

Wylie City Council Regular Meeting

June 08, 2021 – 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

PR2. Recognizing June 2021 as Pride Month.

PR3. Recognizing Juneteenth 2021.

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 May 25, 2021 Regular City Council Meeting minutes.
- B. Consider, and act upon, Ordinance No. 2021-31, finding that the settlement agreement between the City and CoServ Gas, Ltd. is reasonable; ordering CoServ Gas, Ltd. to implement the rates agreed to in the settlement agreement; requiring reimbursement of cities' rate case expenses; finding that the meeting at which this ordinance is passed is open to the public as required by law; requiring notice of this ordinance to the company and legal counsel.
- C. Consider, and act upon, Resolution No. 2021-14(R) authorizing the application for a Collin County Park and Open Space Grant for the purpose of the Municipal Complex Trail Lighting Project.
- D. Consider, and act upon, a Preliminary Plat for Dominion of Pleasant Valley Phase 4, establishing 95 single family residential lots and four open space lots on 23.436 acres, generally located at the northeast corner of Pleasant Valley Road and Dominion Drive.
- E. Consider, and act upon, the final art design by Quad C student, Shea Ameen and approval of a \$500 scholarship to the winning art design.
- F. Consider, and act upon, the award of JOCPO #W2021-73-I for Brown House ADA Ramp - Phase 1 Improvements and Exterior Siding Repairs to ERC, Inc. in the amount of \$71,477.24, and authorizing the City Manager to execute any necessary documents.

- G. Consider, and act upon, the approval of the purchase of Emergency Preparedness & Safety Equipment from Delta Fire & Safety, Inc. in the estimated annual amount of \$50,000.00 through a cooperative purchasing contract with HGAC Buy, and authorizing the City Manager to execute any necessary documents.

REGULAR AGENDA

1. Interview applicants for Board of Ethics vacancies for a term to begin July 1, 2021 and end June 30, 2023.
2. Consider, and act upon, Ordinance No. 2021-32, amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 2 (Administration), Article IV (Boards and Commissions), Section 2-61 (appointments to more than one Board or Commission); modifying certain provisions on appointments to and tenure on Boards and Commissions; providing a savings/repealing clause, severability clause and an effective date.
3. Consider, and act upon, appointments to fill the Board of Ethics vacancies for a term to begin July 1, 2021 and end June 30, 2023.
4. Consider, and act upon, the recommendations of the 2021 Boards and Commission Council Interview Panel for appointments to the Animal Shelter Advisory Board, Cemetery Advisory Board, Construction Code Board, Historic Review Commission, Library Board, Parks and Recreation Board, Parks and Recreation Facilities Development Corporation Board (4B), Planning and Zoning Commission, Public Arts Advisory Board, Wylie Economic Development Corporation, and the Zoning Board of Adjustments to fill board vacancies for a term to begin July 1, 2021 and end June 30, 2023/24.
5. Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Agricultural (AG/30) to Planned Development - Single Family (PD-SF), to allow for a single-family development on 4.6 acres, located at 601 and 595 Parker Road. (ZC2021-14).
6. Consider, and act upon, Ordinance No. 2021-33 for a change of zoning from Commercial Corridor (CC) and Heavy Industrial (HI) to Planned Development (PD-CC-HI), to allow for a warehousing, light industrial and manufacturing use on 225.1 acres, generally located at the northeast corner of State Highway 78 and Spring Creek Parkway. (ZC2021-11).

WORK SESSION

- WS1. Public Works Department Presentation.
- WS2. Comprehensive Master Plan Advisory Committee and preliminary schedule for the Plan Discussion.
- WS3. General Fund Budget Discussion.

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

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 June 4, 2021 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.

Stephanie Storm, City Secretary

Date Notice Removed

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 May 25, 2021 Regular City Council Meeting minutes.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes are attached for your consideration.

Wylie City Council Minutes

May 25, 2021 – 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 6:00 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Mayor *pro tem* Jeff Forrester, Councilman Scott Williams, Councilman Timothy T. Wallis, and Councilman Garrett Mize.

Staff present included: City Manager Chris Holsted; Assistant City Manager Brent Parker; Assistant City Manager Renae Ollie; Assistant Police Chief Tommy Walters; Police Chief Anthony Henderson; Fire Chief Brandon Blythe; Public Information Officer Craig Kelly; Finance Director Melissa Beard; Planning Manager Jasen Haskins; Human Resources Director Lety Yanez; Project Engineer Jenneen Elkhali; Parks and Recreation Director Rob Diaz; Wylie Economic Development Corporation Executive Director Jason Greiner; City Secretary Stephanie Storm, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

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

Mayor Porter invited the public to attend a Memorial Day Service on Monday, May 31, 2021, flag ceremony starting at 7:30 a.m. and full ceremony starting at 11:30 a.m., at Olde City Park.

CITIZEN COMMENTS ON NON-AGENDA ITEMS

There were no citizens present wishing to address the Council.

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 May 11, 2021 Regular City Council Meeting minutes.**
- B. Consider, and act upon, Ordinance No. 2021-29 for a change of zoning from Planned Development 2017-03 (PD-2017-03) to Commercial Corridor (CC), to allow for commercial development on 4.728 acres located at 3010 W. FM544. (ZC2021-12).**
- C. Consider, and act upon, Ordinance No. 2021-30 for a change of zoning from Single Family 10/24 (SF 10/24) to Commercial Corridor (CC), to allow for commercial development on 0.433 acres located at 605 Parker Road (ZC2021-08).**
- D. Consider, and act upon, the award of a Professional Services Project Order (PSPO) #W2021-77-E for HSIP Intersection Improvements at FM 544 & McCreary Road and SH 78 & Brown Street to Kimley-Horn and Associates, Inc. in the amount of \$98,000.00 and authorizing the City Manager to execute any necessary documents.**

- E. Consider, and place on file, the City of Wylie Monthly Investment Report for April 30, 2021.**
- F. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for April 30, 2021.**
- G. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of April 30, 2021.**
- H. Consider, and act upon, Resolution No. 2021-12(R) recognizing efforts of the NCTCOG for their work on the Downtown Wylie Strategic Plan.**

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Duke, to approve Consent Agenda Items as presented. A vote was taken and motion passed 7-0.

REGULAR AGENDA

- 1. Interview applicants for Board of Ethics vacancies for a term to begin July 1, 2021 and end June 30, 2023.**

Council interviewed applicants Jal Dennis and Lori Villarreal.

- 2. Hold a Public Hearing, consider, and act upon, a change of zoning from Commercial Corridor (CC) and Heavy Industrial (HI) to Planned Development (PD-CC-HI), to allow for a warehousing, light industrial and manufacturing use on 225.1 acres, generally located at the northeast corner of State Highway 78 and Spring Creek Parkway. (ZC2021-11)**

Staff Comments

Planning Manager Haskins addressed Council stating the applicant is requesting to rezone 225 acres located on the northeast corner of State Highway 78 and Spring Creek Parkway. The Planned Development (PD) establishes uses that are allowed by right and by Special Use Permit (SUP). Uses that are not included in the PD shall be prohibited. The modified site design standards allow for 10 percent landscaping throughout the site, extend the parking rows before a required landscaped island to 20 due to the nature of the use, and as requested by the Planning and Zoning Commission, require the use of drought resistant landscaping where possible. The Traffic Impact Analysis (TIA) has indicated a 10-25 percent increase in current truck traffic at project build out. Haskins reported the properties adjacent to the subject property are zoned commercial to the west and south, the properties to the north are zoned Heavy Industrial and Agricultural, and the property to the east is located outside of the City limits. The subject property lies within the General Urban Sector of the Comprehensive Land Use Plan and the proposed zoning is compatible with the Plan. Twenty notifications were mailed; with no responses within the notification area received in opposition or in favor of the request; however, from outside the notification area, one response was received in favor and one response against. The Commission voted 6-0 to recommend approval with the addition of some environmental improvements.

Applicant Comments

RJ Agee and Chris Carucci, representing NorthPoint Development, addressed Council giving a presentation on the active markets, industrial clients, partners and services, Wylie Logistics Park site location, masterplan, typical building plan, conceptual landscaping plan, building exterior examples, estimated project impacts, sustainable features, and water reduction.

Public Hearing

Mayor Porter opened the public hearing on Item 2 at 6:48 p.m. asking anyone present wishing to address Council to come forward.

No one was present wishing to address the Council.

Mayor Porter closed the public hearing at 6:48 p.m.

Council Comments

Mayor *pro tem* Forrester asked about the timing and potential users of the proposed facilities. Agee stated it will be a phased project with a goal of a building a year, one to two users in the larger facility and three to four smaller users in the smaller facilities, and state he does not know the potential users at this time. Councilman Mize stated he appreciated the “green” initiatives and asked how long it would be until the estimated permanent jobs are being filled. Agee replied their goal is once the building is complete it will have tenants and create permanent jobs. Forrester asked regarding the TIA, what is the total impact of the current number of trucks compared to what is expected after the warehouse is developed. Agee responded the TIA report states the proposed warehouse development is not expected to have a significant impact on the surrounding roadway, and added the average week day trips to and from the park is 3,470 cars and trucks with about 25 percent of that total being trucks. Councilman Williams asked the applicant to explain how the distribution works, and what the increase would be with Phase 2. Agee responded there will be an increase in overall truck traffic; however, traffic will be going one-way instead of two ways like a stand-alone facility that does not have an intermodal, and Phase 2 will have about the same amount of traffic impact as Phase 1. Councilman Wallis confirmed the current zoning is commercial corridor and heavy industrial, and the intent of the applicant is to have the property under one type of zoning, which lessens what is allowed. Haskins replied that is correct and the applicant is limiting the uses with the rezoning. Mayor Porter asked about the commercial vehicle enforcement. Assistant Police Chief Walters stated the Police Department currently has one certified commercial vehicle enforcement unit and is looking at expanding. Walters stated typically the trucks going and coming out of the intermodal are within weight and required compliances and are well maintained, but added the Police Department does continue to monitor them. Williams asked if there are tax advantages for the City with the storing of products. Agee replied the presented projections are real estate tax only. Wylie Economic Development Corporation Executive Director Greiner stated each individual user will own investment in the market and will be their own user; the presented projections are only calculated on the shell of the building.

Citizen Comments

Matthew Braswell addressed Council with concerns about traffic and accidents.

Diana Colwell addressed Council with concerns about wear and tear on the highway and reduced landscaping at the facility.

Jal Dennis addressed Council speaking in favor of this development and stating this type of project is what the City needs to bring primary jobs.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams, to approve Item 2 as presented. A vote was taken and the motion passed 7-0.

- 3. Hold a Public Hearing, consider, and act upon, a change of zoning from Commercial Corridor (CC) to Planned Development (PD-MF), to allow for a rental townhome development on 21.059 acres, generally located 500’ northeast from the intersection of State Highway 78 and Brown Street. (ZC2021-13)**

Staff Comments

Planning Manager Haskins addressed Council stating the applicant is requesting to withdraw this item.

Public Hearing

Mayor Porter opened the public hearing on Item 3 at 7:18 p.m. asking anyone present wishing to address Council to come forward.

Susan Gilbert addressed Council with concerns about traffic and stormwater.

Sandra Braswell and Diana Colwell addressed Council with concerns about traffic on Brown Street.

Jeff Bittner addressed Council with concerns about stormwater, traffic, congestion, parking, and loss of valuable property.

Justin Dumlao addressed Council stating he was disappointed that the remarks made at the Planning and Zoning Commission meeting led to the withdrawal of the proposal as he felt it was a well thought out proposal.

Mayor Porter closed the public hearing at 7:30 p.m.

Council Comments

Councilman Strang asked why this was denied by the Planning and Zoning Commission, and asked if staff had an indication on what the applicant might come back with. Haskins stated the Commissioners who voted against it have a desire for the frontage of the property along SH 78 to remain zoned commercial, and staff has not met with the applicant yet about future projects.

Council Action

A motion was made by Councilman Mize, seconded by Mayor *pro tem* Forrester, to accept the withdrawal. A vote was taken and the motion passed 7-0.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to remove Item 4 from the table to consider. A vote was taken and the motion passed 7-0.

4. Tabled from 04-27-2021

Remove from table and consider

Consider, and act upon, Ordinance No. 2021-25 of the City Council of the City of Wylie, Texas, amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 10 (Alcoholic Beverages), Article II (Possession and Consumption in Public Places); modifying regulations on the possession and consumption of alcoholic beverages in public places; providing a repealing clause, a severability clause, a penalty clause and an effective date.

Council Comments

Mayor Porter stated this item was tabled by the Council on April 27, 2021 in order to hold a work session for further discussion at the last meeting. The proposed ordinance brings the City's regulations into compliance with state law, which limits the City's authority to enforce prohibitions on the possession and consumption of alcoholic beverages to a certain extent. Holsted added a section was also added to allow Council the discretion, on a case by case basis, to allow alcohol sales and consumption at events on City owned property. Forrester confirmed this does not allow someone to sell alcoholic beverages on City property without a TABC license. Holsted confirmed they would have to have Council approval and a TABC license.

Citizen Comments

Justin Dumlao addressed Council in favor of the proposed Ordinance.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Mize, to approve Item 4 as presented. A vote was taken and motion passed 7-0.

5. Consider, and act upon, Resolution No. 2021-13(R), approving the selection of comparison cities and entities for the 2021 compensation study of the City of Wylie's pay plans to include both general government and public safety employees.

Mayor Porter convened the Council into a break at 7:39 p.m.

Mayor Porter reconvened the Council into Regular Session at 7:46 p.m.

Staff Comments

City Manager Holsted addressed Council stating in the current year's budget, there are funds budgeted for a market study to compare salaries to peer cities, and staff wanted to bring a recommended list of peer cities and entities which include: Allen, Carrollton, Coppell, Frisco, Garland, Keller, McKinney, Murphy, Plano, Richardson, Rockwall, Rowlett, Sachse, and North Texas Municipal Water District for Council consideration. Holsted stated the consultant will gather data on a minimum, maximum, and range which will come before Council for consideration.

Council Comments

Mayor *pro tem* Forrester asked the last time market studies were completed. Human Resources Director Yanez replied that a market study of all positions was completed in 2017, and in 2018 some existing overlap was fixed. Forrester asked if staff could gather information from other cities regarding merit, market, and cost of living increases given for comparison purposes. Councilman Wallis asked why the City compares to other cities that are not in our scope or align with our community. Yanez replied it is because of talent, as the City is competing closely with neighboring cities. Councilman Williams asked if there is a possibility to have two snapshots: one with the local neighboring cities and one with 15-20 DFW cities that are about the same size and footprint as Wylie, and added he would like to see the residential versus commercial tax burden data as well. Holsted replied that information would probably be outside of the scope for the consultant, but staff can look to see if they can gather that type of data. Mayor Porter expressed concerns with comparing to larger cities on major corridors and stated he would like to see more of a balance of similar sized cities from around the state of Texas. Holsted replied market studies typically do not go too far outside the market for comparison cities because then you are competing with a different labor market than the metroplex. Holsted added it is a Council decision on how close to market average the City wants to be, and there are no two cities alike as they all have different revenue generation opportunities. Yanez stated the data collected from the larger cities can be utilized to compare and help make decisions, and added the consultant wants to ensure the best decision is made based on the data collected. Holsted stated staff can reach out to the consultant to see if they have any recommendations on similar sized cities that can be added. Councilman Mize stated he supports keeping the proposed list as is as it is important who the City compares to, and wants to ensure we are paying all of our employees appropriately, especially public safety as they put their life on the line. Mize added we are in competition for our employees and when you have employees that can be developed in the City over a period of time, they become interwoven in the community and can provide a higher level of service. Councilman Strang stated he agrees with the Mayor regarding the scale of the scope of cities and would forgo cities with populations over 150,000 and below 45,000.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Wallis, to approve Item 5 as presented with the caveat that staff will contact the consultant for additional information on cities as directed. A vote was taken and motion passed 7-0.

Mayor Porter convened the Council into Work Sessions at 8:13 p.m.

WORK SESSIONS

WS1. Discuss Lavon Lake and Aquatics Study - Joint work session with Parks and Recreation Board.

Parks and Recreation Director Diaz addressed Council stating Elizabeth McIlrath and Adam Brewster, representing Dunaway Consultants; George Deines, representing Counsilman-Hunsaker; Michael Svetz, representing Pros

Consulting; and Parks and Recreation Board members Craig Allen, Bret Swendig, Gloria Suarez, Brian Willeford were present this evening.

Adam Brewster presented the Aquatics Feasibility Study which included: the process; outdoor family aquatic center and natatorium and indoor leisure pool renditions; outdoor family aquatic center concept including the program, features, and construction cost of \$13.6 million; natatorium and indoor leisure pool concept including the program, features, and construction cost of \$15.4 million; and potential project phasing. George Deines presented the financial analysis which included the indoor and outdoor aquatic operations, expense analysis resulting in \$866,755 for outdoor and \$1,261,648 for indoor, indoor aquatics revenue of \$600,000 to \$800,000, outdoor aquatics revenue of \$700,000 to \$900,000, and indoor and outdoor cost recovery.

