sign copy area or graphics. When the ends of awnings or marquees are parallel and contain graphics or sign copy, only one side is counted in addition to the sign face area on the front.
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(iv) Freestanding height of signs. The overall height of a freestanding sign or sign structure is measured from the lowest point of the ground directly below the sign to the highest point of the freestanding sign or sign structure. Exception: Where a freestanding sign or sign structure along a roadway that has a higher grade level as compared to the grade level directly below the freestanding sign or sign structure, then the freestanding sign or structure's height will be measured from the roadway grade level to the highest point of the freestanding sign or sign structure.

(j) Sign specifications, design, and other requirements.

(1) Compliance with zoning ordinance, International Building Code, National Electrical Code, and other ordinances. All sign structures shall comply with the City's comprehensive zoning ordinance, the International Building Code, the National Electrical Code and all other applicable City ordinances, as they currently exist or may be amended. If the provisions of this Article are more restrictive than another ordinance or code, then the provisions of this Article shall apply.

(2) Visibility. All signs shall observe all visibility requirements. Signs shall not be placed within visibility triangles, corner clips and V.A.M. (visibility, access and maintenance) easements as defined in the City's engineering design standards and regulations for public right-of-way visibility requirements as it currently exists or may be amended. Signs shall not otherwise create a hazard.

(3) Signs erected or placed in specified areas. Unless otherwise permitted in this Article, no person shall post or cause to be posted, attach or maintain any sign upon:

(i) Any City-owned property or public right-of-way without first obtaining an encroachment agreement executed between the City and the property owner;

(ii) Any utility easement. Should a property owner demonstrate to the City engineer and/or franchise utility company that there is no other viable location for a sign other than a utility easement, a sign may be located within the utility easement subject to written approval from the director of engineering and/or franchise utility company and subject to the providing of a letter to the City releasing the City of any liability for repair or replacement of a sign damaged by work occurring within the utility easement;

iii. Any tree, utility pole or structure, street sign, rail or any fence;

iv. Any fence, railing or wall; or

(v) Any sidewalk within the public right-of-way or sidewalk easement, curb, gutter, or street, except for house numbers or fire lane designation.

(3) Signs not to block or interfere with exits or windows, or pedestrian and vehicular traffic. No sign shall be erected to block, partially block or interfere in any way with a required means of exit from any building nor with any window. No sign shall block, interfere or otherwise hinder pedestrian or vehicular traffic on a public sidewalk, a public thoroughfare, a fire lane easement or a driveway.

(4) Multiple signs on a property or building. The permitting of a sign on a property or building shall not preclude the permitting of other types of signs on a property or building, unless the signs are expressly prohibited in this Article.

(5) Wall signs at closed locations. Where a building owner or lessee has received a permit for a sign and that location ceases operation, the owner of the property where the sign is located shall remove the wall sign and repair the wall to its original condition within 30 calendar days of the last day of operation or wrapped with a neutral color wrap approved by the Building Official for a maximum of six months. The wrap must be applied tightly to the sign. The owner may also print the logo and/or name on the wrap while a new sign is designed and built. At the end of six months, the sign shall immediately be deemed an abandoned sign and the owner shall remove the wall sign and repair the wall to its original condition.

- (6) Scope limitation. Signs located within a building, with the exception of window signs, shall not be regulated by this Article.
- (k) Changeable copy sign requirements. Changeable copy/electronically activated signs shall be permitted subject to the applicable provisions within the zoning districts in which they are located as well as the following:
- (1) Such signs shall display static images for a period of three seconds.
 - (2) Variable message signs shall not be animated, flash, travel, blink, fade, or scroll. Variable message signs shall transition instantaneously to another static image. Each sign message shall be complete in itself and shall not continue on a subsequent sign message.
 - (3) In all zoning districts such signs shall come equipped with automatic dimming technology, which automatically adjusts the sign's brightness based on ambient light. Signs existing prior to November 1, 2010 shall only be required to include automatic dimming technology upon any upgrade or retrofit of the existing sign.
- (l) Sign illumination. Signs may be illuminated consistent with the following standards:
- (1) A sign in any zoning district may be illuminated at night. Signs that are illuminated at night may not exceed a maximum luminance level of 750 cd/m² or Nits, regardless of the method of illumination.
 - (2) Signs that have external illumination, whether the lighting is mounted above or below the sign face or panel, shall have lighting fixtures or luminaires that are fully shielded as defined in the Lighting and Glare Standards of the Comprehensive Zoning Ordinance, as it exists or may be amended.
 - (3) All illuminated signs must comply with the maximum luminance level of 750 cd/m² or Nits at least one-half hour before apparent sunset. All illuminated signs must comply with this maximum luminance level throughout the night, if the sign is energized, until apparent sunrise, at which time the sign may resume luminance levels appropriate for daylight conditions, when required or appropriate.

Sec. 22-452. Owners' Associations.

Many of the single- and multiple-family projects in the City have established separate restrictions through their homeowners' association or property owners' association (association). The provisions of this Article shall not override a provision contained in the restrictions of such association if that provision is more restrictive than this Article. The restrictions of such an association shall not override this Article if the association restrictions are less restrictive. The HOA or property managers association is responsible for enforcing their deed restrictions. Such separate instruments are not binding on the City.

Sec. 22-453. Public Safety.

- (a) Nothing in this Article is meant to prevent any public safety organization or agency from setting up and utilizing any type of sign needed on a temporary basis to protect and enhance public safety solely at the discretion of the public agency in the performance of its official duties.
- (b) Federal Bankruptcy Courts will issue orders that allow persons to violate this Article unless public health or safety is involved. It has been determined that the following listed signs impose a safety risk to the residents of the City. Therefore, all debtors and consultants in bankruptcy proceedings shall follow all local rules and regulations regarding these signs:
- (1) Balloons and other floating devices: Not allowed.
 - (2) Cloud buster balloon and air devices: Not allowed.
 - (3) Moving signs: Not allowed.
 - (4) Pennants: Not allowed.
 - (5) Audible signs: Not allowed.

- (6) Any sign supported by a fence: Not allowed.
- (7) Vehicle sign: Must follow regulations in this Article.
- (8) Human sign: Must follow regulations in this Article.
- (9) Temporary nuisance sign: Not allowed.

Sec. 22-454. Civil and Criminal Penalties; Lessees.

- (a) The City shall have the power to administer and enforce the provisions of this Article as may be required by governing law. Any person violating any provision of this Article is subject to suit for injunctive relief as well as prosecution for criminal violations. Any violation of this Article is hereby declared to be a nuisance.
- (b) For purposes of this Article, the lessee of a property is considered the property owner as to the property if the lessee holds a right to use that exclusive of others (or the sole right to occupy). If there are multiple lessees of a property, then each lessee must have the same rights and duties as the property owner as to the property the lessee leases and that the lessee has the sole right to occupy, and the size of the property must be deemed to be the property that the lessee has the sole right to occupy under the lease. Written authorization from a property owner to place signage on-site may be required.

Sec. 22-455. Criminal Prosecution.

It is an offense for any person to violate or cause, allow or permit a violation of any provision of this Article or to commit an act designated as unlawful by this Article, and the person who violates or causes, allows or permits a violation of this Article shall be guilty of a misdemeanor and shall be fined a sum not exceeding \$500.00. Each continuing day's violation under this Article shall constitute a separate offense. The penal provisions imposed under this Article shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state and federal law.

Sec. 22-456. Civil remedies.

Nothing in this Article shall be construed as a waiver of the City's right to bring a civil action to enforce the provisions of this Article and to seek remedies as allowed by law, including, but not limited to the following:

- (a) Injunctive relief to prevent specific conduct that violates the Article or to require specific conduct that is necessary for compliance with the Article, including removal of signs that violate this Article at the expense of the sign owner;
- (b) A civil penalty of up to \$1,000.00 for each day when it is shown that the defendant was actually notified of the provisions of the Article, and after receiving notice, committed acts in violation of the Article or failed to take action necessary for compliance with the Article; and
- (c) Other available relief.

Sec. 22-457. Other Enforcement.

Upon receiving a court order authorizing removal, the City may remove any sign not in compliance with this Article at the sign or property owner's expense. The Building Official may also take necessary action to file a lien against the property to recover the cost of removal if the removal costs are not paid by the sign or property owner within 15 calendar days after the sign or property owner is billed.

Sec. 22-458. Definitions.

The following words, terms and phrases, when used in this Article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

A-frame/sidewalk sign. An A-frame sign is made of two pieces of wood, metal or other similar material approved by the Building Official connected at the top by hinges or similar devices and may collapse when the connecting devices are overextended or the two pieces of wood, metal or other similar material are

against one another. A sidewalk sign is a freestanding sign with a weighted base which holds a two-sided sign.

Alter means to change the size, shape or outline, or type of sign or to change the electrical lighting, except for the replacement of lamps not brighter than the original or the replacement of a surface panel.

Attach means to stick, tack, nail or otherwise affix a sign to any object; to paint, stencil, write, or otherwise mark on an object.

Audible sign means any sign that emits music, talking, words, or other sound or amplification other than an order board such as those used at a drive-thru facility.

Awning sign means any sign attached to an architectural projection that provides weather protection, identity and decoration, and is supported by the building to which it is attached. It is composed of a lightweight rigid or retractable skeleton structure over which a thin cover is attached which may be of fabric or other materials, and may be illuminated.

Billboard means any sign that is freestanding, attached to or part of a building, and is an off-premises sign that is designed for a change in copy, so that the characters, letters, display, or illustrations can be changed or rearranged within a fixed sign face.

Building means a structure which has a roof supported by columns, wall or air for the shelter, support, or enclosure of persons, animals, goods or movable property of any kind.

Building Official means the Building Official for the City or his designee.

Canopy sign means any sign that is attached to a roof-like structure which shelters a use such as, but not restricted to, a gasoline pump island or entrance to a structure, and is supported by either one or more columns or by the building to which it is accessory to and is open on two or more sides.

Changeable message sign means a sign whose face is designed and constructed in a manner capable of changing messages through a system of removable characters or panels attached to the face of the sign or changed by electronic means.

Erect means to build, construct, attach, hang, place, suspend or affix, and shall also include the painting of signs on the exterior surface of a building or structure.

Facing or surface means the surface of the sign upon, against or through which the message is displayed or illustrated on the sign.

Flag/flagpole. A piece of fabric or other flexible material attached to a ground-supported staff on one end.

Holiday lights and decorations. Temporary lights and decorations displayed 45 days or less before a federal, state, or locally recognized holiday.

Human sign means a sign held by or attached to a human being who stands or walks on the ground, on-site at a business location or off-site. A human sign also includes a person dressed in costume, for a commercial purpose of advertising or otherwise drawing attention to an individual, business, commodity, service, activity, or product of a business.

Illuminated sign means any sign which has characters, letters, figures, or designs illuminated by electric lights, luminous tubes or other means that are specifically placed to draw attention to, or to provide nighttime viewing of, the subject matter on the sign face.