Questions from Council included filtration system used, outdoor expenses increase factored in, rental components, food and beverage sales, cabanas, costs associated for users, and potential tax increase for citizens.

Elizabeth McIlrath presented the Lake Parks Master Plan for East Fork Park and Avalon Park which included: the planning process; East Fork Park USACE land classifications, program and features, concept images for RV camping, cabin rentals, glamping and retro RV camping, primitive camping, equestrian use, and camping support amenities, a preliminary master plan, and summary of construction totals of \$19,566,750; Avalon Park USACE land classifications, program and features, concept images for day use, civic activities lawn, special events, trails and nature areas, boating, fishing, and lake access, a preliminary master plan, and summary of construction totals of \$10,676,250. Michael Svetz presented the financial feasibility which included: East Fork Park operational assumptions, approach to staffing summary, high level proforma, revenue model, and expenditure model; Avalon Park high level proforma, revenue model, and expenditure model.

Mayor Porter stated, based on meetings with the Army Corp of Engineers, they are sensitive about any type of store selling items, flooding concerns in specific areas, and noting a separate agreement with East Fork Harbor marina would have to be reached as it is a private drive. Feedback and questions from Council included courtesy docks by boat ramps, fishing pier types, time period for leasing agreement with the Army Corp. of Engineers, the amount and type of playgrounds and pavilions within the 505 floodplain, location of 5k trail, rental projections, activity and event lawn uses, and RV term lease.

Park Board feedback and questions included closing down current park completely or phase in to make improvements, lake needs improvements and should be a priority, length of lease is important, possible need for an outdoor aquatic's facility, quantifying potential sales tax recoup from outside the City visitors, what kind of opportunity do we want for our community, and preferred no daily admission for trail usage and to look at other revenue options.

Holsted and Council thanked the consultants and Parks and Recreation staff and board members for their work on these projects.

Mayor Porter convened the Council into a break at 9:46 p.m.

Mayor Porter reconvened the Council into Work Session at 9:53 p.m.

WS2. Discuss Infrastructure needs in East Wylie.

Mayor Porter stated he requested this item be listed on the agenda as the City is looking at the use of fund balance and potential bond projects, there are areas such as 1st, 2nd, 3rd, 4th, and 5th streets that have no sidewalks and open stormwater drainage. Porter stated he would like to see potential options available and a long-term plan to bring the referenced area up to what we have in other parts of town. Holsted stated the Bond Committee did discuss a lump sum of money for City wide street and alley repairs and added in the past, the City did a Neighborhood Action Plan where areas in the City were identified for improvements. Holsted stated the areas discussed currently consist of asphalt streets, bar ditches and open drainage, not curb and gutter, and stated to replace streets with concrete and reroute the drainage consist of a different magnitude of cost. Mayor *pro tem* Forrester stated he had

concerns with adding new developments over in the east part of town with increased traffic on narrow asphalt streets and no sidewalks, and added he would like to see what the City can do to help keep the area closer to downtown beautiful and increase accessibility. Porter asked what the next steps would be if Council wanted to consider it as a long-term project. Holsted replied staff can get an idea of an order of magnitude cost to bring it to current standards of concrete curb and gutter and underground stormwater to start the discussion and then gather direction from Council. Councilman Mize stated this is important as there are inconsistent sidewalks in the area referenced which is problematic and supports creating a plan that Council can complete in phases. Councilman Wallis asked if the City can look at asphalt curb and gutter to allow the City to do more. Holsted replied one option is concrete curb and gutter with an asphalt street to help reduce some of the cost and can bring back estimated costs. Councilman Williams stated he is in favor of looking at improvements in the older neighborhoods on the east side of town that would have longevity to it and serve the residents. Planning Manager Haskins added that a large portion of the Comprehensive Master Plan is transportation, and the City can utilize the consultant to include what is decided as part of the Plan.

WS3. Public Works Department Presentation.

This work session was moved to June 8, 2021 City Council meeting.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 10:09 p.m.

READING OF ORDINANCES

City Secretary Storm read the captions to Ordinance Nos. 2021-25, 2021-29, and 2021-30 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Duke, to adjourn the meeting at 10:11 p.m. A vote was taken and motion passed 7-0.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: City Manager
Prepared By: City Secretary

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2021-31, finding that the settlement agreement between the City and CoServ Gas, Ltd. is reasonable; ordering CoServ Gas, Ltd. to implement the rates agreed to in the settlement agreement; requiring reimbursement of cities' rate case expenses; finding that the meeting at which this ordinance is passed is open to the public as required by law; requiring notice of this ordinance to the company and legal counsel.

Recommendation

Motion to approve Item as presented.

Discussion

On or about November 13, 2020, CoServ Gas, Ltd. ("CoServ" or "Company") filed to increase rates in all cities with exclusive original jurisdiction over the rates, operations, and services within its service area. In its application, CoServ sought to increase base rates by 11.8% for its entire service area.

The City, pursuant to § 104.102 of the Gas Utility Regulatory Act ("GURA"), has exclusive original jurisdiction over the gas rates charged by the Company. Although, CoServ proposed an original effective date of January 23, 2021, the Company agreed to extend the proposed effective date to March 14, 2021, with a statutory deadline of August 10, 2021. The City suspended the effective date for 90 days, giving the City until June 12, 2021 to evaluate the application and take final action. The City joined with the other cities (collectively the "CoServ Gas Cities") to conduct a review of the Company's application by hiring and directing legal counsel and consultants to prepare a common response and negotiate with the Company.

On or about May 14, 2021, a Settlement Agreement was reached between the CoServ Gas Cities and the Company. The Settlement Agreement reduces the Company's requested rate increase of \$11.5 million down to \$6.25 million representing a 45.6% reduction to the Company's request. Additionally, the Settlement Agreement provides for a 9.5% return on equity rather than the Company's requested 11.5% return on equity. Finally, the Settlement Agreement provides for a customer charge of \$15, compared to the Company's original \$18.50 request. The commercial and public authority customer charge will be \$35, versus the Company's original \$43.50 request. The Company has agreed to 100% recovery of City's rate case expenses.

Purpose of the Ordinance:

The purpose of the ordinance is to approve the Settlement Agreement and direct the Company to implement the rates in the Settlement Agreement. Additionally, pursuant to GURA § 103.022, cities are entitled to reimbursement of the expenses associated with the rate case to the extent the expenses are reasonable.

Explanation of "Be It Ordained Paragraphs"

Section 1. This provision approves the Settlement Agreement reached between the CoServ Gas Cities and sets rates at the levels indicated in the Settlement Agreement.

Section 2. This section directs the Company to reimburse the City's reasonable rate case expenses.

Section 3. This section merely recites that the ordinance was passed at a meeting that was open to the public and that the consideration of the ordinance was properly noticed.

Section 4. This section provides that the Company and counsel for the city group will be notified of the City's action by sending a copy of the approved and signed ordinance to the Company and to counsel for the city group.

Recommendation

The City Staff recommends adoption of the ordinance approving the Settlement Agreement, setting rates at the level indicated in the Settlement Agreement, and directing the Company to reimburse the City's reasonable rate case expenses.

ORDINANCE NO. 2021-31**ORDINANCE OF THE CITY OF WYLIE FINDING THAT THE SETTLEMENT AGREEMENT BETWEEN THE CITY AND COSERV GAS, LTD. IS REASONABLE; ORDERING COSERV GAS, LTD. TO IMPLEMENT THE RATES AGREED TO IN THE SETTLEMENT AGREEMENT; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS ORDINANCE TO THE COMPANY AND LEGAL COUNSEL**

WHEREAS, on or about November 13, 2020, CoServ Gas, Ltd. ("CoServ" or "Company"), pursuant to Gas Utility Regulatory Act ("GURA") § 104.102 filed a Statement of Intent to Increase Rates with the Railroad Commission of Texas (the "Commission") within the unincorporated areas it serves in the State of Texas and filed with the City of Wylie a Statement of Intent to change gas rates in all municipalities exercising original jurisdiction within the Company's service area, effective January 23, 2021; and

WHEREAS, the Company agreed to extend the proposed effective date to March 14, 2021; and

WHEREAS, the City of Wylie has exclusive original jurisdiction over the rates, operations, and services of a gas utility within the municipality, pursuant to GURA § 103.001; and

WHEREAS, GURA § 103.021 grants a municipality authority to require a utility to submit information as necessary to make a reasonable determination of rate base, expenses, investment, and rate of return in the municipality; and

WHEREAS, the City of Wylie suspended the effective date of the proposed rate change for ninety (90) days pursuant to GURA § 104.107; and

WHEREAS, the City of Wylie joined with other similarly situated cities, the Steering Committee of Cities Served by CoServ Gas, Ltd. ("CoServ Gas Cities"), to conduct a review of the Company's application by hiring and directing legal counsel and consultants to prepare a common response and to negotiate with the Company and direct any necessary litigation; and

WHEREAS, on or about May 14, 2021, the CoServ Gas Cities reached a Settlement Agreement resolving all issues relating to the Company's Statement of Intent to Increase Rates; and

WHEREAS, the CoServ Gas Cities members and attorneys recommend that the City of Wylie approve this settlement agreement setting rates; and

WHEREAS, GURA § 103.022 provides that reasonable costs incurred by cities in ratemaking activities are to be reimbursed by the regulated utility.

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

Section 1. That the City approves the Settlement Agreement reached between the CoServ Gas Cities and the Company and directs the Company to implement the rates indicated in the Settlement Agreement.

Section 2. That the City's reasonable rate case expenses shall be reimbursed by the Company.

Section 3. That it is hereby officially found and determined that the meeting at which this Ordinance is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 4. A copy of this Ordinance shall be sent to CoServ, care of Charles Harrell, CoServ Gas, Ltd. 7701 South Stemmons Freeway, Corinth, Texas 76210 (CHarrell@coserv.com), and to Thomas Brocato at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701 (tbrocato@lglawfirm.com).

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 8th day of June 2021.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: Parks and Recreation
Prepared By: Rob Diaz

Account Code: _____

Subject

Consider, and act upon, Resolution No. 2021-14(R) authorizing the application for a Collin County Park and Open Space Grant for the purpose of the Municipal Complex Trail Lighting Project.

Recommendation

Motion to approve Item as presented.

Discussion

In November 2018, the citizens of Collin County approved a \$10 million bond proposition for Parks and Open Space. Through the year 2023, Collin County will make these funds accessible to cities and non-profit organizations within the County. These funds will be obtainable through an application process to assist with the acquisition of park land, trail construction, and park/open space improvements.

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

The County is once again accepting applications for the next cycle of grant awards. Applications must be submitted to the County by July 6, 2021, and awards for successful applications will be made by the County in October 2021. The sponsoring entity must approve a resolution authorizing the project application submittal and designation of a project official.

The grant application requests \$310,666.00 in funding from Collin County for the purpose of installing lighting along the Municipal Complex Trail following the recommendations in the 2020 City of Wylie Parks, Recreation and Open Space Master Plan. Staff is currently composing the grant application to meet the July 6, 2021 deadline. This trail lighting will provide 81 lights along the trail providing additional safety and security to trail patrons that utilize the trail. The Municipal Complex trail is centrally located in the City but provides parks and recreation opportunities to all citizens of Wylie.

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

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

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

- Installation of 36 light poles for Phase 1 and 45 light poles in Phase 2 for a total of 81 light poles.
- Installation includes trenching, electrical services, conduit, and pole bases.

RESOLUTION NO. 2021-14(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, AUTHORIZING THE CITY MANAGER OF THE CITY OF WYLIE, TEXAS, OR HIS DESIGNEE, TO SUBMIT A GRANT APPLICATION TO COLLIN COUNTY FOR THE MUNICIPAL COMPLEX TRAIL LIGHTING PROJECT, AND TO TAKE ANY AND ALL OTHER ACTIONS NECESSARY TO EFFECTUATE THE SAME; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the 2018 Collin County Bond Election established a source of funding for park and open space development in Collin County; and

WHEREAS, Collin County has provided an opportunity for the City of Wylie, Texas to submit a grant application and, upon award thereof, to enter into an agreement concerning development of the Municipal Complex Trail Lighting Project in the City of Wylie. A true and correct copy of the grant application is attached hereto as Exhibit A (the "Grant Application"); and

WHEREAS, the City Council finds that submission of the Grant Application will benefit the residents of the City of Wylie, and if the grant is awarded, the grant funds will provide additional park and recreational facilities and open space for all such residents; and

WHEREAS, the City Council finds that the Municipal Complex Trail Lighting Project will support and advance the mission of the Collin County Parks and Open Space Strategic Plan.

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

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

SECTION 2. The City Manager of the City of Wylie, Texas, or his designee, is hereby authorized to submit, on behalf of the City Council, the Grant Application, in the form attached hereto as Exhibit A, and to take any and all other actions necessary to effectuate the same. The Grant Application seeks grant funds in the amount of \$310,666.00. Should the final, executed version of the Grant Application be modified from the version attached as Exhibit A, such final, executed version shall replace Exhibit A of this Resolution for all purposes.

SECTION 3. A copy of this Resolution shall be forwarded to the Collin County Commissioners Court.

SECTION 4. This Resolution shall be effective immediately upon its passage.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas,
this 8th day of June 2021.

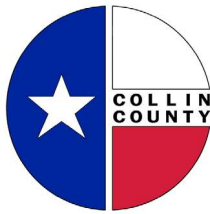
Matthew Porter, Mayor

ATTEST TO:

Stephanie Storm, City Secretary

Exhibit A
Form of Grant Application

[_pages attached hereto]



Collin County
Parks and Open Space
Project Funding Assistance Program
Application

Please use Arial Font size 11 and submit a signed original Application and 12 photocopies stapled and pages numbered. Please no cover pages, this should be Page 1.

SECTION 1: APPLICANT AND PROJECT INFORMATION

1. Project Applicant Information

Applicant – (Legal Name): City of Wylie	Project Contact Name/Title: Municipal Complex Trail Lighting Project
Complete Mailing Address: 300 Country Club #100 Wylie, Texas 75098	Telephone Number: 972-516-6341
Fax Number: 972-516-6355	E-mail Address: robert.diaz@wylietexas.gov
Federal Tax Identification Number: 756000719	Date Resolution Signed: June 8, 2021

2. Project Title:

Municipal Complex Trail Lighting Project

3. Brief Description of Purpose of Project:

The purpose of the project is to install lighting along the Municipal Complex Trail .
Additional park lighting was the 8th ranked item in the Wylie Parks, Recreation and Open Space Master Plan adopted in 2020.

4. General Project Information:

a. Please check the one category this application addresses:

- ☐ Land Acquisition for Parks and Open Space
- ☐ Regional Trail Connector or Trail Project
- ☒ Facilities (Capital) Improvements for Parks and Open Space

b. Amount of Funding Requested:

\$ 310,666.00

c. Total Project Costs:

\$ 621,333.00

d. Start Date of Project:

December 1, 2021

e. End Date of Project:

December 1, 2022

5. Authorized Signature (signatory must have contract signing authority):

Signature:

Title: **City Manager**

Print Name: **Chris Holsted**

Date: **June 8, 2021**

SECTION 2: AUTHORIZED REPRESENTATIVE

06/08/2021 Item C.

The Applicant hereby designates the individual named below as the person authorized to act on behalf of the Applicant.

Authorized Project Representative: The following person is authorized to receive direction, manage work performed, sign required reports, and other acts on behalf of the Applicant.

Signature:	<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Parks and Recreation Director</div> Title:
<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Robert Diaz</div> Printed Name:	<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">972-516-6341</div> Phone Number:
<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">300 Country Club #100</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Wylie, Texas 75098</div> <div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;"></div> Address:	<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">robert.diaz@wylietexas.gov</div> E-mail Address:

Has Collin County previously provided funding for this Project?

☐ Yes

☐ No

For Collin County Parks Foundation Advisory Board Use Only

<i>Does the proposed project advance the mission of the County Parks /Open Space Strategic Plan?</i> ____ yes ____ no
<i>Is the application administratively complete?</i> ____ Yes ____ No
<i>Did the applicant receive funding for this project in previous years?</i> ____ yes ____ no (If yes, were they successful in the timely completion of the project? ____ yes ____ no)

1. Certifications

In order to receive funding under this program, the proposed project goals must be similar to and support or advance the mission published in the *Collin County Parks and Open Space Strategic Plan* (October 2001). By signing this Application, the person acting on behalf of the Applicant makes the certifications below.

a. Authority to Sign Application

The person signing this Application hereby certifies that he/she is the official contact regarding this Application and has authority from the Applicant to sign the Application and that such authority will bind the Applicant in subsequent agreements.

b. Application Contains No False Statements

The Applicant certifies that this Application has no false statements and that the Applicant understands that signing this Application with a false statement is a material breach of contract and shall void the submitted Application and any resulting contracts.

c. This is a Reimbursement Program

Applicants must have a minimum dollar for dollar in matching funds, comprised of direct cash, value of land to be improved, donated labor, material or in-kind services for the project being proposed. Under special circumstances at the recommendation of the Parks Foundation Advisory Board and approval by the Commissioners' Court, a direct payment may be considered.

d. Eligible Applicants

The Applicant must be a 501(c)(3) tax exempt organization, non-political group or any unit of local government, including municipalities, school districts, or county located in Collin County, Texas. Faith-based organizations are eligible to apply as long as inherently religious activities, such as worship and religious instructions are not conducted.

e. Technical Feasibility

The Applicant certifies that he/she has carefully reviewed the Project Narrative and Action Plan. To the best of their knowledge all activities are technically feasible and can be satisfactorily completed within the time frame proposed.

f. Costs Reasonable and Necessary

The Applicant certifies to the best of their knowledge that the proposed activities and the expenses outlined in the Budget are reasonable and necessary to accomplish the project objectives, and the proposed expenses are consistent with the costs of comparable goods and services.

2. Assurances**a. Compliance with Progress and Result Reporting**

Applicant provides assurances that, if funded, the Applicant will comply with the requirements for reporting: reporting on the progress of the project activities and deliverables on a quarterly basis; providing before, during and after photos; and promptly notifying the Parks Foundation Advisory Board of any changes in plans.

b. Financial Management

Applicant provides assurances that, if funded, the Applicant will comply with contractual provisions and requirements necessary to ensure that expenses are reasonable and necessary, and to adhere to financial administration and reimbursement procedures and provide financial reports on a schedule established by Collin County.

c. Accessibility

Applicant provides assurances that, if funded, the park or proposed improvements will be accessible to **all** County residents.

d. Compliance with Americans with Disabilities Act

Applicant provides assurances that, if funded, the Applicant will comply with all applicable requirements of the Americans with Disabilities Act of 1990, 42 U.S.C. § 12101-12213 (Pamphlet 1995).

SECTION 4: PROJECT COSTS AND ELEMENTS

06/08/2021 Item C.

Name of Applicant:

Project Name:

Either use this form or create an Excel spreadsheet using this format

Item No.	Description	U/M	Quantity	Unit Cost	Total	Requested Amount	Match Amount
1	Trail Lighting-Phase 1	1	1	1	298,144	149,072	149,072
2	Trail Lighting-Phase 2	1	1	1	323,189	161,594	161,595
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
	Project Total				621,333	310,666	310,667

<input style="width: 90%;" type="text" value="Robert Diaz"/> Prepared By:	<input style="width: 90%;" type="text" value="Parks and Recreation Director"/> Title:
<input style="width: 90%;" type="text" value="300 Country Club #100"/> <input style="width: 90%;" type="text" value="Wylie, Texas 75098"/> <input style="width: 90%;" type="text" value=""/> Address:	<input style="width: 90%;" type="text" value="972-516-6340"/> Phone Number:
<input style="width: 90%;" type="text" value="robert.diaz@wylietetexas.gov"/> E-mail Address:	<input style="width: 90%;" type="text" value="June 7, 2021"/> Date Prepared:

SECTION 5: RESOLUTION

The sponsoring entity (governing board) must approve a resolution authorizing the project application submittal and designation of project official/representative. A copy of the resolution must be included in this application. **Insert photocopy of signed resolution.**

SECTION 6: PROJECT NARRATIVE

(No more than 5 pages, single spaced, Arial 11 font)

SECTION 7: LOCATION MAPS, SITE PHOTOS, PROJECT SKETCHES, etc.**SECTION 8: LETTERS OF COMMITMENT**
(Provide photocopy)**SECTION 9: EVIDENCE OF NON-PROFIT STATUS**
(Photocopy of Current Valid IRS Tax Exemption Certificate if non-governmental agency)

SECTION 6: PROJECT NARRATIVE

Wylie-Municipal Complex Trail Lighting Project

1. Project Description:

The City of Wylie seeks funding in the amount of \$310,666.00 for construction and installation of trail lighting along the concrete hike and bike trails in the Municipal Complex Trail located at 300 Country Club Rd., Wylie, TX, 75098. The requested funding would be used for the following items:

- Installation of 36 light poles for Phase 1 and 45 light poles in Phase 2 for a total of 81 light poles.
- Installation includes trenching, electrical services, conduit, and pole bases.

The City will undertake any engineering costs for the project and comply with current accessibility standards. The City will purchase the poles and their installation under a current cooperative contract, ensuring the lowest possible price. The purchasing of the poles and installation will be performed by a reputable contractor contracted by City Council action.

The Municipal Complex Trail is situated on the 200 plus acre Municipal Complex that currently has the Wylie City Hall, Smith Library, and Wylie Recreation Center on the property. The trail consists of a 12-foot concrete hike and bike trail that weaves approximately 2 miles throughout the nature areas of the property. The current trail was developed in two phases with the last phase being completed in 2017. In 2018 Parks and Recreation staff contracted with the consulting firm Kimley-Horn Inc. to design the lighting program for the trail.

The intent of this project is to add lighting to the existing trail areas for extended use and for safety. The trail is centrally located in the City and is accessible to not only adjacent neighborhoods, but can also be used by residents driving from other parts of the City or even those outside the City limits. The trail also connects to some recently added trail that was installed by Collin College adjacent to their new Wylie campus. This project is part of a long-range effort by the City to provide premium quality amenities for the enjoyment of its citizens, the citizens of neighboring municipalities, and the entire County. This updated lighted trail will be the first large lighted trail in southern Collin County and would be easily accessible to communities within Wylie and surrounding communities such as Sachse and Murphy.

Overall, various aspects of this project address multiple issues identified in the *Collin County Parks and Open Space Strategic Plan*. For instance, Section 4.3.1 of the plan states:

The proposed trail system is designed to enhance public accessibility to park and open space resources Countywide and to enhance social and cultural connectivity and the sense of community, and the same section also says the expansion of the parks and open space in the county utilizing the natural drainage system will help to preserve the natural "sense of place" for residents...creeks, prairies, fields, hilltop views and woodlands define the natural "sense of place" in Collin County.

The proposed improvements concentrate on satisfying the needs recognized in the *Collin County Parks and Open Space Strategic Plan*, and strive to meet the demand for improving the level of recreational facilities for Collin County residents.

2. Objectives and Need for Project:

The City of Wylie has a population of approximately 53,653 and has been one of the fastest-growing communities in the state of Texas. The City's population has increased nearly 160% since 2000. As the City and surrounding areas continue to experience this high rate of development, high levels of demand have been placed on the City to provide recreational opportunities.

In 2018 the City began an update of its Parks, Recreation, and Open Space Master Plan. The plan was adopted in 2020 by the City Council and it identified areas of improvement based on citizens, elected officials, consultant, and staff input.

PURPOSE OF THE MASTER PLAN

The purpose of this Master Plan is to focus on identifying and preparing for implementation of the City's parks and recreational needs for the next five-year to ten-year period. It addresses the entire City limits including existing, proposed, and future parks & recreation opportunities. The planning team interacted with a diverse Steering Committee, as well as various City staff, community leaders, and citizen groups during the planning process.

In preparing this plan, some of the key objectives for future direction of the Wylie park system include the following:

- Provide high-quality parks and recreation resources that offer a balanced variety of year-round recreational needs of the Wylie community;
- Determine a practical means of maintaining and upgrading existing parks and facilities to a prescribed standard and purpose;
- Improve the overall appearance and usability of park and recreation resources;
- Acquire park land and develop outdoor recreational facilities;
- Encourage cooperation and develop partnerships with the school district, governmental agencies, area corporations, and community organizations to assist with funding, development and maintenance of park & recreational facilities
- Obtain adoption of the Master Plan by City Council in order to provide direction to City officials, City staff, and residents for implementing the Master Plan

The Action Plan identified park amenities that are needed, see below:

PARKS, RECREATION & OPEN SPACE MASTER PLAN



Wylie Priority Rankings

Rank	Action Plan	High	Moderate	Low
1	Hike/bike/walk trails that are connected throughout the city	◆		
2	Sprayground	◆		
3	Expand amenities at Lavon Lake (fishing, picnicking, swim beach)	◆		
4	Hike/bike/walk nature trails along the lake/dam	◆		
5	Aquatic Center (indoor – leisure area and lap lanes)	◆		
6	Aquatic Center (outdoor – leisure area and lap lanes)	◆		
7	Special events in parks	◆		
8	Additional lighting in parks	◆		
9	Multipurpose sports fields (football, soccer, baseball, softball)	◆		
10	Additional practice fields (football, soccer, baseball, softball)	◆		

The Master Plan identified trails and lighting in parks as the #1 and #8 priorities for development. The proposed trail lighting project would support both of the identified priorities.

3. Funding Mechanism:

Funding for the construction of the improvements is proposed to be a joint effort between the City of Wylie and Collin County. The City used operational funding to pay for any engineering needed to design the trail lighting system.

For the actual construction, the City intends to utilize funds from its Parks and Recreation 4B ½ cent sales tax Fund. Sufficient funding is available in this fund to meet the match amount.

The City anticipates using any funding received as a result of this request for the following purposes:

- Installation of 81 light poles and concrete bases.
- Install electrical connections for all the light poles.

The City requests funding for the trail lighting components and installation of the components for the project. As its match, the City will utilize funds in the Parks and Recreation 4B ½ cent sales tax Fund.

The City's goal is to improve this site so that it will address the community needs expressed throughout earlier planning stages, both by the City of Wylie and by Collin County. The trail lighting will enhance the current concrete trail, and it will continue to receive considerable usage and be available to the greatest number of County residents.

We respectfully request that the Collin County Parks Foundation Board agree to provide a match in the amount of \$310,666.00 to assist in the construction of the proposed improvements.

4. Project Action Plan:

The City has completed design and engineering for this project with the assistance of the engineering firm Kimley-Horn Inc. If the City receives notification of the award in October 2021 and following the City and County approval of the Interlocal Agreement, the City will be ready to purchase the lighting poles and installation utilizing an existing cooperative purchasing agreement. The City anticipates completing a contract with the vendor and ordering the light poles in late 2021 and beginning installation in the spring of 2022. Anticipated completion of the project will be the summer of 2022.

The site improvements will generally follow the sequence below:

1. Trench and install electrical conduit.
2. Installation of the light bases and poles.
3. Installation of the wire and powering up the poles.
4. Electrical inspections and final site grading/clean up.

The City proposes to have all work performed by a reputable contractor with a proven ability to perform similar work on projects of similar scale. City personnel and representatives with Kimley-Horn Inc. will perform daily site inspections and coordinate with the contractor to ensure that all work is being performed as specified.

5. Implementation and Maintenance:

“The parks and open space system should reflect the coordinated planning and conceptualization of the park and open space system at a countywide scale, with implementation at the local community scale.” *Collin County Parks and Open Space Strategic Plan (Section 4.1.4)*

Personnel in the Wylie Parks and Recreation Department have a successful track record in land acquisition, construction, operation, and maintenance of municipal park facilities since the division was established in the mid 1980s. The present managerial staff alone has a combined total of nearly 30 years of directly-related experience involving all phases of parkland development and operation. Senior managerial staff in the Department has over 20 years' experience in coordinating and administering construction contracts ranging from a few thousand dollars up to and including multi-million-dollar projects.

The City's personnel are experienced and effective in the management of citizen tax dollars to achieve project goals, comply with all accounting and reporting requirements, and to deliver a finished product which is on budget.

After construction is completed, maintenance crews (under general supervision of the Parks Manager) will perform routine inspections of the facilities. Routine performance of maintenance duties includes, but are not limited to: changing light bulbs and transformers, address any vandalism of the light poles and fixtures, and replacing light poles and fixtures due to wear.

Annual operating and maintenance costs will be funded in all future City of Wylie Parks and Recreation budgets to preserve the investment so that the citizens of Collin County will have a first-class facility that meets their outdoor recreational needs.

CONSTRUCTION PLANS FOR MUNICIPAL COMPLEX TRAIL LIGHTING W2017-76-A



ERIC HOGUE
MAYOR

KEITH STEPHENS
MAYOR PRO-TEM
CITY COUNCIL MEMBER PLACE 1

MATTHEW PORTER
CITY COUNCIL MEMBER PLACE 2

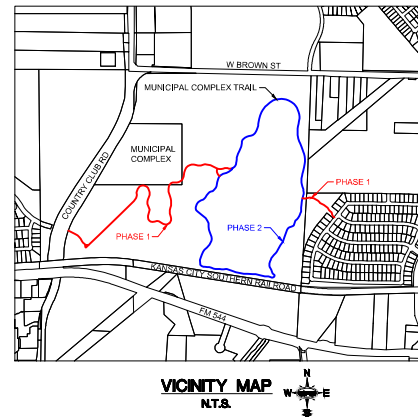
JEFF FORRESTER
CITY COUNCIL MEMBER PLACE 3

CANDY ARRINGTON
CITY COUNCIL MEMBER PLACE 4

DR. TIMOTHY T. WALLIS
CITY COUNCIL MEMBER PLACE 5

DAVID DAHL
CITY COUNCIL MEMBER PLACE 6

CITY OF WYLIE, TEXAS



SHEET INDEX

SHEET NO.	DESCRIPTION
C-00	COVER SHEET
STD-00_R	CITY OF WYLIE GENERAL NOTES
G-1	GENERAL NOTES
E-0	SHEET LAYOUT AND PHASING PLAN
E-1	ELECTRICAL LAYOUT
E-2	ELECTRICAL LAYOUT
E-3	ELECTRICAL LAYOUT
E-4	ELECTRICAL LAYOUT
E-5	ELECTRICAL LAYOUT
E-6	ELECTRICAL LAYOUT
E-7	ELECTRICAL LAYOUT
E-8	ELECTRICAL LAYOUT
ED-1	ELECTRICAL DETAILS
ED-2	ELECTRICAL DETAILS
ED-3	ELECTRICAL TABLES
ED-4	ELECTRICAL DETAILS
ED-5	ELECTRICAL DETAILS

JULY 2018

ENGINEER
Kimley»Horn
260 EAST DAVIS STREET, SUITE 100
MCKINNEY, TEXAS 75069
PH (469) 301-2580
CONTACT: DUSTIN COLWELL, P.E.
JOSEPH E. HELMBERGER, P.E.

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(g) 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. 414/51 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 PLANTS 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 6.4 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 PAVING 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. STUDBOOTS OUT OF MANHOLES SHALL BE FITTED WITH A STOPPER AND CAP. STUDBOOTS 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 3" 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/B BLUE EC FILM WITH CITY LOGO. THE SIGN PLATE SHALL BE 9 INCHES TALL AND 0.80 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.

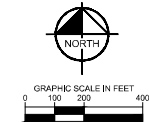
△	REVISED PAVING NOTES	JCH	6/30/14
△	ADD PAVING NOTE 21	JCH	7/08/09
△	ADD STORM SEWER NOTE 13	JCH	6/19/08
△	ADD PAVING NOTE 22 AND REVISE NOTE 12 & 15	JCH	6/06/08
△	ADD PAVING NOTE 19	JCH	6/12/07
△	DELETE STORM SEWER PARAGRAPH NO. 9	JCH	5/10/07
△	ADD STREET SIGN SPECIFICATIONS & ILLUMINATION REQUIREMENTS	JCH	1/5/07
△	REVISE PAVING NOTES NO. 1 & 5	JCH	5/16/06
REV.	REVISION	BT	DATE

CITY OF WYLIE, TEXAS	
STANDARD CONSTRUCTION DETAILS	
GENERAL NOTES	
DATE: APRIL, 2005	SHEET STD--00_R

MUNICIPAL COMPLEX
TRAIL LIGHTING
WYLIE, TX
PREPARED FOR
CITY OF WYLIE

CITY OF WYLIE
GENERAL NOTES

SHEET NUMBER
STD-00_R



PHASE 1

PHASE 2



DATE	AS SHOWN
JULY 2018	
DESIGNED BY:	DJC
DRAWN BY:	DJC
CHECKED BY:	DYE

**MUNICIPAL COMPLEX
TRAIL LIGHTING**
WYLIE, TX

PREPARED FOR
CITY OF WYLIE

ELEC SHEET LAYOUT
AND PHASING PLAN

SHEET NUMBER
E-0

33



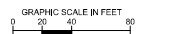
Know what's **below**.
• **Call** before you dig.