Inflatable sign means any sign manufactured of plastic, cloth, canvas or other flexible or light fabric, inflated with air, secured to the ground, does not float, and does not exceed thirty (20) feet in height.

Monument sign means any detached sign made from masonry, concrete materials, wood or plastic, provided that a masonry or metal base is incorporated into the sign, with no separation between the base of the sign and grade.

Multi-tenant complex means a group of separate buildings platted as a single subdivision. Buildings may be on separate lots, but are contained within the same subdivision plat.

Mural means pictures or artwork painted, drawn or applied on an exterior wall that does not depict or contain advertising, logos or images of a product or service available on-site or off-site. Murals are not used to advertise products or services offered or sold on-site or off-site.

Neglected sign means a sign that has any missing panels, burned out lights, missing letters or characters, has rust, has loose parts, has damage, faded from its original color, supports or framework with missing sign or parts, or is not maintained. Neglected signs are prohibited in the City.

Noncombustible material means any material which will not ignite at or below a temperature of 1,200 degrees Fahrenheit, and will not continue to burn or glow at that temperature.

Nonconforming sign means a sign and its supporting structure which does not conform to all or part of the provisions of this Article, and:

- (a) Was in existence and lawfully erected prior to the effective date of the ordinance from which this Article is derived;
- (b) Was in existence and lawfully located and used in accordance with the provisions of the prior ordinance applicable thereto, or which was considered legally nonconforming there under, and has since been in continuous or regular use; or
- (c) Was in existence, located, and used on the premises at the time it was annexed into the City and has since been in regular and continuous use.

Off-premises sign means any sign that displays any message directing attention to a business, product, service, profession, commodity, activity, event, person, institution or other commercial message which is generally conducted, sold, manufactured, produced, offered or occurs elsewhere than on the premises where the sign is located. For purposes of this definition, any portion of a lawfully permitted special event where public streets have been closed to traffic in accordance with this code shall be considered a single premises.

Pennant means any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire or string, usually in a series, designed to move in the wind.

Pole sign means any sign erected on a vertical framework consisting of one or more uprights supported by the ground and where there is a physical separation between the base of the sign and the ground.

Premises means a lot or unplatted tract, or a combination of contiguous lots and/or unplatted tracts of land where the lot, tract, or combination of lots and/or tracts is under single ownership and is reflected in the plat record of the City.

Projecting sign means any sign which is attached to and supported by a building or wall and which projects outward from the building or wall, generally at a right angle.

Public right-of-way means a dedicated road or street including the easement for that road or street.

Revolving sign means any sign that turns, spins, or partially or completely revolves on an axis.

Roof means any exterior surface of a structure that has a slope of less than 60 degrees and shall also include the top most portion of any structure.

Searchlight or skylight means an apparatus capable of projecting a beam of light in excess of 10,000 peak candlepower.

Sign means a structure, sign, display, light device, figure, painting, drawing, message, plaque, poster, billboard, or other object that is designed, intended, or used that includes text or images designed to communicate. Signs located completely within an enclosed building and not exposed to view from a street shall not be considered a sign. Each display surface of a sign or sign face shall be considered to be a sign.

Sign area means the space enclosed within the extreme edges of the sign for each sign face, not including the supporting structure or where attached directly to a building wall or surface, the space within the outline enclosing all the characters of the words, numbers, or design.

Sign contractor means a general contractor.

Sign height means the highest elevation of any part of a sign structure measured from the crown of the current or proposed future street improvement as determined by the City engineer of the street or road for which the sign fronts.

Sign sight triangle / sight visibility triangle means the triangle formed at an intersection by intersecting curblines and a non-curblin joining the curblines. The triangle is formed by a motorist's view of oncoming traffic when exiting a private drive or at the intersection of two (or more) public streets. The motorist's eye is assumed to be at a point 15 feet from the edge of the roadway. Traffic must be visible for a distance of ten times the speed limit on either side of the vehicle parallel to the intersecting roadway. No sign shall be placed in or above the triangular area created by the motorist's view described by this subsection. This will include those areas that may pose a pedestrian safety concern as determined by the City.

Sign, subdivision entry, means any permanent on-site sign identifying a subdivision located in a residential zoning district.

Sign, temporary, means a banner, pennant, poster, or advertising display constructed of paper, cloth, canvas, plastic sheet, cardboard, wallboard, plywood, or other like materials and that appears to be intended or is determined by the Building Official to be displayed for a limited period of time.

Sign, temporary nuisance, means any temporary sign placed in the public right-of-way and/or on public property that is not otherwise expressly allowed to be located within the public right-of-way and/or public property pursuant to this Article.

Sign setback means the horizontal distance between a sign and the front or side property line, as measured from that part of the sign, including its extremities and supports, nearest to any point on any imaginary vertical plane projecting vertically from the front or side property line.

Snipe sign means any sign, generally of a temporary nature, made of any material, when such sign is tacked, nailed, posted, pasted, glued or otherwise attached to trees, poles, stakes, fences, or other objects not erected, owned, and maintained by the owner of the sign and without the consent of the property owner or lessee.

Sign support means any pole, post, strut, cable or other structural fixture or framework necessary to hold and secure a sign, providing that said fixture or framework is not imprinted with any picture, symbol or word using characters in excess of one inch in height, nor is internally or decoratively illuminated.

Sloping roof sign. A sign that is attached, painted, or drawn on a roof or at the base of a sloping roof element in such a way as to be seen from a public right-of-way.

Temporary nuisance sign means any temporary sign placed in the public right-of-way and/or on public property that is not otherwise expressly allowed to be located within the public right-of-way and/or public property pursuant to this Article.

Temporary sign means a banner, pennant, poster, or advertising display constructed of paper, cloth, canvas, plastic sheet, cardboard, wallboard, plywood, or other like materials and that appears to be intended or is determined by the Building Official to be displayed for a limited period of time.

Vehicular sign means a sign painted upon or applied directly to any vehicle, truck, car, bus, trailer, boat, recreational vehicle, motorcycle or any other vehicle; that are parked on a public right-of-way, public property, or private property so as to be visible from a public right-of-way where the apparent purpose is to advertise a product or direct people to a business or activity located on the same or nearby property.

Wall sign means any sign attached to or painted on a wall of a building or structure so that the wall forms the supporting structure or becomes the background of the sign and which does not project more than 18 inches from the wall. Neon tubing attached directly to a wall surface shall be considered a wall sign when forming a border for the subject matter, or when directing attention to the subject matter or when forming letters, logos, or pictorial designs.

Window sign means any sign, banner, poster or display located on the internal or external surface of the window of any establishment for the purpose of advertising services, products or sales available within such establishment or which announces the opening of such establishment. Neon tubing attached directly to a window surface or window framing shall be considered a wall sign when forming a border for the subject matter, or when directing attention to the subject matter or when forming letters, logos, or pictorial designs.

Sign width means the widest dimension determined by the largest measurement of all supports, projections or any part of a sign structure on any horizontal plane.

Wall means any exterior surface of a structure that has a slope of 60 degrees or more.

Zoning district, nonresidential, means any zoning district designated by the zoning ordinance of the City as NS, CR, CC, BG, LI, HI, PD, FP, DTH, and SBO.

Zoning district, residential, means any zoning district designated by the zoning ordinance of the City as AG/30, ED, SF-20/26, SF-10/24, TH, MF, and MH.

Secs. 22-459—22-480. Reserved.



Wylie City Council

AGENDA REPORT

Department: City Manager

Account Code: _____

Prepared By: Renae' Ollie

Subject

Consider, and act upon, Ordinance No. 2025-05 to dis-annex approximately 55,125 s. f. (1.26539 acres) of land, situated in the D.M. Farmer Survey Abstract No. 303, Collin County, Texas. More specifically described as Brockdale Park Boat Ramp.

Recommendation

Motion to approve the Item as presented.

Discussion

The City of Wylie in a joint Resolution (Exhibit A) with the City of Lucas approved Resolution No. 2019-13(R) on April 23, 2019 and May 16, 2019; respectively, to release from Wylie City limits the Brockdale boat ramp portion to Lucas so that they can work with the Corps of Engineers to lease and make improvements to Brockdale Park.

Currently, the majority of Brockdale Park lies within Lucas' jurisdiction, with only the boat ramp portion of the park being within Wylie's jurisdiction. The original boundary line was established purely for simplicity as the eastern line of a survey, with no documented intent to keep control of the boat ramp. Because the area is currently within Wylie's jurisdiction, Wylie Fire Rescue responds periodically to issues at the ramp and adjusting the boundary line will eliminate that area of responsibility.

With the approval of the Resolution, each city committed to initiate appropriate de-annexation/annexation by October 1, 2019. Staff has researched and determined that Wylie did not adopt a dis-annexation ordinance for the boat ramp. Lucas' new management team has reached out asking if we could move forward with dis-annexation in accordance with the Resolution. The subject area is depicted in Exhibit B.

In accordance with Texas Local Government Code Chapter 43, Subchapter G:

Sec. 43.142. DISANNEXATION ACCORDING TO MUNICIPAL CHARTER IN HOME-RULE MUNICIPALITY.

A home-rule municipality may disannex an area in the municipality according to rules as may be provided by the charter of the municipality and not inconsistent with the procedural rules prescribed by this chapter.

Article I of the City Charter, Section 4. - Contraction of Boundaries. The City Council may, when it deems appropriate or in the best interest of the city, de-annex territory which has previously been a part of the incorporated city limits of the City of Wylie. The City Council is empowered to act in this regard in any manner which is provided by state law or by individual ordinances or resolutions of the City of Wylie.

Lucas has received correspondence from the USACE requesting Administrative fees to begin the process of annexation (Exhibit C). If disannexation is approved by Wylie, Lucas will immediately begin annexation proceedings of the subject area.

ORDINANCE NO. 2025-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, DIS-ANNEXING APPROXIMATELY 55,125 S.F (1.26539 ACRES) OF LAND, SITUATED IN THE D.M. FARMER SURVEY ABSTRACT NO. 303, COLLIN COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AS BROCKDALE PARK BOAT RAMP; PROVIDING FOR AMENDING THE OFFICIAL BOUNDARIES OF THE CITY OF WYLIE, TEXAS, AS HERETOFORE ADOPTED; PROVIDING FOR A PENALTY FOR A VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City Council of the City of Wylie, Texas (“City Council”) under the authority of Section 43.142. Local Government Code and the City of Wylie, Texas’ (Wylie) Home Rule Charter, a municipality may disannex an area from the municipality “as may be provided by the charter of the municipality and not inconsistent with the procedural rules prescribed by [Chapter 43 of the Texas Local Government Code]”; and

WHEREAS, the City Council of Wylie, Texas, along with the City Council of Lucas, Texas approved Resolution No. 2019-13(R) (Exhibit A) to release the Brockdale Boat Ramp portion only from Wylie to Lucas (Petitioner); and

WHEREAS, the Petitioner acknowledges, and City Council finds, that the amount of property taxes and fees collected by the City during the time the land was located within the City is less than or equal to the amount of money that the City has spent for the direct benefit of the land during that period; and,

WHEREAS, the Petitioner acknowledges, and City Council finds, that the petition waives any remedies or rights in law or equity pertaining to recovery of property taxes and fees collected by the City; and, therefore, the City shall not be required to refund any taxes or fees to the Petitioner; and,

WHEREAS, the Petitioner acknowledges, and City Council finds, that the petition does not allege that the City Council failed or refused to provide services or to cause services to be provided within the territory with a period required by statute or specified in a service plan prepared for the territory; and, therefore, the disannexation does not fall under the purview of Texas Local Government Code Section 43.141; and,

WHEREAS, the Petitioner acknowledges that the proposed disannexation tracts are uninhabited, is not subject to residential use, and no qualified voters reside thereon, and

WHEREAS, the City Council has investigated and determined that it would be advantageous and beneficial to Wylie and its inhabitants to disannex the property (the “Property”) as described in Exhibit B; and;

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

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

SECTION 1. The above findings are hereby incorporated for all purposes as if each word was set out herein; the Petition for disannexation is attached hereto as Exhibit A" and is hereby incorporated for all purposes as if it were set out fully herein.

SECTION 2. All rights, privileges, and responsibilities previously conferred on the property described in the attached Exhibit B are immediately terminated, and are of no force and effect, and any future inhabitants thereof shall not be entitled to any rights or privileges as citizens; nor shall they be bound by the acts, ordinances, resolutions, and regulations of the City of Wylie, Texas, immediately upon the execution of annexation of the property by the City of Lucas.

SECTION 3. The official map and boundaries of the City heretofore adopted and amended are hereby amended to exclude the area described in Exhibit B so as to accurately reflect that said area no longer is a part of the City of Wylie, Collin County, Texas.

SECTION 4. Should any word, phrase, clause, sentence, paragraph, or section of this Ordinance be adjudged or held to be illegal, invalid, or unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such adjudication shall not affect the application of any remaining word, phrase, clause, sentence, paragraph, or section of this Ordinance.

SECTION 5. The repeal of any ordinance, or parts thereof, by the enactment of this Ordinance, is hereby repealed to the extent of the conflict, but all other provisions of the ordinances of the City, whether codified or uncodified, which are not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION 6. As of the effective date of this Ordinance, and the effective date of the City of Lucas annexing the same said properties into the city limits of Lucas the land and territory shown on Exhibit B consisting of approximately 1.265 acres, shall be removed from the boundaries of the City of Wylie.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS on this 14th day of January, 2025.

Matthew Porter, Mayor

**ATTESTED AND CORRECTLY
RECORDED:**

Stephanie Storm, City Secretary

Date of Publication: January 23, 2025, in *The Wylie News*

RESOLUTION NO. 2019-13(R)

A JOINT RESOLUTION OF THE CITY COUNCILS OF THE CITIES OF LUCAS, TEXAS AND WYLIE, TEXAS (“CITIES”), CLARIFYING AND ESTABLISHING THE CITIES’ COMMON BOUNDARY LINE BY AMENDING THE JOINT RESOLUTION ADOPTED ON AUGUST 31, 1987, THAT WAS AMENDED AND REPUBLISHED ON APRIL 26, 1988, LUCAS RESOLUTION R-1988-04-00055; AUTHORIZING THE MAYORS OF THE CITIES TO EXECUTE THE NECESSARY ANNEXATION AND DE-ANNEXATION AGREEMENTS ON BEHALF OF THE CITIES; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Cities entered into an Amended Joint Resolution, Lucas Resolution R-1988-04-00055 on April 26, 1988 (the “Amended Joint Resolution”), that amended the Joint Resolution adopted on August 31, 1987, which is attached hereto as Exhibit “A” that established the Cities’ common boundary line; and

WHEREAS, the Amended Joint Resolution did not include a depiction of the common boundary line and contained ambiguities; and

WHEREAS, the Cities now desire to clarify the Amended Joint Resolution in order to establish with certainty the Cities’ common boundary line and agree to enter into any necessary annexation and de-annexation agreements to establish the common boundary line;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCILS OF THE CITIES OF LUCAS, TEXAS AND WYLIE, TEXAS:

SECTION 1. That the Cities desire to establish the common boundary line that is described and depicted in Exhibits “B” and “C” (“Common Boundary Line”).

SECTION 2. That the Cities agree to initiate the de-annexation of any territory conflicting with the Common Boundary Line on or before October 1, 2019.

SECTION 3. That City Councils of the Cities hereby authorize staff to prepare any necessary annexation or de-annexation ordinances for the purpose of establishing the Common Boundary Line provided such ordinances are brought before the Councils for individual consideration.

SECTION 4. That all provisions of the Resolutions of the Cities of Lucas, Texas and Wylie, Texas, that are in conflict with the provisions of this Resolution be, and the same are hereby, repealed, and all other provisions of the Resolutions of the Cities not in conflict with the provisions of this Resolution shall remain in full force and effect.


SECTION 5. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Resolution, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said resolution, which shall remain in full force and effect.

SECTION 6. That this Resolution shall take effect immediately upon its passage.


DULY RESOLVED AND ADOPTED by the City Council of the City of Lucas, Texas,

on the 16 day of May, 2019.

ATTEST:


Stacy Henderson, City Secretary
(01-15-2019:TM105397)

APPROVED:

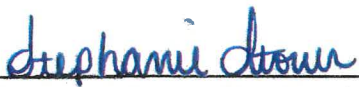

Jim Olk, Mayor



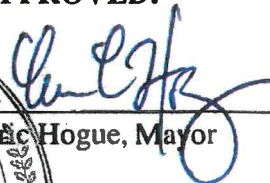
DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, on

the 23rd day of April, 2019.

ATTEST:


Stephanie Storm, City Secretary

APPROVED:


Eric Hogue, Mayor

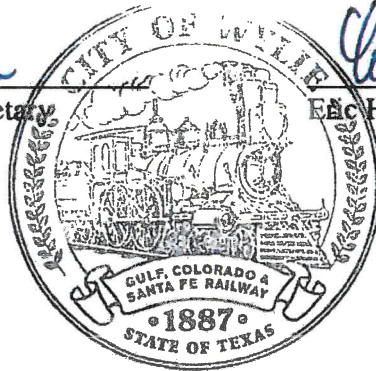


EXHIBIT "A"
Amended Joint Resolution

New Resolution #
 R-1988-04-00055

**AMENDED JOINT RESOLUTION
 BETWEEN THE CITIES OF
 WYLIE AND LUCAS, TEXAS**

87-08-31A
 Ref. 88-04-07

WHEREAS, the cities of Lucas and Wylie, Texas, adopted a Joint Resolution on August 31, 1987, to establish their ultimate boundaries;

WHEREAS, the City of Wylie desires certain changes in the resolution adopted August 31, 1987;

WHEREAS, the City of Lucas has no objection and agrees to the changes requested by the City of Wylie;

WHEREAS, the following is the Joint Resolution Between The Cities Of Wylie And Lucas, Texas of August 31, 1987, as amended and republished:

WHEREAS, the cities of Lucas and Wylie, Texas, desire to establish with certainty their ultimate common boundaries now and in the future; and

WHEREAS, it is the desire of the cities of Lucas and Wylie to establish their common extraterritorial jurisdiction boundary line, and in order to accomplish this end, the governing bodies of the cities of Lucas and Wylie have met and desire to enter into an agreement apportioning, by mutual consent, that the territory between these two cities and their overlapping extraterritorial jurisdiction (E.T.J.);

THEREFORE BE IS RESOLVED that the common E.T.J. line or ultimate common boundary of the City of Lucas and the City of Wylie, Collin County, Texas, is as described in Exhibit "A" attached hereto and included herein for all purposes as hereby adopted by the cities of Wylie and Lucas.

BE IT FURTHER RESOLVED that in order to implement this boundary agreement, the City of Wylie will on or before June 1, 1988, disannex the territory annexed by the City of Wylie in the following Wylie Annexation Ordinances: 86-42, 86-43 and 86-44. In addition, the City of Wylie will disannex a portion of the territory annexed under Wylie Ordinances 86-12 and 86-45, the same being described as that territory in the first 600 feet south of the north line of Abstract 303 and that territory in the first 3200 feet east of the west line of Abstract 303.

BE IT FURTHER RESOLVED that as consideration for this agreement and the Wylie disannexations described herein, Lucas will not file suit against Wylie for encroachment on Lucas' extraterritorial jurisdiction and Lucas will not consent without Wylie's prior approval of any municipal utility district or any

AMENDED JOINT RESOLUTION BETWEEN WYLIE AND LUCAS - Page 1 4-12


COPY

other similar governmental subdivision that may require Lucas' consent as a prerequisite for formation in the territory that Wylie will disannex as heretofore described.

BE IT FURTHER RESOLVED that in further consideration of this agreement Lucas will disannex that territory that is south of the center-line of Parker Road, F.M. 2514.

BE IT FURTHER RESOLVED that upon passage of this Joint Resolution by the City Councils of both Wylie and Lucas, that both cities will direct their respective City Attorneys to draft Ordinances and contracts to finalize and implement the Wylie-Lucas ultimate common boundary agreement.

APPROVED AND SIGNED this the 7 day of April, 1988.


Gerry Ann Guzman, Mayor, Lucas, Texas

APPROVED AND SIGNED this the 26th day of April, 1988.

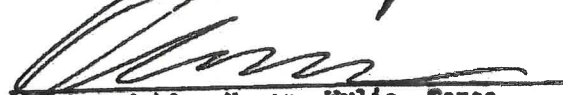

Chuck Trimble, Mayor, Wylie, Texas

EXHIBIT A**DESCRIPTION OF PROPOSED ULTIMATE CITY LIMIT LINE
BETWEEN WYLIE AND LUCAS, TEXAS**

BEGINNING at the intersection of the East line of Aztec Trail and the South line of the LEROY FARMER SURVEY, ABSTRACT NO. 334, the same being on the boundary line as agreed between the City of Lucas and the City of St. Paul dated July 17, 1975;

THENCE Northerly along the projection of the East line of Aztec Trail to the South line of the ORPHA SHELBY SURVEY, ABSTRACT NO. 799;

THENCE Easterly along the South line of the ORPHA SHELBY SURVEY (A-799) to the Southeast corner thereof;

THENCE Northerly along the East line of the ORPHA SHELBY SURVEY (A-799) and a projection thereof to a point that is 600 feet South of the Northwest corner of the D. FARMER SURVEY;

THENCE Easterly parallel to and 600 feet South of the North line of the D. FARMER SURVEY to a point that is 3,200 feet East of the West line of the D. FARMER SURVEY; and

THENCE Northerly parallel to and 3,200 feet East of the West line of the D. FARMER SURVEY to a point that intersects the Easterly extension of the Fairview-Lucas boundary agreement as described in a Joint Resolution Between The Cities Of Fairview And Lucas dated March 1, 1977 and filed in Volume 1045 at Page 775 of the Collin County Deed Records.