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MATCHLINE - SEE SHEET E-2



LEGEND	
TRAIL LIGHT (SEE FIGURE SCHEDULE)	
TRAIL LIGHT (SEE FIGURE SCHEDULE)	
JUNCTION BOX (16\"/>	
1.5\"/>	
1.5\"/>	
LIGHTING CONTROLLER CABINET	
POWER PEDESTAL AND LIGHTING CONTROLLER	

LIGHT FIXTURE SCHEDULE		
SYMBOL	LAMP	POLE
☼	CREE - WREGLER 20W-200LM-2000K	CREE - 10\"/>
☼	CREE - REINAAHHT 20W-200LM-2000K	CREE - 20\"/>

- NOTES:**
1. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE CURRENT STANDARDS, NEC, NEMA, LOCAL REQUIREMENTS, AND THE PROJECT PLANS.
 2. FIELD VERIFY EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE DIGGING. REPAIR ANY DAMAGE.
 3. ELECTRICAL CONDUIT FOR LIGHTING SHALL BE PVC 1.5-IN SCHEDULE 80, OR AS NEEDED BY THE UTILITY PROVIDER.
 4. CONDUIT SHALL BE PLACED IN A TRENCH AT LEAST 24-IN BELOW FINISHED GRADE. INSTALL A 3-IN VIBR RED 4-IN PLASTIC WARNING TAPE 12-IN ABOVE TOP OF CONDUIT.
 5. SEAL ALL CONDUIT ENDS WITH LIGHTING CIRCUITS WITH AT LEAST THREE FEET OF POLYURETHANE FOAM APPROVED BY THE ENGINEER THAT WILL NOT ADVERSELY AFFECT OTHER PLASTIC MATERIALS OR CONDUIT METALS.
 6. PROVIDE INSULATED ELECTRICAL CONDUCTORS WITH NEC TYPE XHHW, OR OTHER XLP INSULATION RATED FOR A MINIMUM OF 600 V, EXCEPT PROVIDE 14 AWG SOLID BARE GROUNDING ELECTRODE CONDUCTORS.
 7. PROVIDE BLACK AT EACH JUNCTION BOX.
 8. JUNCTION BOXES SHALL BE POLYMER CONCRETE CONSTRUCTION.
 9. INSTALL A NEMA 3R PEDESTAL ELECTRIC SERVICE THAT COMPLIES WITH ONCOR STANDARDS AND SPECIFICATIONS. NO LINE SERVICE TO BE PROVIDED BY ONCOR. CONTACT LONNIE GRIFFIN AT (972) 360-2018.
 10. ALL FIXTURES ARE RATED TO OPERATE AT 240 VOLTS.
 11. CREE FIXTURES SHALL BE SUPPLIED, INSTALLED AND UNDER WARRANTY BY MUSCO SPORTS LIGHTING.
 12. NOTIFY EXISTING STRUCTURES AND CONCRETE OR OTHER PAVED PATHWAYS/PLACES UNLESS OTHERWISE NOTED, ANY DAMAGE SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
 13. NO LIGHTS SHALL BE INSTALLED WITHIN UTILITY EASEMENTS.
 14. EXISTING UTILITIES AND EASEMENTS SHOWN ARE APPROXIMATE AND HAVE NOT BEEN SURVEYED.
- *CONTRACTOR TO STAKE THE LOCATIONS OF LIGHTS AND CONTACT CONCERNED REPRESENTATIVE PRIOR TO POURING FOUNDATIONS. CONTRACTOR TO ADJUST LIGHT LOCATIONS IN THE FIELD AS NECESSARY AND AS DIRECTED BY THE CITY OF WYILE AND UTILITY REPRESENTATIVES.

UTILITY NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, WHETHER PUBLIC OR PRIVATE. PRIOR TO EXCAVATION, THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON DATA FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR WILL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA FOR LOCATING ALL UNDERGROUND FACILITIES FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, AND FOR THE SAFETY AND PROTECTION THEREOF AND REPAIRING ANY DAMAGE THEREBY RESULTING FROM THE WORK. THE COST OF ALL COORDINATION WILL HAVE BEEN CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN AREAS ADJACENT TO GAS LINES, UNDERGROUND ELECTRIC CABLE, FIBER OPTIC CABLE, NIMMO LINES AND UNDERGROUND TELEPHONE CABLE.
3. 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 ON THE PLANS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY COMPLETION IN GROUES OR ALIGNMENT.

CAUTION!
ATMOS GAS LINE IN AREA. CONTRACTOR TO
UTILIZE TEXAS ONE CALL SYSTEM TO MARK
ALL GAS LINES PRIOR TO EXCAVATION.
ATMOS CONTACT: JOE CADEZUELA
PHONE: 972-485-4224

CAUTION!
NIMMO WATERLINE IN AREA. CONTRACTOR
TO CONTACT NIMMO LINE LOCATES AT
480-424-6200 24 HOURS PRIOR TO WORKING IN
NIMMO EASEMENT IN ORDER TO SCHEDULE
A REPRESENTATIVE TO BE ON SITE.
NIMMO LINE LOCATES: 409-428-4599



REVISIONS	
NO.	DATE

Kimley-Horn
280 EAST DAVIS STREET, SUITE 100, MCINNEY, TX 75069
WWW.KIMLEY-HORN.COM, TX 75069
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KHA PROJECT:	DATE:	SCALE:	DRAWN BY:	CHECKED BY:
DATE:	DATE:	DATE:	DATE:	DATE:

MUNICIPAL COMPLEX TRAIL LIGHTING
WYILE, TX
PREPARED FOR
CITY OF WYILE

ELECTRICAL LAYOUT
SHEET NUMBER
E-1



LEGEND	
TRAIL LIGHT (SEE FIXTURE SCHEDULE)	
TRAIL LIGHT (SEE FIXTURE SCHEDULE)	
JUNCTION BOX (16"Wx21"Lx1"D)	
1.5" RGS CONDUIT - BRIDGE MOUNTED	— — — —
1.5" SCH 80 PVC CONDUIT	— — — —
LIGHTING CONTROLLER CABINET	
POWER PEDESTAL AND LIGHTING CONTROLLER	

LIGHT FIXTURE SCHEDULE		
SYMBOL	LAMP	POLE
	CREE - AWE-4DR 2MBR-04LE-JULBK-300-DM	CREE - 10'-0" H x 6" DIAMETER BLACK DIE CAST ALUMINUM WITH POWDER COAT FINISH
	CREE - R5WMA-4HT- 3WE-SL-49KT-JUL-GY-N	CREE - 25" H x 6" DIAMETER BLACK DIE CAST ALUMINUM

NOT

1. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE CURRENT EDITIONS, NFPA, NEMA, LOAD REQUIREMENTS, AND THE PROJECT PLANS.
2. ALL FIELD AND JOINT LOCATIONS SHALL BE UNDERGROUND UTILITIES BEFORE DIGGING, REPAIR ANY DAMAGE.
3. 3.1. ELECTRICAL CONDUIT FOR LIGHTING SHALL BE 1/2" PVC 1-2IN SCHEDULE 40, OR AS NOTED BY THE CONTRACTOR FOR APPROVED EQUIVALENT.
- 3.2. ELECTRICAL SHALL BE PLACED IN A TRENCH AT LEAST 24" IN BENEATH DRIVE, INSTALL A 6" IN WIDE RAIL MAXIMUM AT A WADING TAP 12" IN ABOVE TOP OF CONDUIT.
- 3.3. SEAL ALL JOINTS END WITH LIGHTING ORIFICES WITH AT LEAST THREE FEET OF CONCRETE FOR PROTECTION AGAINST WATER INGRESS. WATER WILL NOT BE ADMITTED; AFFECT OTHER MATERIALS OR CORRODE METALS.
4. PROVIDE INSULATED ELECTRICAL CONDUCTORS WITH REC TYPE 2000V, OR OTHER LULU TYPE 2000V FOR A MINIMUM OF 100' MIN. EXCEPT FIBER OPTIC AND SOLID BARE CROUNDING ELECTRODE CONDUCTORS.
5. PROVIDE BLACK AT EACH JOINT LOCATION.
6. JOINTION NOTED SHALL BE 10% YEAR CONCRETE CONSTRUCTION.
7. INSTALL A NEW OR FEEDBACK ELECTRICAL SERVICE THAT COMPLY WITH ALL CODES AND STANDARDS AND ELECTRICAL CODES. THE SERVICE SHALL BE PROVIDED BY THE OWNER. CONTACT THE GEM/FIN AT (702) 865-2076.
8. ALL FEATURES ARE RATED TO OPERATE AT 40 VOLTS.
- 11.1. CREEP RESISTANCE SHALL BE SUPPLIED, INSTALLED AND UNDER WARRANTY BY MUSCO SYSTEMS.
12. PROTECT EXISTING STRUCTURES AND CONCRETE OR OTHER PAVED PATHWAYS BY PLACE OF PROTECTION AND PROTECT EXISTING UTILITIES. CONSTRUCTION SHALL BE PROTECTED BY THE CONTRACTOR. ANY DAMAGE SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
- 13.1.3. LIGHTS SHALL BE INSTALLED WITH UTILITY EXEMPTIONS.
14. EXISTING UTILITIES AND EXEMPTIONS SHOWN ARE APPROXIMATE AND HAVE NOT BEEN SURVEYED.
15. CONTRACTOR TO STATE THE LOCATIONS OF LIGHTS AND CONTRACTOR CONTRACTOR RESPONSIBILITY FOR PROVIDING FOUNDATIONS, CONTRACTOR TO ADJUST LIGHT STANDARDS AND PROTECT EXISTING UTILITIES. CONSTRUCTION SHALL BE PROTECTED BY THE CONTRACTOR. ANY DAMAGE SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

UTILITY NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND THE VERTICAL LOCATION OF ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO THE LOCATION OF UTILITIES AND THE DEPTHS OF THE UTILITIES ARE APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNERS OF THE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF UTILITIES OBSERVED IN THE FIELD. THE OWNER AND CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION SHOWN ON THE INFORMATION OR DATA. THE CONTRACTOR WILL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA FOR ACCURACY PRIOR TO EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR WORKING WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING THE EXCAVATION AND FOR NOTIFYING THE OWNERS OF SUCH FACILITIES OF ANY DAMAGE OR ANY DAMAGE THEREBY RESULTING FROM THE WORK. THE COST OF SUCH DAMAGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, INCLUDING IN THE CONTRACT PRICE, THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO THE EXCAVATION OF THE LOCATION OF THE UTILITIES TO BE EXCAVATED. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN AREAS WHERE THERE ARE LINES, SUCH AS POWER LINES, GAS LINES, TELEPHONE LINES, CABLE, MINOR LINES AND UNDERGROUND TELEPHONE CABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY UTILITIES OR DAMAGED. THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL, AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO THE FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EMPLOYMENT OF ANY

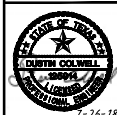
<p>CAUTION!!! ATMOS GAS LINE IN AREA. CONTRACTOR TO UTILIZE TEXAS ONE CALL SYSTEM TO MARK ALL GAS LINES PRIOR TO EXCAVATION.</p> <p>ATMOS CONTACT: JOE CABEZUELA PHONE: 972-465-6234</p>	<p>CAUTION!!! NTMWD WATER LINE IN AREA. CONTRACTOR TO CONTACT NTMWD LINE LOCATES AT 469-626-4569 7-2 HOURS PRIOR TO WORKING IN NTMWD EASEMENT IN ORDER TO SCHEDULE A REPRESENTATIVE TO BE ON SITE.</p> <p>NTMWD LINE LOCATES: 469-626-4569</p>
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Know what's **below**
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Kimley»Horn
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KHA PROJECT: 064478708	DATE JULY 2018	SCALE: AS SHOWN	DESIGNED BY:	DJC	DJC	DYE
			DRAWN BY:			
			CHECKED BY:			

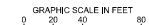
**MUNICIPAL COMPLEX
TRAIL LIGHTING**
WYLLIE, TX






PREPARED FOR
CITY OF WYLLIE



ELECTRICAL LAYOUT

SHEET NUMBER
E-2

MATCHLINE - SEE SHEET E-2



LEGEND	
TRAIL LIGHT (SEE FIXTURE SCHEDULE)	
TRAIL LIGHT (SEE FIXTURE SCHEDULE)	
JUNCTION BOX (16"Wx21"Lx1"D)	
1.5" RGB CONDUIT - BRIDGE MOUNTED	— — — —
1.5" SCH 80 PVC CONDUIT	— — — —
LIGHTING CONTROLLER CABINET	
POWER PEDESTAL AND LIGHTING CONTROLLER	

LIGHT FIXTURE SCHEDULE		
SYMBOL	LAMP	POLE
	CREE - ARE-EDR 2MBRS-04EJL-BK-300-DM	CREE - 10" x 6" DIAMETER BLACK DIE CAST ALUMINUM WITH POWDER COAT FINISH
	CREE - R5WM-A4HT- 3ME-0L-40K7-UL-C14-N	CREE - 25" H x 6" DIAMETER BLACK DIE CAST ALUMINUM

NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE CURRENT STANDARDS, NEC, NEMA, LOAD REQUIREMENTS, AND THE PROJECT PLAN.
 2. THE LOCATION OF ALL UNDERGROUND UTILITIES BEFORE DIGGING, REPAIR ANY DAMAGE.
 3. ELECTRICAL CONDUIT FOR LIGHTING SHALL BE PIPED 1-1/2 IN SCHEDULE 80, AS NEESSEED TO PROTECT THE CONDUIT FROM DAMAGE. THE CONDUIT SHALL BE Labeled AND MARKED.
 4. CONDUIT SHALL BE PLACED IN TRENCH AT LEAST 24 INCHES BELOW FINISHED GRADE, INSTA 6 IN MIN RED ASJ. A WARNING TAPE 12 IN ABOVE TOP OF CONDUIT.
 5. SEAL ALL CONDUIT ENDS ON LIGHTING CIRCUITS WITH AT LEAST THREE FEET OF ELECTRICAL GROUNDING AND PROTECTION. THE CONDUIT SHALL BE Labeled AND MARKED. AFFECT OTHER EXISTING UTILITIES OR CONDUITS.
 6. PROVIDE INSULATED ELECTRICAL CONDUITS WITH NEC TYPE XHHW OR OTHER KLP RATED FOR USE IN BURIAL. USE 1/2 IN OR LARGER CONDUIT FOR ALL SOLID BARE AND GROUNDED INSULATED ELECTRICAL CONDUCTORS.
 7. CONDUIT SHALL BE Labeled AND MARKED.
 8. ALL CONDUIT SHALL BE POLYMER CONDUIT CONSTRUCTION.
 9. INSTALL A NEMA 3R INDUSTRIAL ELECTRICAL SERVICE THAT COMPLY WITH ALL MAJOR STANDARDS AND SPECIFICATIONS, INCLUDING CONDUIT TO BE PROVIDED BY OWNER, AND CONDUIT TO BE PROVIDED BY CONTRACTOR.
 10. ALL RETURNS ARE REQUIRED TO OPERATE AT 240V 2T.
 11. CREEP RESISTANCE SHALL BE SUPPLIED, INSTALLED AND UNDER WARRANTY BY MCGROSS SYSTEMS LIGHTING.
 12. PROTECT EXISTING STRUCTURES AND CONDUITS OR OTHER PAVED PATIENS IN AND IN USE OTHERWISE NOTED, ANY DAMAGE SHALL BE REPAIRED AT THE ADDITIONAL COST TO THE OWNER.
 13. ALL LIGHTS SHALL BE INSTALLED WITH UTILITY CEMENT.
 14. ALL UTILITIES AND CEMENTS SHOWN ARE APPROXIMATE AND HAVE NOT BEEN SURVEYED.
- * CONTRACTOR TO STAKE THE LOCATIONS OF LIGHTS AND CONDUIT ONGRANDMAIR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES AND CONDUITS IN THE FIELD AS NECESSARY AND AS DIRECTED BY THE CITY OF WHITE PLAINS.

UTILITY NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND VERTICAL LOCATION OF ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO THE LOCATION AND DEPTH OF UNDERGROUND FACILITIES ARE APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNERS OF SUCH FACILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR WILL HAVE FULL RESPONSIBILITY FOR RESEARCHING AND CHECKING ALL SUCH INFORMATION AND DATA. FOR EACH UTILITY LOCATED, THE CONTRACTOR SHALL NOTIFY THE WORKER WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING THE CONSTRUCTION PERIOD FOR THE PROTECTION OF SUCH FACILITIES AND INCLUDING ANY DAMAGE THEREBY RESULTING FROM THE WORK. THE COST OF SUCH NOTIFICATION WILL BE PAID BY THE CONTRACTOR. IF THE CONTRACTOR FAILS TO INCLUDE IN THE CONTRACT PRICE, THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS BEFORE COMMENCING ANY EXCAVATION.**
- THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING IN AREAS WHERE THERE ARE LINES, PIPES, CABLES, OR OTHER FACILITIES. IF A CABLE, PIPE, OR LINE IS UNEXPECTEDLY ENCOUNTERED, STOP WORK IMMEDIATELY. IF THE CONTRACTOR HAS BEEN ADVISED THAT THERE ARE DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR REPORT THEM TO THE SAME AGENCY AS THE CONTRACTOR'S LOCAL OFFICE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DAMAGE TO UTILITIES OR FACILITIES.**

CAUTION!!!
ATMOS GAS LINE IN AREA. CONTRACTOR TO
UTILIZE TEXAS ONE CALL SYSTEM TO MARK
ALL GAS LINES PRIOR TO EXCAVATION.

ATMOS CONTACT: JOE CABEZUELA
PHONE: 572-455-6234

CAUTION!!
NTMWD WATERLINE IN AREA. CONTRACTOR
TO CONTACT NTMWD LINE LOCATES AT
469-626-4569 72 HOURS PRIOR TO WORKING IN
NTMWD EASEMENT IN ORDER TO SCHEDULE
A REPRESENTATIVE TO BE ON SITE.
NTMWD LINE LOCATES: 469-626-4569



Know what's **below**.
• **Call** before you dig.

[illegible]

Kimley»Horn



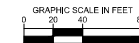
KHA PROJECT: 064478708	DATE JULY 2018	SCALE AS SHOWN	DESIGNED BY: DJC	DJC
			DRAWN BY:	DJC






MUNICIPAL COMPLEX
TRAIL LIGHTING



ELECTRICAL LAYOUT

SHEET NUMBER
E-3

MATCHLINE - SEE SHEET E-5



LEGEND	
TRAIL LIGHT (SEE FIXTURE SCHEDULE)	
TRAIL LIGHT (SEE FIXTURE SCHEDULE)	
JUNCTION BOX (18"Wx21"Lx1"D)	
1/2" RGS CONDUIT - BRIDGE MOUNTED	---
1/2" SCH 80 PVC CONDUIT	---
LIGHTING CONTROLLER CABINET	
POWER PEDESTAL AND LIGHTING CONTROLLER	

LIGHT FIXTURE SCHEDULE		
SYMBOL	LAMP	POLE
	CREE - ARE-EDR 2MBR504EJL-BK-35G-DIM	CREE - 10" 5" H x 6" DIAMETER BLACK DIE CAST ALUMINUM WITH POWDER COAT FINISH
	CREE - RSWM-AHT 3ME-SL-40K7-UL-GY-21	CREE - 25" H x 6" DIAMETER BLACK DIE CAST ALUMINUM

1998

- NOTES**

 1. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE CURRENT STANDARDS, NEC, NEMA, LOCAL REQUIREMENTS, AND THE PROJECT PLANS.
 2. FILL YIELD EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE DIGGING, AND ANY DAMAGE.
 3. ELECTRICAL CONDUIT FOR LIGHTING SHALL BE PVC 1.5IN SCHEDULE 40, OR AS REQUIRED BY THE UTILITY PROVIDER.
 4. CONDUIT SHALL BE PLACED IN A TRENCH AT LEAST 24-INCH DEEP FINISHED GROUND. INSTALL A 1/4-IN VIBRANT REEL PLASTIC WARNING TAPE 12-IN ABOVE TOP OF CONDUIT.
 5. SEAL ALL CONDUIT ENDS WITH LIGHTING CIRCUITS WITH AT LEAST THREE FEET OF CONCRETE OR GROUT. ADVISE ENGINEER THAT YOU WILL NOT ADVERSELY AFFECT EXISTING UTILITIES OR MATERIALS OR CORRODE METAL.
 6. PROVIDE INSULATED ELECTRICAL CONDUITS WITH 1/2 IN. TYPE 1NHP, OR OTHER JCP REGULATED FOR USE IN UNDERGROUND. EXCEPT PROVIDE 1/2 IN. AND 3/4 IN. SQUARE BRONZE OR ALUMINUM ELECTRICAL CONDUITS.
 7. PROVIDE SLACK AT JUNCTION BOX.
 8. JUNCTION BOXES SHALL BE POLY-ETHER CONSTRUCTION.
 9. INSTALL A NEMA 3R PEDISTAL ELECTRICAL SERVICE THAT COMPLIES WITH OHIO ELECTRICAL INSPECTION AGENCIES, ELECTRICAL SERVICE TO BE PROVIDED BY OWNER. CONTACT LOCAL GRIFFITH AT (714) 965-3763.
 10. ALL FUTURES ARE RATED TO CARRY AT LEAST 240 VOLTS.
 11. ALL FUTURE SITES SHALL BE SUPPLIED, INSTALLED AND UNDER WARRANTY BY MUNDO SIGMA GROUP.
 12. PROTECT EXISTING STRUCTURES AND CONCRETE, OR OTHER PAVED PATIWAYS IN-PLACE. UNLESS OTHERWISE NOTED, ANY DAMAGE SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
 13. ALL UTILITIES SHALL BE INSTALLED WITHIN UTILITY EASEMENTS.
 14. SETTING UTILITIES AND EASEMENTS SHOWN ARE APPROXIMATE AND HAVE NOT BEEN SURVEYED.

* CONTRACTOR TO STAKE THE LOCATIONS OF UTILITIES AND CONDUITS (CONCRETE OR MINOR) IN THE FIELD AND PROVIDE THE LOCATION OF ALL UTILITIES AND CONDUITS TO THE CITY OF WILSON. LOCATIONS IN THE FIELD ARE NECESSARY AND AS DIRECTED BY THE CITY OF WILSON AND THE CITY OF WILSON ENGINEER.

UTILITY NOTES:

- THE CONTRACTOR SHALL NOTIFY ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO THE LOCATION, DEPTH AND CHARACTER OF ALL UTILITIES SHALL BE APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNERS OF SUCH UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES. IF ANY UTILITIES ARE OBSERVED IN THE FIELD, THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. IF ANY ADDITIONAL INFORMATION OR DATA, THE CONTRACTOR WILL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA. FOR THE PURPOSE OF THIS AGREEMENT, THE CONTRACTOR SHALL BE AT ALL TIMES WORKING WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING THE EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING AND INCLUDING ANY DAMAGE THEREAFTER RESULTING FROM THE WORK. THE COST OF SUCH DAMAGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IN ADDITION, THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS BEFORE ANY EXCAVATION BEGINS.
- THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING IN AREAS WHERE THERE ARE LIVE ELECTRICAL, GAS, OIL, WATER, OR SEWER LINES. IN THE EVENT OF ANY DAMAGE TO SUCH LINES, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK, NOTIFY THE OWNER AND ENGINEER, AND IMMEDIATELY NOTIFY THE UTILITY COMPANY. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE UTILITY COMPANY OF ANY DAMAGE TO ANY UNDERGROUND FACILITIES. THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL, AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH REPAIRS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DAMAGE TO ANY UNDERGROUND FACILITIES.

CAUTION!!!
ATMOS GAS LINE IN AREA. CONTRACTOR TO
UTILIZE TEXAS ONE CALL SYSTEM TO MARK
ALL GAS LINES PRIOR TO EXCAVATION.

ATMOS CONTACT: JOE CABEZUELA
PHONE: 872-485-6234

CAUTION!!!
NTMWD WATERLINE IN AREA. CONTRACTOR
TO CONTACT NTMWD LINE LOCATES AT
469-626-4569 72 HOURS PRIOR TO WORKING IN
NTMWD EASEMENT IN ORDER TO SCHEDULE
A REPRESENTATIVE TO BE ON SITE.

NTMWD LINE LOCATES: 469-626-4569



Know what's **below**.
• **Call** before you dig.

[illegible]

Kimley»»Horn



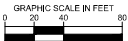
KHA PROJECT: 064478708	DATE JULY 2018	SCALE AS SHOWN	DESIGNED BY: DJC	DRAWN BY: DJC
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MUNICIPAL COMPLEX
TRAIL LIGHTING

ELECTRICAL LAYOUT

SHEET NUMBER
E-4

MATCHLINE - SEE SHEET E-4

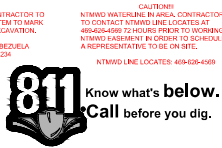


LEGEND	
TRAIL LIGHT (SEE FUTURE SCHEDULE)	☼
TRAIL LIGHT (SEE FUTURE SCHEDULE)	☼
JUNCTION BOX (16"Wx24"Lx1'10")	☐
1.5" RGS CONDUIT - BRIDGE MOUNTED	- - -
1.5" SCH 80 PVC CONDUIT	- - -
LIGHTING CONTROLLER CABINET	☐
POWER PEDISTAL AND LIGHTING CONTROLLER	☐

LIGHT FIXTURE SCHEDULE	
SYMBOL	LAMP
☼	CREE - WREAGER 20W-30W-3000K
☼	CREE - REINAAHHT 20W-30W-3000K
POLE	
CREE - 10'2" H X 6" DIAMETER BLACK DIE CAST ALUMINUM WITH POWER COAT FINISH	
CREE - 25' H X 6" DIAMETER BLACK DIE CAST ALUMINUM	

- NOTES**
- ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE CURRENT STANDARDS, NEC, LOCAL REQUIREMENTS, AND THE PROJECT PLANS.
 - FIELD VERIFY EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE BEGINNING. REPAIR ANY DAMAGE.
 - ELECTRICAL CONDUIT FOR LIGHTING SHALL BE PVC 1.5-IN SCHEDULE 80, OR AS NEEDED BY THE UTILITY PROVIDER.
 - CONDUIT SHALL BE PLACED IN A TRENCH AT LEAST 24-IN BELOW FINISHED GRADE. INSTALL A 6-IN WIDE RED 4-MIL PLASTIC WARNING TAPE 12-IN ABOVE TOP OF CONDUIT.
 - SEAL ALL CONDUIT ENDS WITH LIGHTING CIRCUITS WITH AT LEAST THREE FEET OF POLYURETHANE FOAM APPROVED BY THE ENGINEER THAT WILL NOT ADVERSELY AFFECT OTHER PLASTIC MATERIALS OR CORRODIBLE METALS.
 - PROVIDE INSULATED ELECTRICAL CONDUCTORS WITH NEC TYPE THHN OR OTHER ULP INSULATION RATED FOR A MINIMUM OF 600 V, EXCEPT PROVIDE #10 AWG SOLID BARE GROUNDING ELECTRODE CONDUCTORS.
 - PROVIDE SLACK AT EACH JUNCTION BOX.
 - JUNCTION BOXES SHALL BE POLYMER CONCRETE CONSTRUCTION.
 - INSTALL A NECA 3R PEDISTAL ELECTRIC SERVICE THAT COMPLY WITH ONCOR STANDARDS AND SPECIFICATIONS. ELECTRIC SERVICE TO BE PROVIDED BY ONCOR. CONTACT ONCOR 800-PAY-AT-771-565-5676.
 - ALL FIXTURES ARE RATED TO OPERATE AT 240 VOLTS.
 - ALL FIXTURES SHALL BE SUPPLIED, INSTALLED AND UNDER WARRANTY BY MUSCO SPORTS LIGHTING.
 - PROTECT EXISTING STRUCTURES AND CONCRETE OR OTHER PAVED PATHWAYS IN PLACE UNLESS OTHERWISE NOTED. ANY DAMAGE SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
 - ALL LIGHTS SHALL BE INSTALLED WITHIN UTILITY EASEMENTS.
 - ALL EXISTING UTILITIES AND EASEMENTS SHOWN ARE APPROXIMATE AND HAVE NOT BEEN SURVEYED.
 - CONTRACTOR TO STAKE THE LOCATIONS OF LIGHTS AND CONTACT ONCOR/TMWD REPRESENTATIVE PRIOR TO POURING FOUNDATIONS. CONTRACTOR TO ADJUST LIGHT LOCATIONS IN THE FIELD AS NECESSARY AND AS DIRECTED BY THE CITY OF WYLLIE AND UTILITY REPRESENTATIVES.

- UTILITY NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND FACILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNERS OF SUCH UNDERGROUND FACILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR WILL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA FOR LOCATING ALL UNDERGROUND FACILITIES, FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION, AND FOR THE SAFETY AND PROTECTION THEREOF AND REPAIRING ANY DAMAGE THEREBY RESULTING FROM THE WORK. THE COST OF ALL COORDINATION WILL HAVE BEEN CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN AREAS ADJACENT TO GAS LINES, UNDERGROUND ELECTRIC CABLE, FIBER OPTIC CABLE, TOWN OF WYLLIE AND UNDERGROUND ELECTRIC CABLE. 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 ON THE PLANS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY COMPLETION IN GROUES OR ALIGNMENT.
 - CAUTION! ATMWD GAS LINE IN AREA. CONTRACTOR TO UTILIZE TEXAS ONE CALL SYSTEM TO MARK ALL GAS LINES PRIOR TO EXCAVATION. ATMWD CONTACT: JOE CABERELA PHONE: 972-495-4224
 - CAUTION! ATMWD WATERLINE IN AREA. CONTRACTOR TO CONTACT ATMWD LINE LOCATED AT 4840-4845 72 HOURS PRIOR TO WORKING IN ATMWD EASEMENT IN ORDER TO SCHEDULE A REPRESENTATIVE TO BE ON SITE. ATMWD LINE LOCATES: 469-459-4599



KIMLEY-HORN & ASSOCIATES, INC.	
280 EAST DAVIS STREET, SUITE 100, MCINNEY, TX 75069	
WWW.KIMLEY-HORN.COM, TX 75069	
52018 KIMLEY-HORN AND ASSOCIATES, INC.	
KIMLEY-HORN & ASSOCIATES, INC.	
7-26-18	
KIM PROJECT:	DATE:
DATE:	AS BUILT:
SCALE:	DWG:
DESIGNED BY:	DWG:
DRAWN BY:	CHECKED BY:
MUNICIPAL COMPLEX TRAIL LIGHTING WYLLIE, TX	
PREPARED FOR CITY OF WYLLIE	
ELECTRICAL LAYOUT	
SHEET NUMBER E-5	
38	

This document, together with the complete and design presented hereto, is an instrument of service. It is intended only for the specific purpose and shall be void if not properly executed and signed by the Engineer and the Owner. It shall be void if not properly executed and signed by the Engineer and the Owner. It shall be void if not properly executed and signed by the Engineer and the Owner.



GRAPHIC SCALE IN FEET

0 20 40 60

NORTH

LEGEND

TRAIL LIGHT (SEE FUTURE SCHEDULE)	☼
TRAIL LIGHT (SEE FUTURE SCHEDULE)	☼
JUNCTION BOX (16\"/>	
1.5\"/>	
1.5\"/>	
LIGHTING CONTROLLER CABINET	☐
POWER PEDESTAL AND LIGHTING CONTROLLER	☐

SYMBOL	LAMP	LIGHT FIXTURE SCHEDULE	POLE
☼	CREE - WREGLER	CREE - 102\"/>	CREE - 102\"/>
☼	CREE - REINVAULT	CREE - 25\"/>	CREE - 25\"/>

NOTES

1. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE CURRENT STANDARDS, NEC, LOCAL REQUIREMENTS, AND THE PROJECT PLANS.
2. FIELD VERIFY EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE BEGINNING. REPAIR ANY DAMAGE.
3. ELECTRICAL CONDUIT FOR LIGHTING SHALL BE PVC 1.5-IN. SCHEDULE 80, OR AS NEEDED BY THE UTILITY PROVIDER.
4. CONDUIT SHALL BE PLACED IN A TRENCH AT LEAST 24-IN. BELOW FINISHED GRADE. INSTALL A 6-IN. WIDE RED 4-MIL. PLASTIC WARNING TAPE 12-IN. ABOVE TOP OF CONDUIT.
5. SEAL ALL CONDUIT ENDS WITH LIGHTING CIRCUITS WITH AT LEAST THREE FEET OF POLYURETHANE FOAM APPROVED BY THE ENGINEER THAT WILL NOT ADVERSELY AFFECT OTHER PLASTIC MATERIALS OR CORRODE METALS.
6. PROVIDE INSULATED ELECTRICAL CONDUITS WITH NEC TYPE 90WH, OR OTHER XLPE INSULATION RATED FOR A MINIMUM OF 90 V. EXCEPT PROVIDE #1 AND #2 SOLID BARE GROUNDING ELECTRODE CONDUCTORS.
7. PROVIDE SLACK AT EACH JUNCTION BOX.
8. JUNCTION BOXES SHALL BE POLYMER CONCRETE CONSTRUCTION.
9. INSTALL A MISC. 80 PEDESTAL ELECTRICAL SERVICE THAT COMPLY WITH ONCOR STANDARDS AND SPECIFICATIONS. ELECTRICAL SERVICE TO BE PROVIDED BY ONCOR. CONTACT 1-800-877-7676 AT (772) 850-0776.
10. ALL FIXTURES ARE INTENDED TO OPERATE AT 240 VOLTS.
11. CREE FIXTURES ARE SUPPLIED, INSTALLED AND UNDER WARRANTY BY MUSCO SPORTS LIGHTING.
12. PROTECT EXISTING STRUCTURES AND CONCRETE OR OTHER PAVED PATHWAYS IN PLACE UNLESS OTHERWISE NOTED. ANY DAMAGE SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
13. NO LIGHTS SHALL BE INSTALLED WITHIN UTILITY EASEMENTS.
14. EXISTING UTILITIES AND EASEMENTS SHOWN ARE APPROXIMATE AND HAVE NOT BEEN SURVEYED.
15. CONTRACTOR TO STAKE THE LOCATIONS OF LIGHTS AND CONTACT ONCOR/INTIMID REPRESENTATIVE PRIOR TO POURING FOUNDATIONS. CONTRACTOR TO ADJUST LIGHT LOCATIONS IN THE FIELD AS NECESSARY AND AS DIRECTED BY THE CITY OF WYILE AND UTILITY REPRESENTATIVES.