THENCE Westerly along the prolongation of the extension of the Fairview/Lucas Boundary Agreement referenced herein to the Corp of Engineers take line of the Lake Lavon Reservoir.

EXHIBIT "B"
Common Boundary Line Description

**A TWO-PART DESCRIPTION OF THE ULTIMATE BOUNDARY BETWEEN
 THE CITY OF WYLIE AND THE CITY OF LUCAS, TEXAS**

PART 1

BEGINNING at the intersection of the South existing and future FM 2514 (also known as Parker Road) right-of-way line and the existing and future centerline of the Bois D'Arc Lane right-of-way of in the Squire T. Lewis Survey, Abstract No. 529;

THENCE Northerly along the existing and future centerline of the Bois D'Arc Lane right-of-way to the point of intersection with the existing and future centerline of the FM 2514 right-of-way;

THENCE Easterly along the existing and future centerline of the FM 2514 right-of-way;

ENDING at the intersection of the 1) existing and future centerline of the FM 2514 right-of-way and 2) the projected of the East existing and future FM 1378 (also known as Southview Drive in the City of Lucas and Country Club Road in the City of Wylie) right-of-way line in the M.L. Morris Survey, Abstract No. 561.

PART 2

BEGINNING at the intersection of the East existing and future Aztec Trail (also known as Country Road No. 303) right-of-way line and the projected South existing and future Aztec Trail (also known as Country Road No. 303) right-of-way line;

THENCE Northerly along the projection of the East existing and future Aztec Trail right-of-way line to the South line of the Orpha Shelby Survey, Abstract No. 799;

THENCE Easterly along the South line of the Orpha Shelby Survey, Abstract No. 799, to the Southeast corner of the Orpha Shelby Survey, Abstract No. 799;

THENCE Northerly along the East line of the Orpha Shelby Survey, Abstract No. 799, to the South line of the D. Farmer Survey, Abstract No. 303;

THENCE Northerly along the projected East line of the Orpha Shelby Survey, Abstract No. 799, and parallel to and East of the West line of the D. Farmer Survey, Abstract No. 303;

EXHIBIT "B"
Common Boundary Line Description

THENCE to a point being on the projected East line of the Orpha Shelby Survey, Abstract No. 799, and 600 feet south of the North line of the D. Farmer Survey, Abstract No. 303;



THENCE Easterly parallel to and 600 feet South of the North line of the D. Farmer Survey, Abstract No. 303, to a point that is 3,200 feet East of the West line of the D. Farmer Survey, Abstract No. 303;

THENCE Northerly parallel to and 3,200 feet East of the West Line of the D. Farmer Survey, Abstract No. 303, to a point that intersects with the South existing and future FM 3286 (also known as East Lucas Road) right-of-way line;

THENCE Northeasterly along the South existing and future FM 3286 right-of-way line;

ENDING to the intersection of the 1) South existing and future FM 3286 right-of-way line, 2) Army Corp of Engineer Lavon Lane take line, and 3) the Pecan Hills Installation No. 2, a subdivision to Collin Country, according to the map recorded in Volume D, Page 153 (Document No. 19840618000378270), Collin County Map and Plat.



EXHIBIT "C"

Common Boundary Line Depiction

PART 1

SHEET 1 of 3

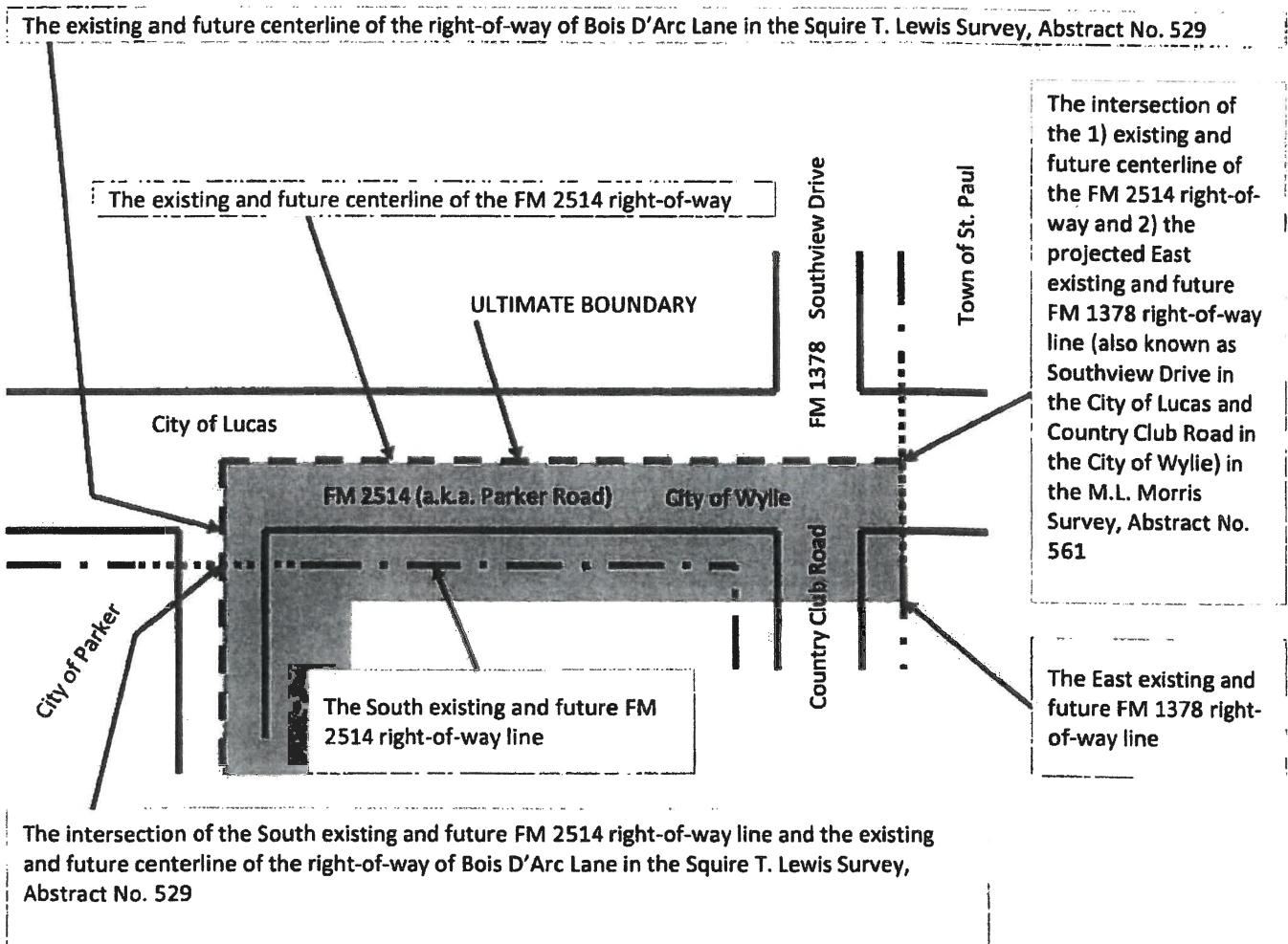


EXHIBIT "C"

Common Boundary Line Depiction

PART 2

SHEET 2 of 3

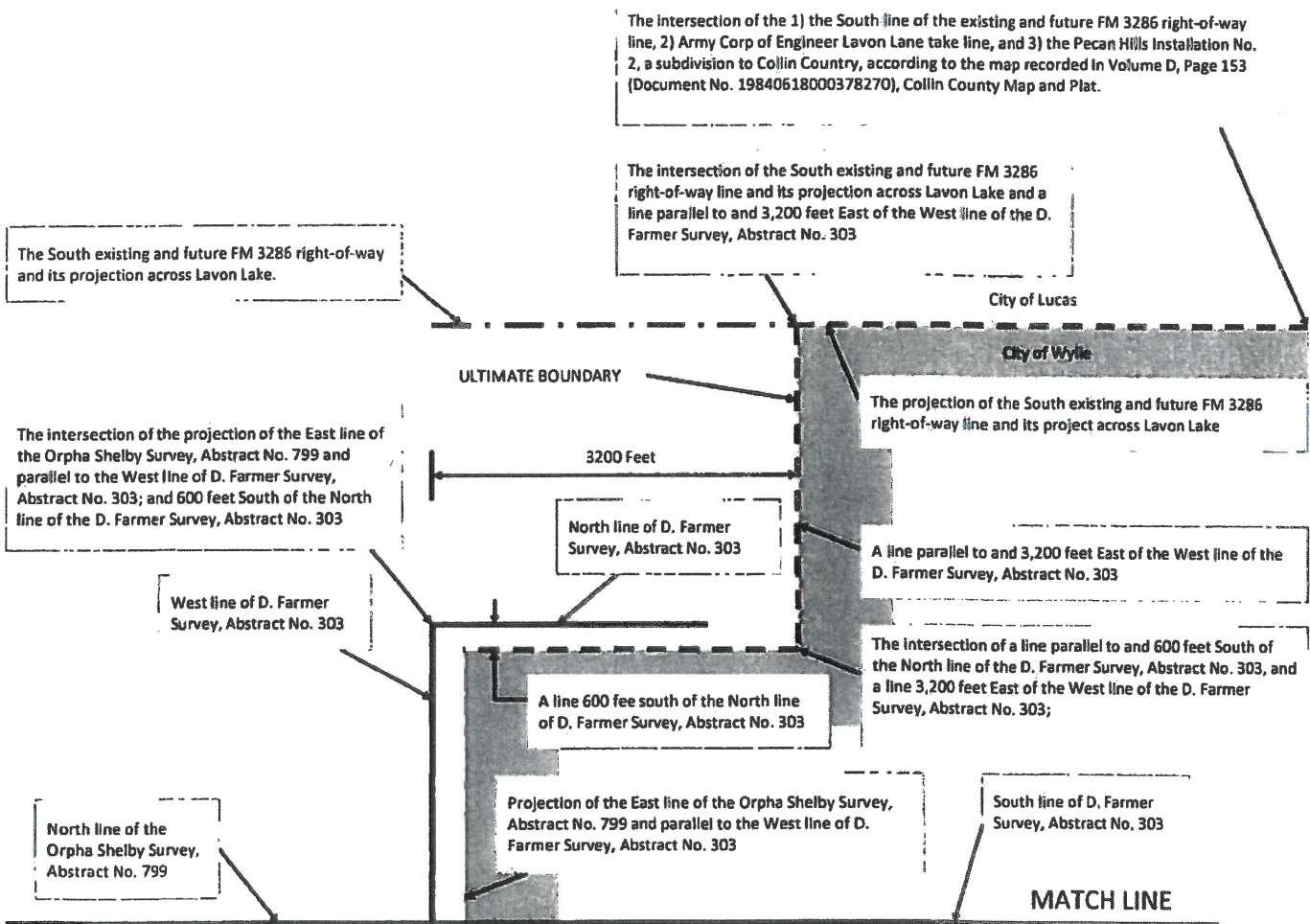
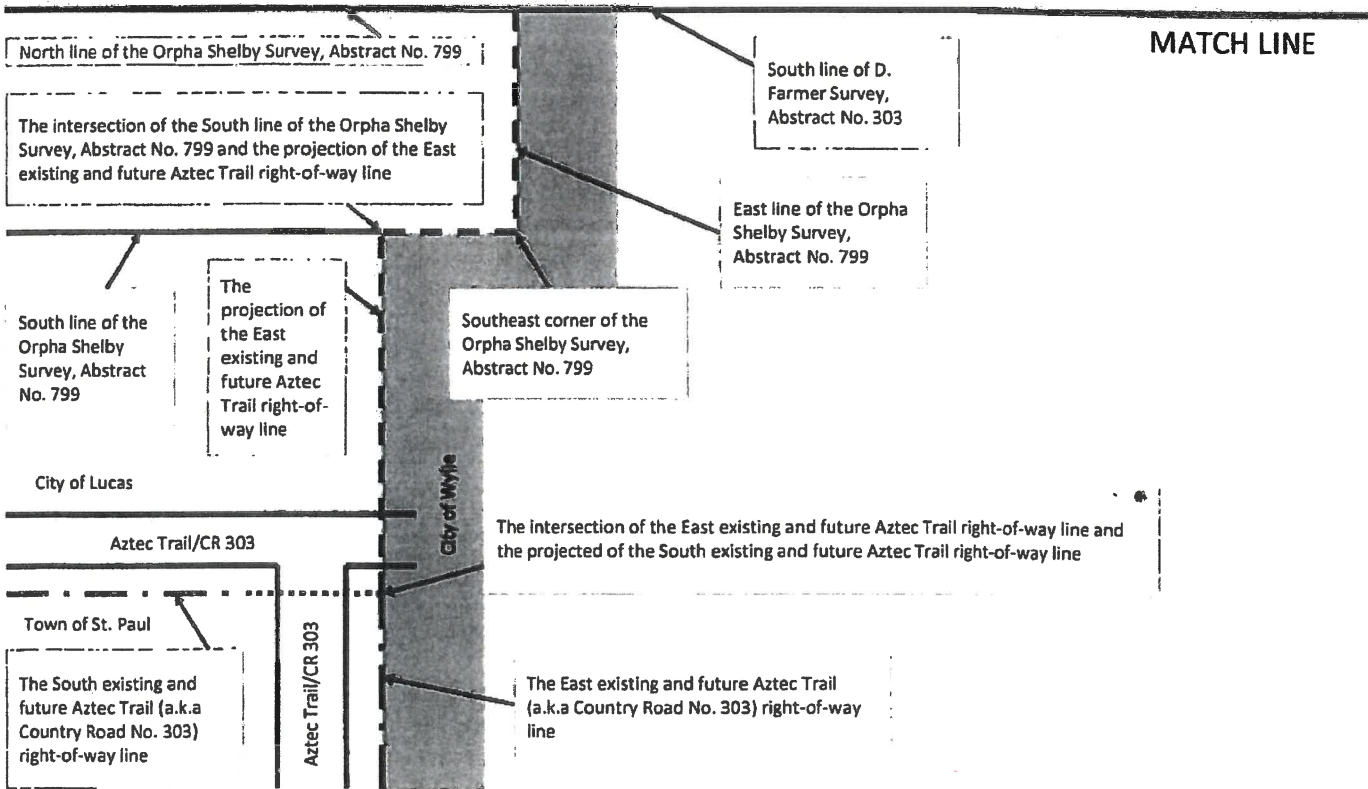


EXHIBIT "C"

Common Boundary Line Depiction

PART 2

SHEET 3 of 3



CITY OF LUCAS, TEXAS
ANNEXATION

BROCKDALE PARK BOAT RAMP

BEING A 169.4220 ACRE TRACT OF LAND OUT OF THE FRANCIS W. CAPPS SURVEY, ABSTRACT NO. 231; THE SIMPSON BARROW SURVEY, ABSTRACT NO. 49; THE MICHAEL MILLIRONS SURVEY, ABSTRACT NO. 564; THE ORPHA SHELBY SURVEY, ABSTRACT NO 799; THE D.M. FARMER SURVEY, ABSTRACT NO. 303; AND THE MONTGOMERY BIRCH SURVEY, ABSTRACT NO. 115, COLLIN COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

IT IS THE INTENTION TO DESCRIBE AN IRREGULAR SHAPED PARCEL OF LAND BEING BOUNDED ON THE NORTH BY THE SOUTH LINE OF THE RIGHT OF WAY FOR EAST LUCAS ROAD, BEING BOUNDED ON THE WEST BY THE EAST LINE OF THE CORPS OF ENGINEERS ANNEXATION BY THE CITY OF LUCAS ORDINANCE NUMBER 2012-01-00699 AS RECORDED IN THE COLLIN COUNTY CLERKS FILE NO. 20120127000097690, BEING BOUNDED ON THE EAST BY THE EAST LINE OF THE ULTIMATE CITY LIMIT LINE BETWEEN WYLIE AND LUCAS PER CITY OF WYLIE ORDINANCE NO. 87-47, FILED ON SEPTEMBER 28, 1987, AND INCLUDING A SMALL TRIANGLE SHAPED PARCEL OF LAND TO INCLUDE THE AREA AROUND THE BROCKDALE PARK BOAT RAMP:

The POINT OF BEGINNING is a point on the south line of the Right of Way for East Lucas Road, being on said City Limit Line between the Cities of Lucas and Wylie, said point having coordinates of N: 7085420.0966, E: 2566812.8978;

THENCE North 55°40'16" East, with said Right of Way line, a distance of 1068.37 feet to a point on the east line of said Corps of Engineers Annexation line;

THENCE South 20°38'02" East, departing said Right of Way line, with said Annexation line, a distance of 109.16 feet to a point on the east line of said City Limit Line between Lucas and Wylie;

THENCE South 00°00'00" West, with said City Limit Line, a distance of 5607.36 feet to a point;

THENCE South 41°21'19" East, departing said City Limit Line, a distance of 315.28 feet to a point in Lake Lavon;

THENCE South 36°31'30" West, a distance of 350.00 feet to a point on said City Limit Line;

THENCE South 00°00'00" West, with said City Limit Line, a distance of 1785.88 feet to a point;

THENCE North 90°00'00" West, a distance of 978.94 feet to a point on the east line of the USA Corps of Engineers Annexation by the City of Lucas per City of Lucas Ordinance No. 2012-01-00699 and recorded in the Collin County Clerks File No. 20120127000097690;

16-1782

November 13, 2019


THENCE North 00°27'00" East, with said Amendment line, a distance of 7411.05 feet to the POINT OF BEGINNING and containing 169.4220 acres of land.

NOTES:

BASIS FOR MAP LOCATION CONTROL IS THE NAD 83 STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202). HORIZONTAL CONTROL IS AT SURFACE USING A SCALE FACTOR OF 1.000152710 (COLLIN CO.), ABOUT 0,0.

NO FIELD SURVEY WAS PERFORMED FOR THIS DESCRIPTION AND EXHIBIT. IT IS BASED ON SCALING FROM A DIGITAL MAP. THE BEARINGS, DISTANCES, AND COORDINATES ARE APPROXIMATE ONLY. ACTUAL METES AND BOUNDS LOCATION IS BASED ON INTENT.

THIS DOCUMENT RELIES ON SURVEY BY RPLS NO.4285 DATED 9/20/2016


Clifford E. Cameron
Texas Registration No. 6415
BW2 Engineers, Inc.
TBPLS No. 10022000