UTILITY NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE INFORMATION AND DATA SHOWN WITH RESPECT TO EXISTING UNDERGROUND UTILITIES AT OR CONTIGUOUS TO THE SITE IS APPROXIMATE AND BASED ON INFORMATION FURNISHED BY THE OWNERS OF SUCH UNDERGROUND UTILITIES OR ON PHYSICAL APPURTENANCES OBSERVED IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF ANY SUCH INFORMATION OR DATA. THE CONTRACTOR WILL HAVE FULL RESPONSIBILITY FOR REVIEWING AND CHECKING ALL SUCH INFORMATION AND DATA FOR LOCATING ALL UNDERGROUND UTILITIES. FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES DURING CONSTRUCTION, AND FOR THE SAFETY AND PROTECTION THEREOF, AND REPAIRING ANY DAMAGE THEREBY RESULTING FROM THE WORK, THE COST OF ALL COORDINATION SHALL BE FULLY CONSIDERED AS HAVING BEEN INCLUDED IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY AFFECTED UTILITY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING IN AREAS ADJACENT TO GAS LINES, UNDERGROUND ELECTRIC CABLE, FIBER OPTIC CABLE, MINOR LINES AND UNDERGROUND TELEPHONE CABLE.
3. 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 ON THE PLANS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY COMPLETION IN BRIDGES OR ADJACENT.

CAUTION!!

CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

811 Know what's below. Call before you dig.

CAUTION!!

CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

PROJECT: MUNICIPAL COMPLEX TRAIL LIGHTING

DATE: JULY 2018

SCALE: AS SHOWN

DRAWN BY: [Signature]

CHECKED BY: [Signature]

DATE: 7-26-18

BY: [Signature]

Kimley-Horn & Associates, Inc.

280 EAST DAVIS STREET, SUITE 100, MCINNEY, TX 75069

WWW.KIMLEY-HORN.COM, TX 75069

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SEAL OF THE CITY OF WYILE

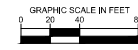
WYILE, TX






PREPARED FOR: CITY OF WYILE



ELECTRICAL LAYOUT

SHEET NUMBER: E-6

39



LEGEND	
TRAIL LIGHT (SEE FIXTURE SCHEDULE)	
TRAIL LIGHT (SEE FIXTURE SCHEDULE)	
JUNCTION BOX (16"Wx21"Lx1"D)	
1/2" RGS CONDUIT - BRIDGE MOUNTED	— — —
1/2" SCH 80 PVC CONDUIT	— — —
LIGHTING CONTROLLER CABINET	
POWER PEDESTAL AND LIGHTING CONTROLLER	

LIGHT FIXTURE SCHEDULE		
SYMBOL	LAMP	POLE
	CREE • JAE6DR 2MBL50L6JL1BK-350-DM	CREE • 10" H X 6" DIAMETER BLACK DIE CAST ALUMINUM WITH POWDER COAT FINISH
	CREE • RSVM-AHT 3MBL48K7JL1-01N	CREE • 25" H X 6" DIAMETER BLACK DIE CAST ALUMINUM

- ### NOTES
1. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE CURRENTS STANDARDS, MIN. LOCAL GOVERNMENT ORDINANCES AND THE PROJECT PLANS.
 2. VERIFY EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE DIGGING. REPAIR ANY DAMAGE.
 3. ELECTRIC CONDUIT FOR LIGHTING SHALL BE PVC 1/2 IN. SCHEDULE 80, OR AS INDICED BY THE PROJECT PLANS.
 4. ELECTRIC CONDUIT SHALL BE PLACED IN A TRENCH AT LEAST 18 INCH DEEP UNBENDED GROUND. INSTALL A 6 IN. MIN. O.D. PLASTIC WARNING TUBE 12 IN. ABOVE TOP OF CONDUIT.
 5. SEAL ALL O.D. ENDING WITH WARPING CIRCUITS WITH AT LEAST THREE FEET OF 1/2 IN. DIA. 100% SOLID POLYETHYLENE TUBING THAT WILL NOT ADVERSELY AFFECT OTHER PLACED MATERIALS OR CONDUIT MATERIALS.
 6. PROVIDE INSULATED ELECTRICAL CONNECTIONS WITH TYPE XHHW OR OTHER XLP CABLES FOR A MINIMUM OF 100' EXCEPT PROVIDE 30' AND 50' BARE EXPOSED ELECTRODE CONNECTIONS.
 7. PROVIDE GRADING AT EACH JUNCTION BOX.
 8. JUNCTION BOXES SHALL BE 18" X 18" X 18" CONCRETE OR METAL.
 9. INSTALL A NEW 30' PER FOOT ELECTRICAL SERVICE THAT COMPLY WITH MIN. INDIAN STANDARDS AND SPECIFICATIONS. ELECTRICAL SERVICE TO BE PROVIDED BY CONCO. CONTRACT LINEING OFFERED AT (727) 865-2076.
 10. SHALL FIXTURES ARE TO BE OPERATED AT 240 VOLTS.
 11. CONCRETE EXISTING SHALL BE SUPPLIED, INSTALLED AND UNDER WARRANTY BY MUSCO BROTHERS LIGHTING.
 12. PROTECT EXISTING STRUCTURES AND CONCRETE OR OTHER PAVEMENT PATTERNS INPLACE UNLESS OTHERWISE NOTED. ANY DAMAGE SHALL BE REPAIRED AT THE ADDITIONAL COST TO THE CONTRACTOR.
 13. NO LIGHTS SHALL BE INSTALLED WITH UTILITY EASEMENTS.
 14. SURVEYING POINTS AND EASEMENTS SHOWN ARE APPROXIMATE AND ARE NOT EXHAUSTIVE.
 15. CONTRACTOR TO STAKE THE LOCATIONS OF LIGHTS AND CONDUIT CONCERNING SURVEYING POINTS PRIOR TO MOURING FOUNDATIONS. CONTRACTOR TO ADJUST LIGHT LOCATIONS TO THE LOCATION AS NECESSARY AND AS DIRECTED BY THE CITY OF WYKE AND ITS REPRESENTATIVES.

UTILITY NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES, WHETHER PUBLIC OR PRIVATE, PRIOR TO EXCAVATION. THE CONTRACTOR SHALL PROVIDE A SHOWN WITH THE APPROPRIATE UNDERGROUND FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND BASED ON INFORMATION FURNISHED BY THE OWNERS OF THE UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBSERVING IN THE FIELD. THE OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE INFORMATION DATA. THE CONTRACTOR WILL HAVE FULL RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND FACILITIES. FOR COORDINATION OF THE WORK WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND INCLUDING ANY DAMAGE THEREAFTER RESULTING FROM THE WORK. THE COST OF SUCH DAMAGE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. AND BEING IN THE CONTRACT PRICE. THE CONTRACTOR SHALL NOTIFY ANY COMPANIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL USE EXTREME CARE WHEN WORKING IN AREAS WHERE THERE ARE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND UNDERGROUND TO REMOVE CARE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND DAMAGED. THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF THE CONSTRUCTION. OR OTHERWISE. UNLESS OTHERWISE SHOWN ON THE PLANS. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY UTILITIES OR AGENCIES IN WRITING AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

CAUTION!!!
ATMOS GAS LINE IN AREA. CONTRACTOR TO
UTILIZE TEXAS ONE CALL SYSTEM TO MARK
ALL GAS LINES PRIOR TO EXCAVATION.

ATMOS CONTACT: JOE CABEZUELA
PHONE: 972-455-4234

CAUTION!!!
NTMWD WATERLINE IN AREA. CONTRACTOR
TO CONTACT NTMWD LINE LOCATES AT
469-626-4569 72 HOURS PRIOR TO WORKING IN
NTMWD EASEMENT IN ORDER TO SCHEDULE
A REPRESENTATIVE TO BE ON SITE.

NTMWD LINE LOCATES: 469-626-4569



Know what's **below**.
Call before you dig.

[illegible]

Kimley»Horn
580 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-312-2850
WWW.KIMLEY-HORN.COM TX F-4228
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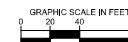
KHA PROJECT:	DATE	SCALE:	AS SHOWN
064473708	JULY 2018	DESIGNED BY:	DJC
		DRAWN BY:	DJC
		CHECKED BY:	DYE






**MUNICIPAL COMPLEX
TRAIL LIGHTING**
WYLIE, TX



PREPARED FOR
CITY OF WYLIE

ELECTRICAL LAYOUT

SHEET NUMBER
E-7



LEGEND	
TRIAL LIGHT (SEE FIXTURE SCHEDULE)	
TRIAL LIGHT (SEE FIXTURE SCHEDULE)	
JUNCTION BOX (16"Wx21"Lx11"D)	
1/2" RGS CONDUIT - BRIDGE MOUNTED	— — — —
1/2" SCH 80 PVC CONDUIT	— — — —
LIGHTING CONTROLLER CABINET	
POWER PEDESTAL AND LIGHTING CONTROLLER	

LIGHT FIXTURE SCHEDULE		
SYMBOL	LAMP	POLE
	CREE - ARE-EDR 2MBR504EJL-BK-300DIM	CREE - 10-5" H x 6" DIAMETER BLACK DIE CAST ALUMINUM WITH POWDER COAT FINISH
	CREE - RSWM-4-WT. 3ME-BL-60K-UL-GL-N	CREE - 25" H x 6" DIAMETER BLACK DIE CAST ALUMINUM

NOTES

5. ALL MATERIALS AND CONSTRUCTION SHALL COMPLY WITH APPLICABLE CURRENT AND LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE (IBC) AND THE PROJECT SPECIFICATIONS.
 6. FIELD VELOCITY EXCEED LOCATION OF ALL UNDERGROUND UTILITIES BEFORE BEGINNING REPAIR ANY DAMAGE.
 7. ELECTRICAL CONDUIT FOR LIGHTING SHALL BE PVC 1.25 IN SCHEDULE 40 OR AS NEARBY IT TO BE PROVED.
 8. CONDUIT SHALL BE PLACED IN TRENCH AT LEAST 24 IN BELOW FINISHED GRADE. INSTALL 4-IN MIN. RED 40# GALV. STEEL W/ARNING TAPE 12 IN ABOVE TOP OF CONDUIT.
 9. SEAL ALL CONDUIT ENDS WITH LEADING CORDS OR WITH AT LEAST THREE FEET OF 1/2 IN. RIGID POLYESTER FIBER REINFORCED PLASTIC (FRP) TUBING.
 10. SEAL ALL CONDUIT ENDS WITH LEADING CORDS OR WITH AT LEAST THREE FEET OF OTHER PLASTIC MATERIALS EQUIVALENT TO FRP TUBING.
 11. PROVIDE ELECTRICAL GROUNDING AND BONDING WITH ALL METAL TIE, ANCHOR OR OTHER ALP INSULATION RATING FOR A MINIMUM OF 90V, EXCEPT WHERE BY AWG SOLID BARE COPPER CONDUCTOR PROVIDE PROTECTIVE GROUNDING.
 12. PROVIDE BLACK PAINT EACH JACK BOX.
 13. ANCHOR BOLTS SHALL BE POLYMER BONDING CONCRETE THAT COMPLY WITH.
 14. INSTALL A NEMA 3R PEDSTEAL ELECTRICAL SERVICE CONNECTION WITH GROUND STANDARDS AND SPECIFICATIONS, IF ELECTRICAL SERVICE TO BE PROVIDED BY OWNER, SHALL BE PROVIDED BY OWNER.
 15. SHALL RETURN AIR DUCT TO OPERATE AT 14 IN. TO 16 IN.
 16. CURE FIBERS SHALL BE SUPPLIED, INSTALLED AND UNDER WARRANTY BY MUGGO SPORTS LEADING.
 17. PROTECT EXISTING STRUCTURES AND CONCRETE OR OTHER PAVED PATIENS BY PAINTS AND COATERS OTHERWISE NOTED, ANY DAMAGE SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
 18. 1/2 IN. UTILITIES SHALL BE INSTALLED WITH UTILITY EASEMENTS.
 19. EXISTING UTILITIES AND EASEMENTS SHALL BE APPROVED AND HAVE NOT BEEN
- *CONTRACTOR TO STATE THE LOCATIONS OF LIGHTS AND CONDUIT INFORMATION TO BE PROVIDED TO PROPERTY OWNERS AND TO ADJUST LIGHT LOCATIONS IN THE FIELD AS NECESSARY AND AS DIRECTED BY THE CITY OF WYOMING AND THE PROJECT SPECIFICATIONS.

UTILITY NOTES:

- [illegible]

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A REPRESENTATIVE TO BE ON SITE.
NTMWD LINE LOCATES: 469-626-4569



Know what's **below**.
• **Call** before you dig.

[illegible]