11/13/19
DATE

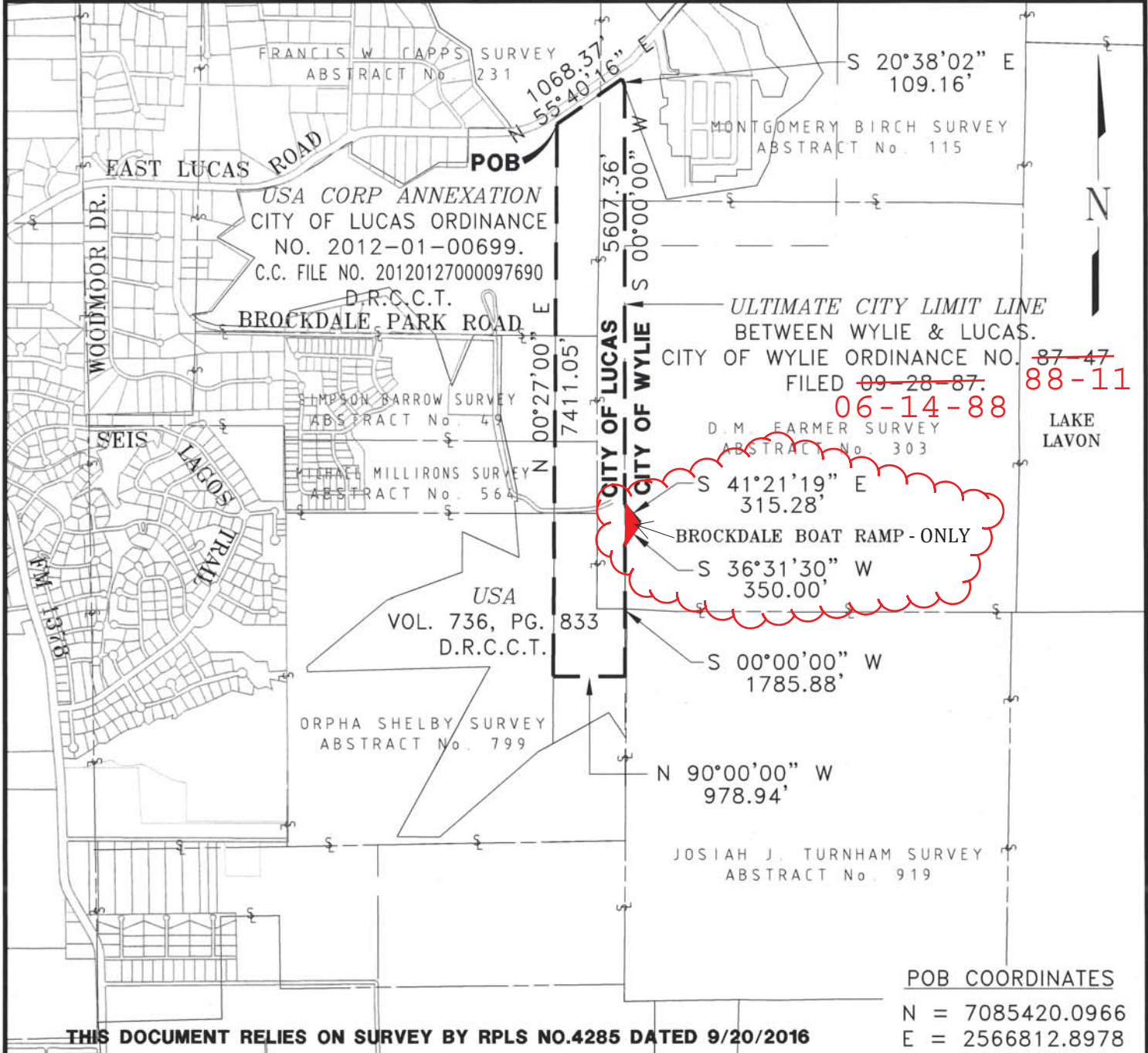
SURVEY: MULTIPLE SURVEYS

LOCATION: LUCAS, COLLIN COUNTY, TEXAS

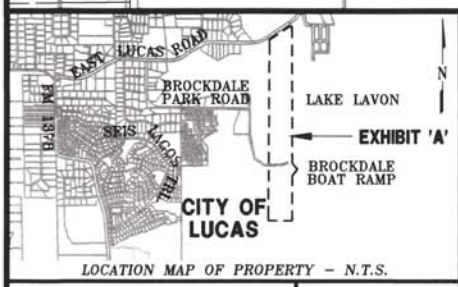
PLAT OF EXHIBIT 'A': 169.4220 ACRES

**ANNEXATION OF TERRITORY
BY THE CITY OF LUCAS KNOWN AS
BROCKDALE PARK BOAT RAMP
CITY OF LUCAS**

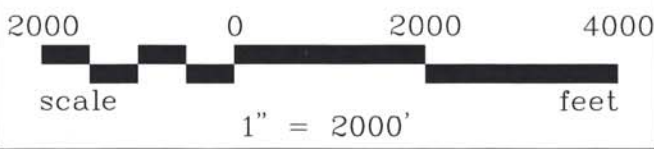
NOTE: BASIS FOR HORIZONTAL CONTROL IS THE NAD 83 STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202). HORIZONTAL CONTROL IS AT SURFACE USING A SCALE FACTOR OF 1.000152710 (COLLIN CO.), ABOUT 0.0.



THIS DOCUMENT RELIES ON SURVEY BY RPLS NO.4285 DATED 9/20/2016



BW2 ENGINEERS, INC.
1919 S. Shiloh Road
Suite 500, L.B. 27
Garland, Texas 75042
(972) 864-8200 (T) (972) 864-8220 (F)
TBPLS NO. 10022000



BW2 JOB NO: 16-1782 DRAWN BY: BW2
DATE: November, 2019 CHECKED BY: BW2

J:\16-1782\DRAWINGS\1782-ANNEX (2019).DWG PAGE 3 OF 3

DISANNEXATION OF TERRITORY
BY THE CITY OF WYLIE KNOWN AS

BROCKDALE PARK BOAT RAMP

BEING A 39.2035 ACRE TRACT OF LAND OUT OF THE SIMPSON BARROW SURVEY, ABSTRACT NO. 49; THE MICHAEL MILLIRONS SURVEY, ABSTRACT NO. 564; THE ORPHA SHELBY SURVEY, ABSTRACT NO 799; AND THE D.M. FARMER SURVEY, ABSTRACT NO. 303; COLLIN COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

IT IS THE INTENTION TO DESCRIBE A GENERALLY TRIANGLE SHAPED PARCEL OF LAND BEING BOUNDED ON THE WEST BY THE EAST LINE OF THE CORPS OF ENGINEERS ANNEXATION BY THE CITY OF LUCAS ORDINANCE NUMBER 2012-01-00699 AS RECORDED IN THE COLLIN COUNTY CLERKS FILE NO. 20120127000097690:

COMMENCING FOR REFERENCE at a point on the south line of the Right of Way for East Lucas Road, said point being on the east line of said City of Lucas Annexation;

THENCE South 00°27'00" West, with the east line of said City of Lucas Annexation, a distance of 4025.22 feet to the POINT OF BEGINNING, said point having coordinates of N: 7081395.0057, E: 2566781.2902;

THENCE South 41°21'19" East, a distance of 1756.65 feet to a point;

THENCE South 36°31'30" West, a distance of 1988.60 feet to a point on said City of Lucas Amendment line:

THENCE North 00°27'00" East, with said Amendment line, a distance of 2916.71 feet to the POINT OF BEGINNING and containing 39.2035 acres of land.

NOTES:

BASIS FOR MAP LOCATION CONTROL IS THE NAD 83 STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202). HORIZONTAL CONTROL IS AT SURFACE USING A SCALE FACTOR OF 1.000152710 (COLLIN CO.), ABOUT 0,0.

NO FIELD SURVEY WAS PERFORMED FOR THIS DESCRIPTION AND EXHIBIT. IT IS BASED ON SCALING FROM A DIGITAL MAP. THE BEARINGS, DISTANCES, AND COORDINATES ARE APPROXIMATE ONLY. ACTUAL METES AND BOUNDS LOCATION IS BASED ON INTENT.

THIS DOCUMENT RELIES ON SURVEY BY RPLS NO. 4285 DATED 9/20/2016

Clifford E. Cameron

Clifford E. Cameron
Texas Registration No. 6415
BW2 Engineers, Inc.
TBPLS No. 10022000

11/13/19
DATE

SURVEY: MULTIPLE SURVEYS

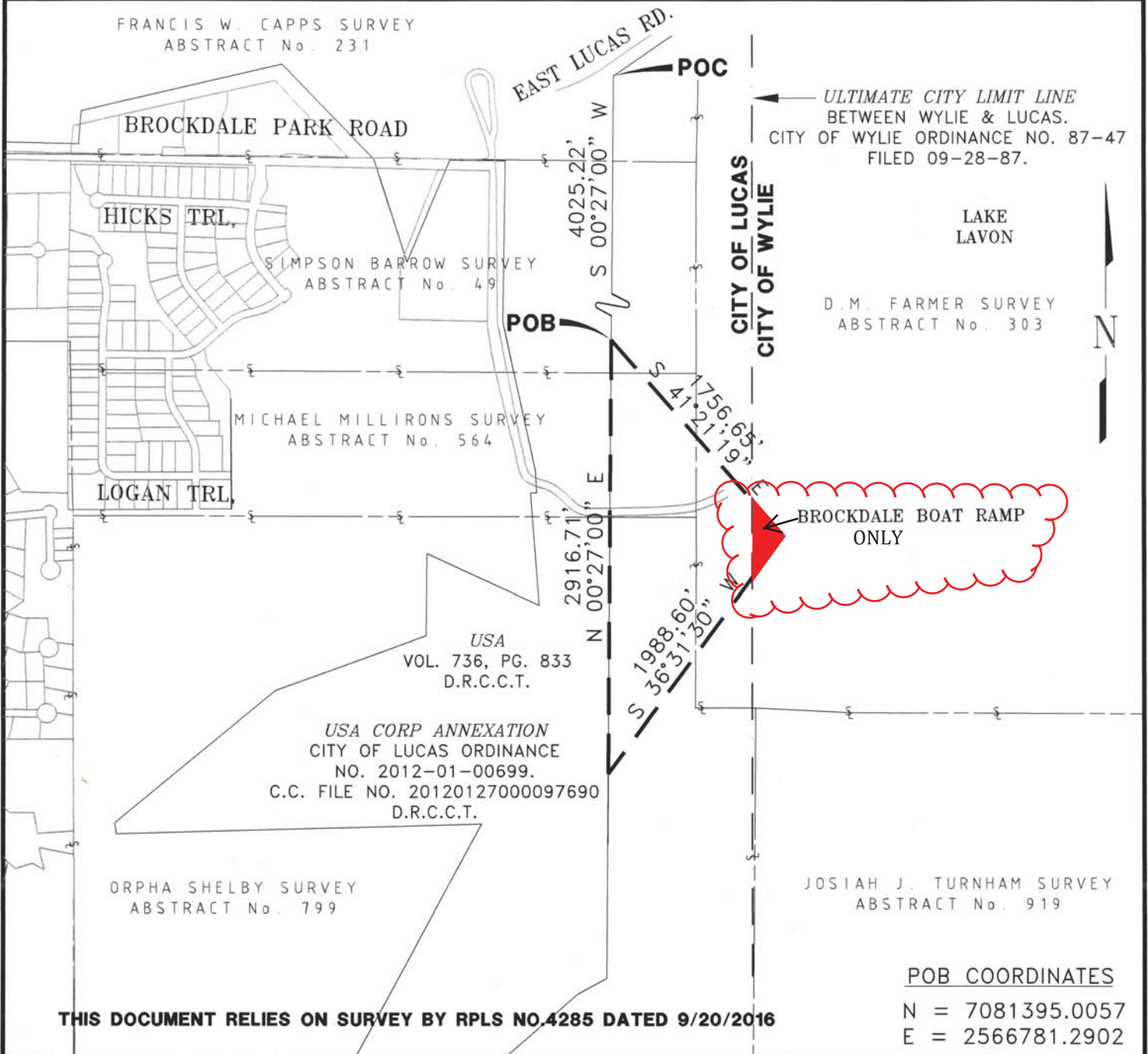
LOCATION: LUCAS, COLLIN COUNTY, TEXAS

PLAT OF EXHIBIT 'A': 39.2035 ACRES

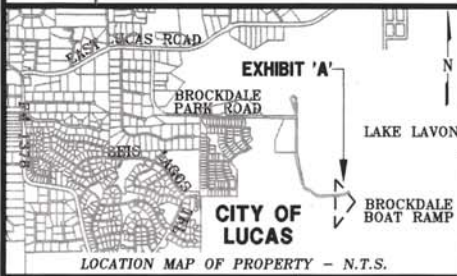
**DISANNEXATION OF TERRITORY
BY THE CITY OF WYLIE KNOWN AS
BROCKDALE PARK BOAT RAMP**

CITY OF LUCAS

NOTE: BASIS FOR HORIZONTAL CONTROL IS THE NAD 83 STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202). HORIZONTAL CONTROL IS AT SURFACE USING A SCALE FACTOR OF 1.000152710 (COLLIN CO.), ABOUT 0.0.



THIS DOCUMENT RELIES ON SURVEY BY RPLS NO.4285 DATED 9/20/2016



BW2 ENGINEERS, INC.
1919 S. Shiloh Road
Suite 500, L.B. 27
Garland, Texas 75042
(972) 864-8200 (T) (972) 864-8220 (F)
TBPLS NO. 10022000



BW2 JOB NO: 16-1782
DATE: November, 2019

DRAWN BY: BW2
CHECKED BY: BW2

J:\16-1782\DRAWINGS\1782-DEANNEX (2019).DWG PAGE 2 OF 2

EXHIBIT C



DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, FORT WORTH DISTRICT
P.O. BOX 17300
FORT WORTH, TX 76102-0300

September 30, 2024

Real Estate Division

SUBJECT: Lavon Lake, Texas; Request for Administrative Fees

Mr. John Whitsell
City Manager
City of Lucas
665 Country Club Road
Lucas, Texas 75002

Dear Mr. Whitsell:

This letter is regarding the City of Lucas's requested Annexation of Government Fee property at Lavon Lake, Texas. The administrative fee for preparing and processing the annexation documentation is \$3,500. Preparation includes phone calls, e-mails, research, drafting and assembly, reviews, correspondence, paper and electronic records maintenance, mapping, and legal consultation and review. Upon completion of the administrative processing, if unused funds exist, they may be returned upon request.

Please send your payment to the above address, Attention: CESWF-RE-M (Ms. Webb). Make the check or Money order payable to the F&A Officer, USAED, Fort Worth District.

If you have any questions, please contact Ms. Vicki Webb at 817-886-1256

Sincerely,

A handwritten signature in blue ink that reads "James Miller".

James Miller
Chief, Management and Disposal Branch
Real Estate Division



Wylie City Council

AGENDA REPORT

Department: City Manager
Prepared By: Renae' Ollie

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2025-06 approving the terms and conditions of a boundary adjustment agreement between the City of Wylie and the City of Lavon; authorizing the Mayor to execute the boundary adjustment agreement on behalf of the City of Wylie; clarifying that the property as described in the boundary adjustment agreement released from Wylie's extraterritorial jurisdiction and incorporated into Lavon's extraterritorial jurisdiction; providing a repealing/savings clause, severability clause, and an effective date.

Recommendation

Motion to approve the Item as presented.

Discussion

The City of Lavon is exploring the option of a Municipal Development District (MDD), and has requested that the City of Wylie release the ETJ south of SH 78 and west of and adjacent to Lavon's ETJ, particularly along SH 205. The property totals approximately 209 acres as depicted in the Boundary Exhibit. In 2022 Wylie released a portion of this area (Boyd Farms) at Lavon's request. At that time, we had determined that the City would not likely annex the area due to several challenges including getting utility services into the area. No property taxes are collected for properties in the ETJ.

For municipalities to exchange or amend ETJ boundaries, the Texas Local Government Code (LGC) requires both cities to sign a Boundary Agreement, with the agreement being approved by Ordinance by the releasing City. This item includes both the Boundary Agreement and the Ordinance authorizing the Mayor to execute the agreement.

City staff has reviewed the agreement and the ETJ release and recommends approval. Annexation of this area by the City of Wylie would be challenging. The LGC requires annexed areas be provided city services within 2-½ years from the date of annexation. The property under consideration is not in Wylie's service area for water or sewer and is over one mile from Wylie City limits, making utility and solid waste service cumbersome and cost prohibitive.

Emergency services are currently provided by the City of Lavon, Collin County, and AMR. Approval of the release will require the City of Wylie to serve the property for ambulance services due to contractual obligations with the City of Lavon; however, Fire has stated that serving the area will not be an issue.

ORDINANCE NO. 2025-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, APPROVING THE TERMS AND CONDITIONS OF A BOUNDARY ADJUSTMENT AGREEMENT BETWEEN THE CITY OF WYLIE AND THE CITY OF LAVON; AUTHORIZING THE MAYOR TO EXECUTE THE BOUNDARY ADJUSTMENT AGREEMENT ON BEHALF OF THE CITY OF WYLIE; CLARIFYING THAT THE PROPERTY AS DESCRIBED IN THE BOUNDARY ADJUSTMENT AGREEMENT RELEASED FROM WYLIE'S EXTRATERRITORIAL JURISDICTION AND INCORPORATED INTO LAVON'S EXTRATERRITORIAL JURISDICTION; PROVIDING A REPEALING/SAVINGS CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Wylie, Texas ("City Council") desires to enter into a Boundary Adjustment Agreement between the City of Wylie, Texas ("Wylie") and the City of Lavon, Texas ("Lavon"), as set forth in Exhibit 1, attached hereto and incorporated herein for all purposes (collectively, the "Property"); and

WHEREAS, the City Council finds that it would be advantageous and beneficial to Wylie and its citizens to approve the Boundary Adjustment Agreement and to confirm that the property described in the Boundary Adjustment Agreement is released from Wylie's extraterritorial jurisdiction and incorporated into Lavon's extraterritorial jurisdiction in order to promote orderly development and delivery of municipal services within such property; and

WHEREAS, the City Council finds that all legal notices, procedures and other requirements for approving the Boundary Adjustment Agreement have been performed and completed in the manner and form required by law.

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

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

SECTION 2. Approval of Boundary Agreement. The City Council hereby approves the terms and conditions of the Boundary Adjustment Agreement attached as Exhibit 1. The Mayor is authorized and directed to execute, on behalf of Wylie, the Boundary Adjustment Agreement attached as Exhibit 1.

SECTION 3. Official Map and Boundaries Amended. Upon adoption of this Ordinance and the mutual execution of the Boundary Agreement, the official map and boundaries of Wylie shall be amended, if necessary, in accordance with the Boundary Agreement. A certified copy of this Ordinance with the mutually executed Boundary Adjustment Agreement shall be filed in the County Clerk's Office of Collin County, Texas.

SECTION 4. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict, but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5. 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. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause and phrase thereof regardless of the fact that any one or more sections, subsections, sentences, clauses or phrases is declared unconstitutional and/or invalid.

SECTION 6. Effective Date. This Ordinance shall become effective from and after its adoption.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS on this 14th day of January, 2025.

Matthew Porter, Mayor

**ATTESTED TO AND
CORRECTLY RECORDED BY:**

Stephanie Storm, City Secretary

Exhibit 1
Boundary Adjustment Agreement

[5 pages attached hereto]

STATE OF TEXAS §

COUNTY OF COLLIN §

**BOUNDARY ADJUSTMENT AGREEMENT BETWEEN
THE CITIES OF LAVON AND WYLIE**

WHEREAS, the City of Lavon, Texas (“Lavon”), is a Home Rule municipality created pursuant to state law, and located in Collin County, Texas; and

WHEREAS, the City of Wylie, Texas (“Wylie”), is a Home Rule municipality created pursuant to state law, and located in Collin County, Texas; and

WHEREAS, both Lavon and Wylie (collectively, “Parties”) are empowered to enter into agreements concerning their respective extraterritorial jurisdiction (“ETJ”) boundaries and corporate limit boundaries by, but necessarily limited to, the authority granted them pursuant to Chapter 791 of the Texas Government Code, known as the Interlocal Cooperation Act and Chapter 43 of the Texas Local Government Code, to enter into agreements with one another to perform governmental functions such as the determination of ETJ boundaries and corporate limit boundaries; and

WHEREAS, Lavon and Wylie are empowered pursuant to Section 42.023 of the Texas Local Government Code to reduce their respective ETJ boundaries by ordinance or resolution; and

WHEREAS, Wylie is empowered pursuant to Section 43.003 of the Texas Local Government Code to fix its ETJ boundaries and corporate limit boundaries and to exchange area with other municipalities; and

WHEREAS, the Parties are empowered pursuant to Section 43.015 of the Local Government Code to make mutually agreeable changes in the boundaries of areas that are less than 1,000 feet in width; and

WHEREAS, Lavon and Wylie share common boundaries; and

WHEREAS, Lavon and Wylie have identified an area that is within Wylie’s ETJ, consisting of forty-one (41) tracts of land, the depiction of which is attached hereto *Exhibit A* and incorporated herein for all purposes (collectively, the “Property”); and

WHEREAS, the Parties desire to identify a mutually agreeable ETJ boundary between the two communities, and provide a mechanism designed to ensure, to the extent legally permissible, that both cities have agreed upon boundaries upon which they can rely so that each city may have certainty in its respective planning and development decisions for these areas; and

WHEREAS, the Parties agree that it is in the best interests of the residents of their respective communities to establish a mutually agreeable ETJ boundary; and

WHEREAS, the Parties have determined that this Boundary Adjustment Agreement Between the Cities of Lavon and Wylie (“Agreement”) is in each party’s best interests, as well as in the best interests of their respective citizens, and that this Agreement concerns only the Property.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants herein made and the benefits to each party resulting here from, and the recitals set forth above which are made contractual provisions of this Agreement, Lavon and Wylie do hereby contract, covenant and agree as follows with respect to the Property:

SECTION 1. FINDINGS INCORPORATED.

The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the Parties.

SECTION 2. TERM.

This Agreement shall become effective upon the date of the last party to execute this Agreement (the "Effective Date") and shall remain in effect in perpetuity, to the extent authorized by law, until and unless terminated by agreement of the Parties.

SECTION 3. AGREEMENT

The Parties hereby agree to establish and recognize the new extraterritorial jurisdiction boundary delineated by the ownership parcels yellow boundary lines as shown in *Exhibit A* as attached hereto. Wylie, through this Agreement, hereby releases, relinquishes, waives, and discontinues any claim, jurisdiction, or entitlement to the Property as being within Wylie's ETJ as a result of the herein described boundary adjustment, to the extent that any such claim, jurisdiction, or entitlement existed as of the Effective Date of this Agreement.

SECTION 5. MISCELLANEOUS PROVISIONS.

The following miscellaneous provisions are a part of this Agreement:

A. The persons signing this Agreement on behalf of the cities have been duly authorized and empowered to do so by a vote of their respective governing bodies and the passage of an appropriate ordinance. The adoption of any such ordinance or the performance of any other action hereunder shall be contingent, and neither shall be deemed effective nor enforceable by one of the parties against the other, unless and until such time as both parties have adopted such an ordinance or taken such other necessary acts as mirror the other's acts. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.

B. This Agreement may not be assigned. It embodies the entire agreement between the Parties and may not be amended except in writing.

C. In the event that one or more of the provisions contained in this Agreement for any reason shall be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability of this Agreement shall be construed as if such invalid, illegal or unenforceable provision had never been contained herein, but shall not affect the remaining provisions of this Agreement, which shall remain in full force and effect.

D. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the Parties created hereunder are performable in Collin County, Texas.

Venue for any action arising under this Agreement shall lie in the state district courts of Collin County, Texas.

E. This Agreement shall supersede and replace any and all prior agreements between the Parties regarding the matters addressed in this Agreement to the extent of any conflict between this Agreement and any such prior agreements.

F. The Parties agree that Wylie shall have no obligations to provide municipal services to or otherwise exert jurisdiction over the Property, it being the parties' intent that Lavon has the right and obligation to provide municipal services to the Property, subject to ordinances and regulations of Lavon and Texas law.

G. Wylie hereby waives all of its jurisdiction, if any, in or to the Property. It is expressly agreed and understood that this waiver shall operate only in favor of the parties to this Agreement and shall not constitute a waiver of any right, including ETJ rights, which either party may be able to assert against any other municipality. The Parties agree that nothing in this Agreement releases, relinquishes, diminishes, waives or lessens in any way the rights that either party may have, at law or in equity, to challenge or contest any other annexations, attempted annexations or jurisdictional claims made by the other party, not related to the Property.