Kimley»Horn

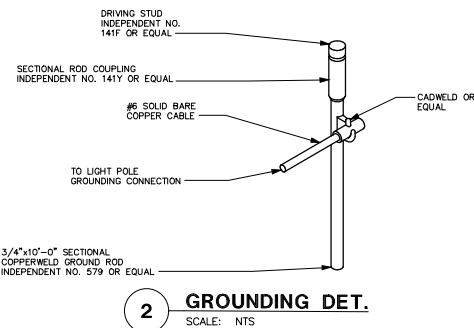


KHA PROJECT: 064478708	DATE JULY 2018	SCALE AS SHOWN	DESIGNED BY: DJC	DJC
			DRAWN BY:	DJC

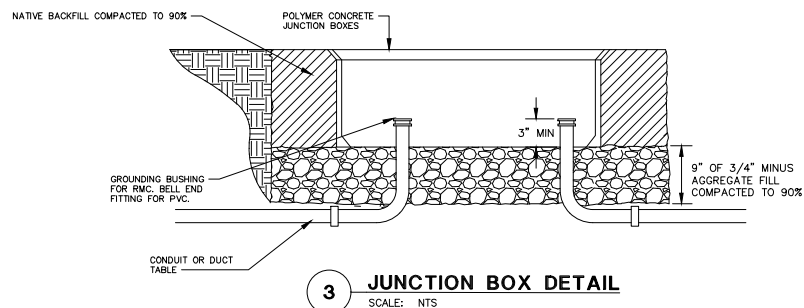
MUNICIPAL COMPLEX
TRAIL LIGHTING

ELECTRICAL LAYOUT

SHEET NUMBER
E-8



2 **GROUNDING DET.**
SCALE: NTS



3 JUNCTION BOX DETAIL



SUMMARY OF ILLUMINATION CONDUIT/CONDUCTOR (PROPOSED)							
CIRCUIT	CONDUIT RUN		1.1-1" PVC (SCH 80)	1.1-1" RGS (SCH 80)	MOUNTED LENGTH (LF)	PROPOSED CONDUCTOR COUNT/TYPE	GROUND
	FROM	TO	(BORED LENGTH (LF))	TRENCHED LENGTH (LF)			
-	15E-R					BY SERVICE PROVIDER	BY SERVICE PROVIDER
E-E-W-5	15E	JB-01	ARY CONTROLLER	136	286	BY SERVICE PROVIDER	BY SERVICE PROVIDER
E-E-W-8	JB-01	LP-W01A	11	267	286		
E-E-W-9	JB-01	LP-W01B		492	286		
E-E-W-10	LP-W01B	LP-W02A		101	286		
E-E-W-11	LP-W02A	LP-W02B		95	286		
E-E-W-12	LP-W02B	LP-W03A		95	286		
E-E-W-13	LP-W03A	LP-W03B		95	286		
E-E-W-14	LP-W03B	LP-W04A		255	286		
E-E-W-15	LP-W04A	LP-W04B		281	286		
E-E-W-16	LP-W04B	LP-W05A		238	286		
E-E-W-17	LP-W05A	LP-W05B		296	286		
E-E-W-18	LP-W05B	LP-W06A		286	286		
E-E-W-19	LP-W06A	LP-W06B		86	286		
E-E-W-20	LP-W06B	LP-W07A		102	286		
E-E-W-21	LP-W07A	LP-W07B		86	286		
E-E-W-22	LP-W07B	LP-W08A		95	286		
E-E-W-23	LP-W08A	LP-W08B		90	286		
E-E-W-24	LP-W08B	LP-W09A		297	286		
E-E-W-25	LP-W09A	LP-W09B		95	286		
E-E-W-26	LP-W09B	LP-W10A		75	286		
E-E-W-27	LP-W10A	LP-W10B		100	286		
E-E-W-28	LP-W10B	LP-W11A		100	286		
E-E-W-29	LP-W11A	LP-W11B		88	286		
E-E-W-30	LP-W11B	LP-W12A		87	286		
E-E-W-31	LP-W12A	LP-W12B		83	286		
E-E-W-32	LP-W12B	LP-W13A		92	286		
E-E-W-33	LP-W13A	LP-W13B		87	286		
E-E-W-34	LP-W13B	LP-W14A		89	286		
E-E-W-35	LP-W14A	LP-W14B		87	286		
E-E-W-36	LP-W14B	LP-W15A	20	87	286		
E-E-W-37	LP-W15A	LP-W15B		82	286		
E-E-W-38	LP-W15B	JB-02	22	86	286		
E-E-W-39	JB-02	LP-W16A		86	286		
E-E-W-40	LP-W16A	LP-W16B		338	286		
E-E-W-41	LP-W16B	LP-W17A		322	286		
E-E-W-42	LP-W17A	LP-W17B		265	286		
E-E-W-43	LP-W17B	LP-W18A		328	286		
E-E-W-44	LP-W18A	LP-W18B		79	286		
E-E-W-45	JB-02	LP-W19B		234	286		
E-E-W-46	LP-W19B	LP-W19A		252	286		
E-E-W-47	LP-W19A	LP-W20B		294	286		
E-E-W-48	LP-W20B	LP-W20A		295	286		
E-E-W-49	JB-04	LP-E01A		15	286		
E-E-W-50	JB-04	LP-E01B		100	286		
E-E-E-1	LP-E01B	LP-E02A		102	286		
E-E-E-2	LP-E02A	LP-E02B		86	286		
E-E-E-3	LP-E02B	LP-E03A		79	286		
E-E-E-4	LP-E03A	LP-E03B	17	179	286		
E-E-E-5	LP-E03B	JB-03	25	101	286		
E-E-E-6	JB-03	LP-E04A		101	286		
E-E-E-7	LP-E04A	LP-E04B		42	286		
E-E-E-8	LP-E04B	LP-E05A		79	286		
E-E-E-9	LP-E05A	LP-E05B		82			
E-E-E-10	LP-E05B	LP-E06A		96	286		
E-E-E-11	LP-E06A	LP-E06B		92	286		
E-E-E-12	LP-E06B	LP-E07A		106	286		
E-E-E-13	LP-E07A	LP-E07B		314	286		
E-E-E-14	LP-E07B	LP-E08A		61	286		
E-E-E-15	LP-E08A	LP-E08B		97	286		
E-E-E-16	LP-E08B	LP-E09A		96	286		
E-E-E-17	LP-E09A	LP-E09B		96	286		
E-E-E-18	LP-E09B	LP-E10A	14	71	286		
E-E-E-19	LP-E10A	LP-E10B	19	25	286		
E-E-E-20	LP-E10B	LP-E11A		61	286		
E-E-E-21	LP-E11A	LP-E11B		93	286		
E-E-E-22	LP-E11B	LP-E12A		98	286		
E-E-E-23	LP-E12A	LP-E12B		93	286		
E-E-E-24	LP-E12B	LP-E13A		96	286		
E-E-E-25	LP-E13A	LP-E13B		100	286		
E-E-E-26	LP-E13B	LP-E14A		96	286		
E-E-E-27	LP-E14A	LP-E14B		100	286		
E-E-E-28	LP-E14B	LP-E15A		96	286		
E-E-E-29	LP-E15A	LP-E15B		96	286		
E-E-E-30	LP-E15B	LP-E16A		69	286		
E-E-E-31	LP-E16A	LP-E16B		92	286		
E-E-E-32	LP-E16B	LP-E17A		93	286		
E-E-E-33	LP-E17A	LP-E17B		93	286		
E-E-E-34	LP-E17B	LP-E18A		109	286		
E-E-E-35	LP-E18A	LP-E18B		217	286		
E-E-E-36	JB-03	LP-E19A		92	286		
E-E-E-37	LP-E19A	LP-E19B		307	286		
E-E-E-38	LP-E19B	LP-E20A		318	286		
E-E-E-39	LP-E20A	LP-E20B		292	286		
E-E-E-40	LP-E20B	LP-E21A		148	286		

ELECTRICAL SERVICE DETAILS											
Elec. Service No.	Electrical Service Description	Service Conduit Size	Service Conductors No./Size	Safety Switch Amps	Main Ckt. Brk. Pole/Amp	Two-Pole Conductor Amps	Panel/B Loadcenter Amp Rating	Circuit No.	Branch Ckt. Brk. Pole/Amps	Branch Circuit Amps	PANEL NO./LOAD
ES-W	120/240V-40A	2"	3/84	N/A	2P/60	30	100	A - TRAIL LIGHTS	2P/20	4.5	1080
	ALUMINUM PEDESTAL MOUNT							B - TRAIL LIGHTS	2P/20	4.5	1080
								C - LANDSCAPE LIGHTING	1P/15	1.0	190
								D - CONTACTOR CONTROL	1P/15		
ES-E	120/240V-40A	2"	3/84	N/A	2P/60	30	100	A - TRAIL LIGHTS	2P/20	4.5	1080
	ALUMINUM PEDESTAL MOUNT							B - TRAIL LIGHTS	2P/20	4.5	1080
								C - CONTACTOR CONTROL	1P/15		



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7-26-

KHA PROJECT: 064478708	DATE JULY 2018	SCALE: AS SHOWN	DESIGNED BY: DUC	DRAWN BY: DUC
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**MUNICIPAL COMPLEX
TRAIL LIGHTING**
WYLLIE, TX
PREPARED FOR
CITY OF WYLLIE

ELECTRICAL
TABLES

SHEET NUMBER
ED-3

RSW Series

RSW™ LED Street Luminaire – Medium

Product Description

The Cree® RSW Series, utilizing WaveMax® Technology, will transform the way utilities and municipalities light their residential streets, interchanges, and expressways. With the first viable LED streetlight at warm CCT, the RSW Series delivers up to 124 LPW, enhanced visual comfort with reduced glare and high color contrast leading to improved overall illumination using less energy. The RSW Series provides warm, inviting dark sky friendly lighting that makes good economic sense.

Applications: Roadway

Performance Summary

Utilizes Cree WaveMax® Technology

Assembled in the U.S.A. of U.S. and imported parts

Efficacy: Up to 124 LPW

CRI: Minimum 70 CRI (3000K, 4000K & 5000K); 80 CRI (2700K, 3000K, 4000K & 5000K)

CCT: 2700K, 3000K, 4000K, 5000K

Limited Warranty: 10 years

* See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed

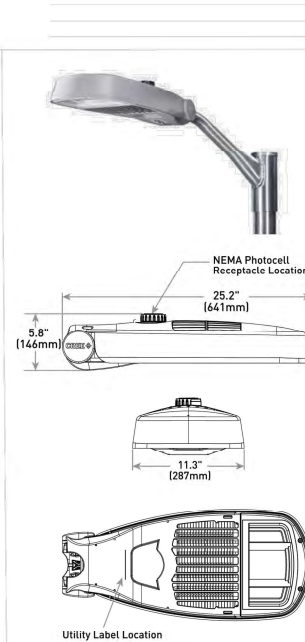
Backlight Control Shield

RSW-BLSM

- Provides 1 mounting height cutoff

Bird Guard

RSW-BRDGRDM



Weight*

13.8 lbs (6.3kg)

*RSW-BLSM Accessory: add 0.4 lbs. (0.2kg)

Ordering Information

Example: RSWM-A-HT-2ME-9L-27K8-UL-GY-N

RSWM	A	HT		9L		UL	GY	N	
Product	Version	Mounting	Optic	Lumen Package**	CCT/CRI	Voltage	Color Options	Utility Label/Receptacle	Options
RSWM Medium	A	HT Horizontal Tenon	2LG* Type II Long 2ME* Type II Medium 3ME* Type III Medium	9L 9,325 Lumens	27K8 2700K, 80 CRI 30K7 3000K, 70 CRI 30K8 3000K, 80 CRI 40K7 4000K, 70CRI 40K8 4000K, 80 CRI 50K7 5000K, 70CRI 50K8 5000K, 80CRI	UL Universal 120-277V	GY Grey	N Utility Label and NEMA® 7-Pin Photocell Receptacle - External wattage label per ANSI C136.15 - 7 pin receptacle per ANSI C136.41 - Factory connected 0-10V dim leads - Photocell and shorting cap by others	08/07/06/05/04/03/02/01 Field Adjustable Lumen Output - Must select Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 - Offers full range lumen adjustability - Includes wattage label for setting selected - Refer to pages 5 & 6 for power and lumen values X7/X6/X5/X4/X3/X2/X1 Locked Lumen Output - Must select X7, X6, X5, X4, X3, X2, or X1 - Lumen output is permanently locked to the setting selected - Includes wattage label for setting selected - Refer to pages 5 & 6 for power and lumen values

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

** Lumen Package codes identify approximate light output only. Actual lumen output levels vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values

Rev. Date: V3 12/22/2017



US: lighting.cree.com



T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada



T (800) 473-1234 F (800) 890-7507



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MUNICIPAL COMPLEX
TRAIL LIGHTING
WYLLIE, TX
PREPARED FOR
CITY OF WYLLIE

ELECTRICAL
DETAILS

SHEET NUMBER
ED-5



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Preliminary Plat for Dominion of Pleasant Valley Phase 4, establishing 95 single family residential lots and four open space lots on 23.436 acres, generally located at the northeast corner of Pleasant Valley Road and Dominion Drive.

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: Wylie DPV, LP

APPLICANT: J. Volk Consulting

The applicant has submitted a Preliminary Plat for Phase 4 of the Dominion of the Pleasant Valley Planned Development, Ordinance No. 2020-54.

The plat consists of 95 residential lots and four open space lots and conforms to the design standards of PD 2020-54. The Planned Development allows for a maximum of 1,104 single family residential lots. Within Phase 1-4 of the Dominion of Pleasant Valley Development there are 652 residential lots leaving 452 residential lots that can be developed in future phases.

The plat dedicates the necessary rights-of-way and utility easements. Open space lots are to be dedicated to the City of Wylie and maintained by the H.O.A.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

For conditional approval or disapproval City Council must provide a written statement of the reasons to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Gov't Code.

P&Z Commission Discussion

The Commission voted 7-0 to recommend approval.

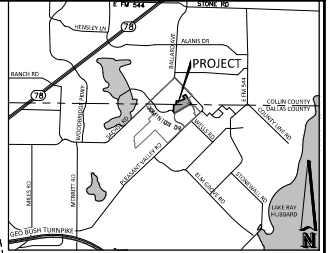
Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	99.60	275.00	02°04'08"	99.60	N10° 59' 28"E
C2	1.19	195.00	00°02'42"	1.19	N89° 01' 09"E
C3	743.71	1345.50	03°04'01"	734.28	N73° 42' 58"E
C4	15.88	1175.00	00°04'24"	15.81	S08° 13' 05"W
C5	211.19	360.00	03°09'44"	208.81	N10° 12' 57"W
C6	117.08	280.00	02°07'39"	116.24	S17° 21' 52"E
C7	58.59	34.50	09°07'30"	52.40	S72° 48' 27"E
C8	113.28	50.00	12°04'30"	105.57	S47° 48' 38"E
C9	49.89	34.50	08°07'04"	45.73	N16° 11' 14"E
C10	102.44	50.00	11°22'39"	95.44	N00° 51' 04"W
C11	54.69	285.00	01°09'38"	54.60	N04° 52' 54"W
C12	114.30	300.00	02°07'39"	111.14	N89° 41' 23"W
C13	33.56	500.00	03°05'41"	33.56	N89° 27' 06"E
C14	81.76	34.50	08°58'00"	47.04	N75° 28' 15"W
C15	81.42	50.00	07°02'30"	57.63	S68° 17' 26"W
C16	54.30	34.50	09°07'10"	45.87	N12° 38' 16"E
C17	91.75	50.00	10°08'32"	78.41	N32° 13' 57"E
C18	207.05	45.00	26°37'18"	67.08	S80° 40' 40"E
C19	7.73	1200.00	00°22'08"	7.73	N57° 41' 49"E

Line Table		
Line	Length	Direction
L1	24.25	N13° 08' 23"W
L2	14.28	N45° 02' 53"E
L3	50.00	N07° 45' 12"W
L4	14.00	N44° 58' 16"W
L5	13.77	N08° 23' 38"E
L6	64.21	N60° 01' 06"E
L7	63.28	N08° 25' 10"E
L8	21.21	S45° 36' 50"W
L9	21.21	S44° 23' 04"E
L10	19.65	N17° 13' 35"W
L11	22.44	S16° 06' 12"W
L12	52.08	N33° 51' 02"E
L13	53.54	N12° 58' 48"W

Line Table		
Line	Length	Direction
L14	21.21	N45° 36' 52"E
L15	21.21	N44° 23' 03"W
L16	20.19	S51° 25' 23"E
L17	22.43	N38° 48' 42"E
L18	37.05	N15° 34' 38"W
L19	21.84	S75° 29' 47"E
L20	11.92	S69° 42' 22"W
L21	21.18	S12° 36' 16"W
L22	20.00	N67° 30' 49"E
L23	21.21	S77° 29' 15"E
L24	21.20	N67° 30' 49"E
L25	21.21	S12° 36' 45"W

PROPOSED UNITS THIS PLAT		
SINGLE FAMILY "TYPE A" LOTS (70')		17
SINGLE FAMILY "TYPE B" LOTS (60')		41
SINGLE FAMILY "TYPE C" LOTS (50')		37
TOTAL PLATE #4		95

- Notes:
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - Open space lots shall be dedicated to the City of Wylie and maintained by the H.O.A. per Ordinance 2020-54 (See Exhibit B, General Standards No. 4) with the exception of Lot 3X on Block T which will be both owned and maintained by the H.O.A.
 - No appurtenance between the height of 2' and 9' may be placed in visibility triangles.
 - Per FEMA FIRM Panel 48133C0235K dated July 7, 2014, the Final Plat limits lie in the "Zone X" area of minimal flood hazard.
 - Per the City of Wylie Ordinance No. 2020-54 the zoning of this property was amended to allow a 5' rear yard encroachment.
 - A Certificate of Occupancy will not be issued for the property until all the official civil improvements, screening wall, and detention pond are constructed and accepted by the City.
 - The City shall not be responsible for the maintenance of any easement areas, although it retains the right to enter upon easements for public purposes.
 - Maintenance responsibility of private drainage easements and appurtenances is the property owner on which the easement is located.



VICINITY MAP
N.T.S.

- LEGEND
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF
 - AC Acre
 BL Building Line | CL Curve Line CM Control Monument DE Drainage Easement Emt Easement L1 Line No. R.O.W. Right-of-Way SF Square Feet UE & SNE Utility Easement & Sidewalk Easement V.E. Visibility Easement W.M.E. Wall Maintenance Easement D.R.C.T. = Deed Records of Dallas County, Texas D.R.C.T. = Deed Records of Collin County, Texas M.R.C.T. = Map Records of Collin County, Texas | | | | | | | | | | | | |

- BENCHMARKS:
- CM #2: Located north of State Highway No. 78 and west of South Ballard Street approximately 10.0' west and 10.4' south of the southeast corner of the building located at 104 South Ballard Street.
N: 7057346.75 E: 2569521.09
ELEV: 550.24' (PLAN) 550.37' (FIELD)
 - CM #4: Located in the northeast corner of Quail Meadow Park south of alley and west of White Iris Way. 14.5 feet south of the south line of alley concrete paving. 7.3 feet perpendicular to b.c. parking area.
N: 7055787.66 E: 2569973.09
ELEV: 562.91' (PLAN) 562.86' (FIELD)
 - CM #5: Located north of the northeast intersection of Troy Road and County Road 732 (Beaver Creek). The monument is located approximately 8.5' west of the southeast corner of a chain link fence and 5.3' south of the south chain link fence.
N: 7050245.89 E: 2578669.33
ELEV: 454.28' (PLAN) 454.17' (FIELD)

PRELIMINARY PLAT

DOMINION OF
PLEASANT VALLEY
PHASE 4

23.436 ACRES

LOTS 1-3,17, BLOCK O; LOTS 1-3, 15-39, BLOCK P;
LOTS 10-13, BLOCK Q; LOTS 1-21, BLOCK R; LOTS 1-20,
BLOCK S; LOTS 2, 4-6, BLOCK T & LOTS 1-14, BLOCK U
95 SINGLE FAMILY LOTS

4 OPEN SPACES/COMMON AREAS
OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1100 (COLLIN COUNTY)

CITY OF WYLIE
DALLAS COUNTY, TEXAS

10 May 2021

SHEET 1 OF 2

J. VOLK
consulting
830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

Owner/Applicant:
Wylie DPV Limited Partnership
c/o Team Phillips, Inc.
1914 Skillman Street, Suite 110-310
Dallas, Texas 75206
Phone: 214-535-1758
Contact: Nancy E. Phillips
Email: nancy@teamphillipsinc.com

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
Email: claudio.segovia@jvolkconsulting.com

60 30 0 60 120
SCALE 1" = 60'



LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
PHASE FOUR
23.436 acres

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1100, City of Wylie, Collin County, Texas and the GUADALUPE DE LOS SANTOS SUEY, ABSTRACT NO. 1384, City of Wylie, Dallas County, Texas and being part of those tracts of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document Nos. 201300334380 and 2013003001473056, Deed Records, Dallas County, Texas and being all of that tract of land described in Deed to Wylie DPV, LP, as recorded in Document No. 20170622000816940, Deed Records, Collin County, Texas and Document No. 201700176627, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set in the northeast line of Dominion Drive, a 60 foot right-of-way, at the south end of a corner clip for the most southerly southeast corner of DOMINION OF PLEASANT VALLEY PHASE 2, an Addition to the City of Wylie, Collin County, Texas according to the Plat thereof recorded in Book 2018, Page 284 (Document No. 20180426010001840), Map Records, Collin County, Texas;