H. This Agreement is for the benefit of the parties, and does not and shall not confer or extend any benefit or privilege to any third party.

EXECUTED this the ____ day of _____ 2025.

ATTEST:

CITY OF LAVON, TEXAS

Rae Norton, City Secretary

Vicki Sanson, Mayor

ATTEST:

CITY OF WYLIE, TEXAS

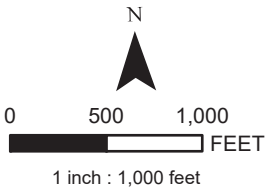
Stephanie Storm, City Secretary

Matthew Porter, Mayor

EXHIBIT A
New Boundary Line

EXHIBIT A

City of Lavon PROPERTIES EXHIBIT JANUARY 2025

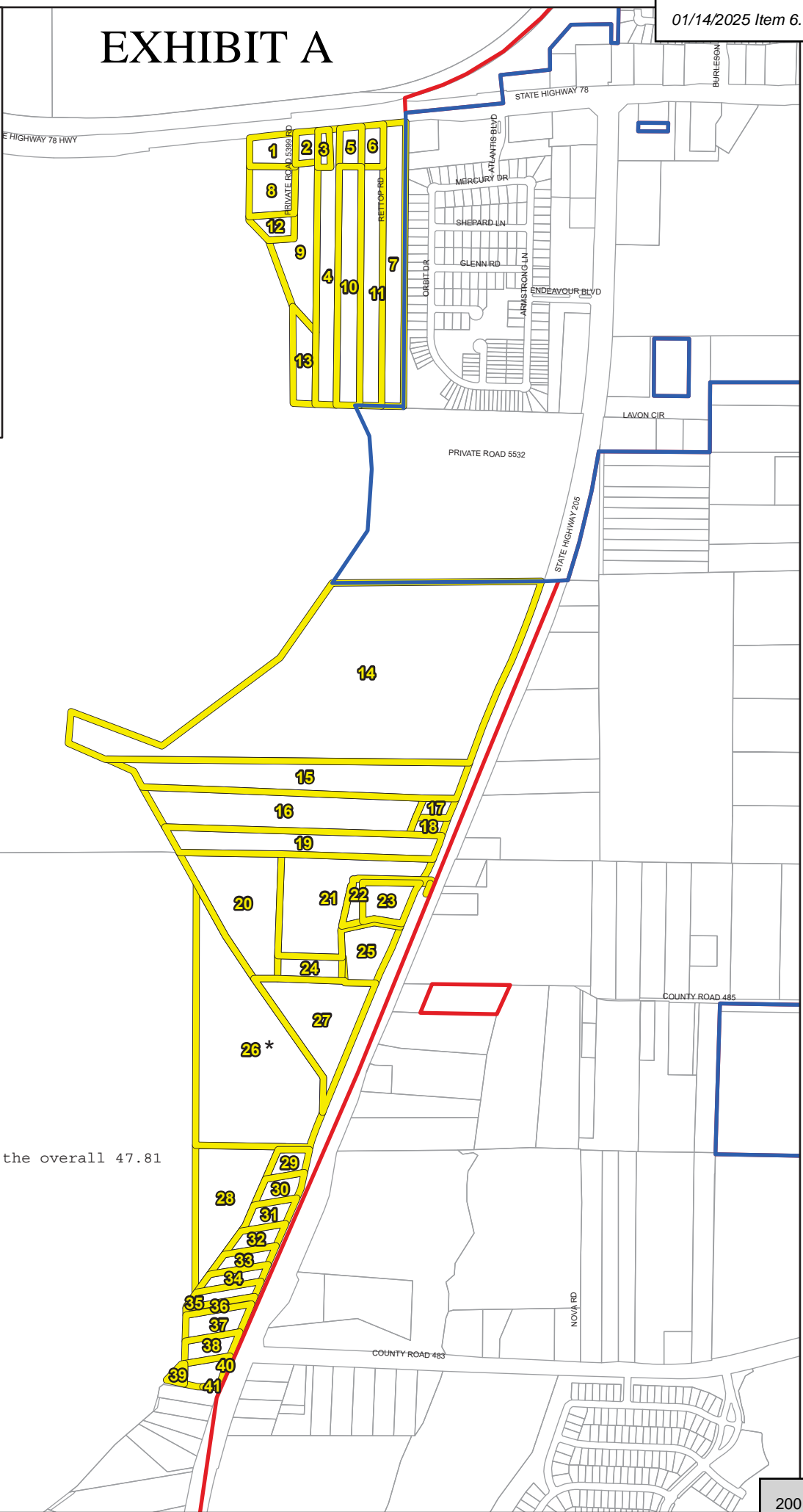


Legend

- OWNERSHIP PARCELS
- CITY LIMITS
- ETJ

KEY	CCAD ID	LEGAL AC.
1	1284363	1.65
2	2674636	0.80
3	2719623	0.52
4	2646070	6.46
5	2664009	0.99
6	1987140	1.05
7	1279734	7.83
8	1284354	2.54
9	1279770	5.04
10	2664010	5.50
11	1279743	6.00
12	1284345	1.05
13	1279789	2.16
14	2120472	55.33
15	1284327	12.85
16	1284318	11.49
17	1284309	0.80
18	1284292	0.81
19	2712501	7.25
20	431054	9.41
21	2680189	9.75
22	2680190	1.10
23	2692278	2.35
24	2046400	1.77
25	431045	2.98
26 *	431009	47.81
27	2121887	7.37
28	425702	9.07
29	444727	0.84
30	444736	0.97
31	444745	1.00
32	444754	1.00
33	444763	1.00
34	444772	1.00
35	444781	1.00
36	444790	0.50
37	444807	1.50
38	444816	1.00
39	2137812	0.46
40	444825	1.00
41	2137885	0.06

* 23.5 ac. of the overall 47.81



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Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Stephanie Storm

Account Code: _____

Subject

Consider, and act upon, Resolution No. 2025-01(R) establishing a public newspaper of general circulation to be the “Official Newspaper” for the City of Wylie.

Recommendation

Motion to approve, Resolution No. 2025-01(R) establishing the _____ as the “Official Newspaper” of the City of Wylie.

Discussion

There are two requirements that must be met for a newspaper to meet the statutory requirements as a newspaper of general circulation.

(a) **Designating Official Newspaper.** The publication must be a newspaper as defined by §2051.044(a), Government Code. The section defines the term newspaper as:

- (1) devote not less than 25 percent of its total column lineage to general interest items;
- (2) be published at least once each week;
- (3) be entered as second-class postal matter in the county where published; and
- (4) have been published regularly and continuously for at least 12 months before the governmental entity or representative publishes notice.

(b) **Publication of Notice in Newspaper.** Where a law, which requires or authorizes the publication of a notice in a newspaper by a municipality, and does not specify the manner of the publication, including the number of times that the notice is required to be published and the period during which the notice is required to be published, the above requirements pertain; additionally, a municipality shall publish notices in a newspaper that is published in the municipality, and which meets the above requirements and will publish the notice at or below the legal rate. If no newspaper published in the municipality meets these requirements, then the municipality shall publish the notice in a newspaper that is published in the county in which the municipality is located and will charge the legal rate or a lower rate. GC §2051.048.

Publication rates for the Dallas Morning News have not changed from 2019 and are \$5.55/per line for \$3,000/yr., \$2.70/per line for \$10,000/yr., and \$5.55/per line with contract (\$3,000/yr.).

The Wylie News Legal Notices increased from \$4.25 to \$4.60 per line and Display Rates increased from \$18.00 to \$19.00 per column inch.

The City of Wylie Home Rule Charter additionally states in Article X1, Section 2; The City Council shall declare an official newspaper of general circulation in the city. All captions of ordinances, notices and other matters required to be published by this charter, by city ordinances, or by the constitution and laws of the State of Texas, shall be published in the official newspaper.

The Wylie News and Dallas Morning News meet the criteria for the official publication as provided by the statute.

RESOLUTION NO. 2025-01(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, ESTABLISHING A PUBLIC NEWSPAPER OF GENERAL CIRCULATION TO BE THE OFFICIAL NEWSPAPER FOR THE CITY OF WYLIE.

WHEREAS, Section 52.004, Local Government Code, requires the City Council of the City of Wylie, Texas ("City Council") to determine, by ordinance or resolution, a public newspaper to be the official newspaper for the City of Wylie, Texas ("Wylie"); and

WHEREAS, the City Council finds that the _____ is a public newspaper of general circulation and:

- (1) devote not less than 25 percent of its total column lineage to general interest items;
- (2) be published at least once each week;
- (3) be entered as second-class postal matter in the county where published; and
- (4) have been published regularly and continuously for at least 12 months before the governmental entity or representative publishes notice.

WHEREAS, the City Council finds that the _____ is a publication that meets all of the criteria legally required of an officially designated newspaper for the City of Wylie; and

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

- (1) The _____ is designated as the official newspaper for the City of Wylie for the calendar year 2025, commencing January 1, 2025.
- (2) This Resolution is effective immediately upon passage.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, on this 14th day of January 2025.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

PUBLICATION COST SUMMARY

January 2025

DALLAS MORNING NEWS

Legal Notices (Ordinance Captions, Public Hearings P&Z)

Full Dallas Morning News Open \$14.00 per line/\$35 liner-\$45 display online

Full Dallas Morning News (\$3,000/yr) \$5.55 per line/\$35 liner-\$45 display online

Full Dallas Morning News (\$10,000/yr) \$2.70 per line/\$35 liner-\$45 display online

Classified Rates (Election Notices) Full DMN only \$14.00 per line/\$35 liner-\$45 display online

With Contract (\$3,000/yr.) \$5.55 per line/\$35 liner-\$45 display online

Display Rates (Budget/Tax Notices) Open \$3,500.00* (1/4 page-Mon, Tues, Wed)
\$4,000.00* (1/4 page-Sunday)

THE WYLIE NEWS

Legal Notices (Ordinance Captions, Public Hearings P&Z)
Rate \$4.60 per line (display online included)

Display Rates (Election/Budget/Tax Notices) \$19.00 per column inch (includes both print and digital e-edition)

Affidavit Fee (for Ordinance publications) \$50

CIRCULATION WITHIN THE CITY

Dallas Morning News (for zip code 75098) 2,782 (Mon/Sat paper)
4,258 (Avg. Circulation Sunday)

All legal notices also publish online at dallasnews.com and mypublicnotices.com with nine million unique visitors to dallasnews.com each month

The Wylie News (Wylie) 6,034 (The Wylie News)
Includes circulation in Collin, Dallas and Rockwall counties

The Wylie News - Notices are published in the 16,968 (Wylie/Sachse/Murphy)
Murphy/Sachse/Wylie editions

Public notices are also included in C&S Media Publications digital platforms which average over 575,000 visitors per month. All public notices are also included on texaspublicnotices.com and can be accessed by anyone.