THENCE Northeasterly, with the east line of said Addition, the following eighteen (18) courses and distances:

North 13 degrees 08 minutes 23 seconds West, with said corner clip, a distance of 24.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the east line of Rosemary Drive, a 50 foot right-of-way, at the north end of said corner clip, said point being at the beginning of a non-tangent curve to the left having a central angle of 20 degrees 45 minutes 08 seconds, a radius of 275.00 feet and a chord bearing and distance of North 10 degrees 59 minutes 28 seconds East, 99.06 feet;

Northeasterly, with said east line of Rosemary Drive and said curve to the left, an arc distance of 99.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 00 degrees 36 minutes 56 seconds East, continuing with said east line of Rosemary Drive, a distance of 448.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 89 degrees 23 minutes 04 seconds East, leaving said east line of Rosemary Drive, a distance of 220.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the east line of Torch Lilly Lane, a 50 foot right-of-way;

North 00 degrees 36 minutes 56 seconds East, with said east line of Torch Lilly Lane, a distance of 116.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the south end of a corner clip;

North 45 degrees 02 minutes 53 seconds East, with said corner clip, a distance of 14.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the south line of Prairie Clover Way, a 50 foot right-of-way, at the beginning of a non-tangent curve to the left having a central angle of 00 degrees 02 minutes 42 seconds, a radius of 1,515.00 feet and a chord bearing and distance of North 89 degrees 16 minutes 09 seconds East, 1.19 feet;

Easterly, with said south line and said curve to the left, an arc distance of 1.19 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 00 degrees 45 minutes 12 seconds West, leaving said south line, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the north line of said Prairie Clover Way at the south end of a corner clip;

North 44 degrees 58 minutes 16 seconds East, with said corner clip, a distance of 14.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the east line of said Torch Lilly Lane;

North 00 degrees 36 minutes 56 seconds East, with said east line of Torch Lilly Lane, a distance of 109.52 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for the southwest corner of Lot 14, Block P of said Addition, at the beginning of a non-tangent curve to the left having a central angle of 31 degrees 40 minutes 11 seconds, a radius of 1,345.50 feet and a chord bearing and distance of North 73 degrees 42 minutes 58 seconds East, 734.28 feet;

Easterly, with said curve to the left, leaving said east line of Torch Lilly Lane, an arc distance of 743.71 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for the southeast corner of Lot 4, Block P of said Addition;

North 32 degrees 07 minutes 07 seconds West, a distance of 170.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the north line of Mint Marigold Drive, a 50 foot right-of-way, at the beginning of a non-tangent curve to the right having a central angle of 00 degrees 40 minutes 24 seconds, a radius of 1,175.00 feet and a chord bearing and distance of South 58 degrees 13 minutes 05 seconds West, 13.81 feet;

Southwesterly, with said north line of Mint Marigold Drive and said curve to the right, an arc distance of 13.81 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for the southeast corner of Lot 4, Block O of said Addition;

North 31 degrees 26 minutes 43 seconds West, leaving said north line of Mint Marigold Drive, a distance of 124.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for the northeast corner of said Lot 4;

North 58 degrees 23 minutes 38 seconds East, a distance of 13.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 60 degrees 01 minutes 10 seconds East, a distance of 64.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 58 degrees 25 minutes 06 seconds East, a distance of 63.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 57 degrees 30 minutes 44 seconds East, a distance of 120.13 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for an external ell corner of said Addition;

THENCE South 32 degrees 29 minutes 15 seconds East, leaving the east line of said Addition, a distance of 680.62 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for the east corner of the above mentioned Wylie DPV, LP tract;

THENCE South 44 degrees 35 minutes 15 seconds West, a distance of 281.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set in the northeast line of the above mentioned Wylie DPV Limited Partnership tract recorded in Document No. 201300334380 for the south corner of said Wylie DPV, LP tract;

THENCE South 72 degrees 50 minutes 30 seconds East, with said northeast line, a distance of 200.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 57 degrees 41 minutes 47 seconds West, leaving said northeast line, a distance of 1,482.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the northeast line of the above mentioned Dominion Drive at the beginning of a non-tangent curve to the left having a central angle of 33 degrees 36 minutes 44 seconds, a radius of 360.00 feet and a chord bearing and distance of North 31 degrees 12 minutes 37 seconds West, 208.18 feet;

THENCE Northwesterly, with said northeast line and said curve to the left, an arc distance of 211.19 feet to the POINT OF BEGINNING and containing 23.436 acres of land, more or less.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WYLIE DPV LIMITED PARTNERSHIP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as DOMINION OF PLEASANT VALLEY, PHASE 4, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets, rights-of-way and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinated to the public's and City of Wylie's use thereof.

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

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

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

WYLIE DPV LIMITED PARTNERSHIP,
A Texas Limited Partnership

By: Webb Peak Development Partners LP,
Its General Partner
By: RHH Development Company,
Its General Partner

By: _____
Ronald N. Haynes, Jr., President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared _____, Owner's Agent, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, That I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

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

FOR REVIEW PURPOSES ONLY. PRELIMINARY,
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE.

RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 6385

STATE OF TEXAS §
COUNTY OF COLLIN §

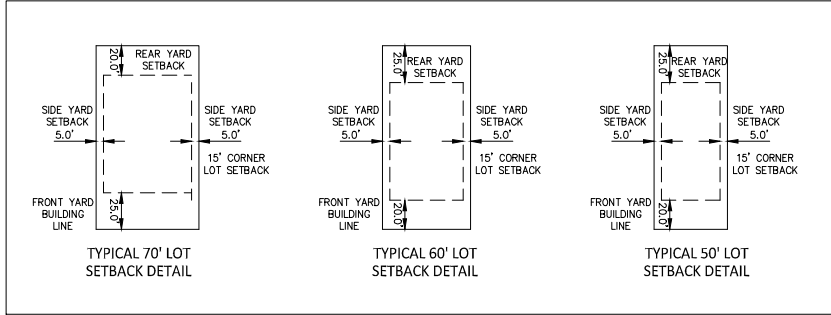
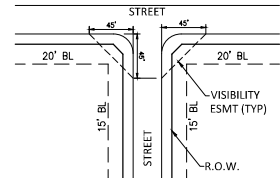
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Ryan S. Reynolds, Land Surveyor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations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

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

Notary Public in and for the State of Texas

My Commission Expires: _____

45' x 45' VISIBILITY EASEMENT (V.E.) DETAIL



"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission
City of Wylie, Texas

"APPROVED FOR CONSTRUCTION"

Mayor City of Wylie, Texas

"ACCEPTED"

Mayor City of Wylie, Texas

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the DOMINION OF PLEASANT VALLEY, PHASE 4, subdivision or addition to the City of Wylie was submitted, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 20____.

City Secretary, City of Wylie, Texas

VISIBILITY, ACCESS, MAINTENANCE AND DRAINAGE EASEMENTS

The area or areas shown on the plat as Visibility, Access, Maintenance, and/or Drainage Easements are hereby given and granted to the City, its successors and assigns, as easements to provide visibility, right of access for maintenance, and drainage upon and across said easements. The City shall have the right but not the obligation to maintain any and all landscaping within the easements. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the easements at any time. The ultimate maintenance responsibility for the easements shall rest upon the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed in, on, over or across the visibility easements. The City shall also have the right but not the obligation to add any landscape improvements to the easements, to erect any traffic control devices or signs on the easements and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the easements or any part thereof for the purposes and with all rights and privileges set forth herein.

PRELIMINARY PLAT

DOMINION OF
PLEASANT VALLEY
PHASE 4
23.436 ACRES

LOTS 1-3,17, BLOCK O; LOTS 1-3, 15-39, BLOCK P;
LOTS 10-13, BLOCK Q; LOTS 1-21, BLOCK R; LOTS 1-20
BLOCK S; LOTS 2, 4-6, BLOCK T & LOTS 1-14, BLOCK U
95 SINGLE FAMILY LOTS

4 OPEN SPACES/COMMON AREAS

OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)
GUADALUPE DE LOS SANTOS SURVEY ,
ABSTRACT NO. 1100 (COLLIN COUNTY)

CITY OF WYLIE,
DALLAS COUNTY, TEXAS

10 May 2021

SHEET # OF 2



J. VOLK
consulting

830 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

Owner/Applicant:
Wylie DPV Limited Partnership
c/o Team Phillips, Inc.,
1914 Skillman Street, Suite 110-310
Dallas, Texas 75206
Phone: 214-535-1758
Contact: Nancy E. Phillips
Email: nancy@teamphillipsinc.com

Engineer/Surveyor:
J. Volk Consulting, Inc.
830 Central Parkway East, Suite 300
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
Email: claudio.segovia@jvolkconsulting.com



Wylie City Council

AGENDA REPORT

Department: Public Arts Advisory Board
Prepared By: C. Ehrlich

Account Code: _____

Subject

Consider, and act upon, the final art design by Quad C student, Shea Ameen and approval of a \$500 scholarship to the winning art design.

Recommendation

Motion to approve Item as presented.

Discussion

The Wylie City Council at their February 26, 2021 meeting asked the board and staff to bring back an item that would allow the City Council to approve a Quad C Scholarship for student Shea Ameen.

In the summer of 2020, staff, the chair, and vice chair met with Erika McIlroy, Art Coordinator for Quad C, Wylie Campus to discuss a joint effort to allow students to be involved in the art process. A request for student designs was made and a selection committee made up of citizens and artists reviewed the submissions and unanimously chose the design by Shea Ameen. Shea is an art major at Quad C, Wylie Campus. Based on feedback from Council at the February 26th meeting, there was some discussion regarding the wording which can be changed at the time of fabrication.

Ms. Ameen will receive the first scholarship of \$500 for her design. The design will be used in the future at a mural location to be determined.

Payment will be made upon approval by the City Council of the design.





Wylie City Council

AGENDA REPORT

Department: Purchasing **Account Code:** 161-5651-58910
Prepared By: Glenna Hayes

Subject

Consider, and act upon, the award of JOCPO #W2021-73-I for Brown House ADA Ramp - Phase 1 Improvements and Exterior Siding Repairs to ERC, Inc. in the amount of \$71,477.24, and authorizing the City Manager to execute any necessary documents.

Recommendation

Motion to approve Item as presented.

Discussion

Brown House Phase 1 Improvement plans were approved in the current Fiscal Year 2021 budget. To facilitate opening the Brown House to the public, staff agreed that installation of an ADA accessible ramp for the house and an accessible path from the existing parking lot to the new ramp should be a priority. In addition to the ramp, staff determined that repairs to the skirting on the house are also required which will encompass replacement of siding and exterior painting. Remaining items for the Brown House and the surrounding property including additional parking will be addressed in the Fiscal Year 2022 budget.

This JOCPO (Job Order Contract Project Order) is issued through a Master Agreement for Job Order Contracting Services between the City and ERC, Inc., under a cooperative agreement awarded by Choice Partners Cooperative Agency. 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.

Wylie Agreement #W2021-44-I / Choice Partners #20/017MR-09.



Wylie City Council

AGENDA REPORT

Department: Purchasing **Account Code:** 100-5231-52710
Prepared By: Glenna Hayes

Subject

Consider, and act upon, the approval of the purchase of Emergency Preparedness & Safety Equipment from Delta Fire & Safety, Inc. in the estimated annual amount of \$50,000.00 through a cooperative purchasing contract with HGAC Buy, and authorizing the City Manager to execute any necessary documents.

Recommendation

Motion to approve Item as presented.

Discussion

Staff recommends the purchase of protective clothing, helmets, boots, gloves, and other fire safety equipment from Delta Fire & Safety, Inc. through a cooperative purchasing contract with the Houston Galveston Area Council as providing the best overall 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.

Approval of this purchases will establish an annual agreement with renewals under H-GAC #EP11-20 / Wylie W2021-89-I.



Wylie City Council

AGENDA REPORT

Department: City Manager
Prepared By: City Secretary

Account Code: _____

Subject

Interview applicants for Board of Ethics vacancies for a term to begin July 1, 2021 and end June 30, 2023.

Recommendation

No action taken.

Discussion

Per Ordinance No. 2014-19, prospective Board of Ethics applicants will be interviewed by the entire City Council.

Applicants:

Aaron Coleman

Jal Dennis (interviewed 5/25)

Michelle Langlois

Fernando Martinez

Lori Villarreal (interviewed 5/25)



Board of Ethics Application

Personal Information

First Name *

Aaron

Please provide your full legal first and last name.

Last Name *

Coleman

DOB *



Registered Voter *

Are you a registered voter?

☒ Yes

☐ No

**Voter Registration
County ***

What County are you registered in?

Collin

Board/Commission Service

*

Do you currently serve on a board/commission?

☒ No

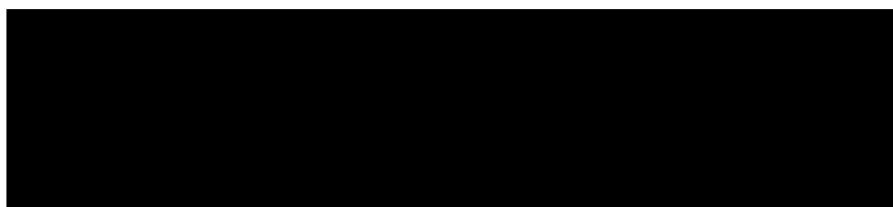
☐ Yes

*

Please indicate briefly why you would like serve as a Board of Ethics member:

Strong ethics are an essential attribute of governing. As a resident/citizen of Wylie I am invested in the success of our local council and this board represents an opportunity for me to be actively involved and contribute. My role as a parent of students in WISD, spouse, resident and both educational and professional experience have all been conduits me to demonstrate my individual ethical standards. Would love to be involved.

Contact Information



*

How long have you been a Wylie resident?

I've been a Wylie resident since November 2015

You must be a Wylie resident to serve on this board.

Employment Information

Occupation

Assistant Vice President Business Marketing
- AT&T

Code of Ethics Acknowledgement

Please read the below ordinance





Board of Ethics Application

Personal Information

First Name *

Michelle

Please provide your full legal first and last name.

Last Name *

Langloys

DOB *



Registered Voter *

Are you a registered voter?

☒ Yes

☐ No

**Voter Registration
County ***

What County are you registered in?

Collin

Board/Commission Service

*

Do you currently serve on a board/commission?

☐ No

☒ Yes

*

Please select the board/commission you currently serve on.

Board of Ethics

*

How long have you served on the board/commission?

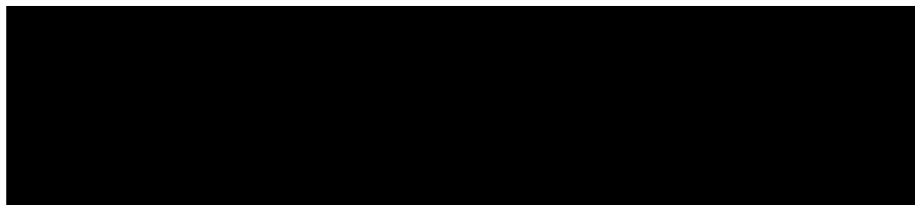
2 year

*

Please indicate briefly why you would like serve as a Board of Ethics member:

Better involvement in my city

Contact Information



*

How long have you been a Wylie resident?

21 years

You must be a Wylie resident to serve on this board.

Employment Information

Occupation

Customer care

Code of Ethics Acknowledgement

Please read the below ordinance



Acknowledgment & Signature

I have reviewed Ordinance No. 2014-19, City of Wylie Code of Ethics, above as required in Section 10(A) of the Ordinance.



Board of Ethics Application

Personal Information

First Name *

Fernando

Please provide your full legal first and last name.

Last Name *

Martinez

DOB *



Registered Voter *

Are you a registered voter?

☒ Yes

☐ No

**Voter Registration
County ***

What County are you registered in?

Collin

Board/Commission Service

*

Do you currently serve on a board/commission?

☒ No

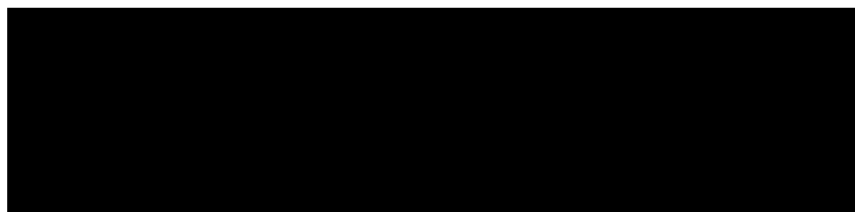
☐ Yes

*

Please indicate briefly why you would like serve as a Board of Ethics member:

Ethics is very important in government because it is what keeps its people assured of its integrity and I believe my background has provided me a great foundation in ethics.

Contact Information



*

How long have you been a Wylie resident?

3 years

You must be a Wylie resident to serve on this board.

Employment Information

Occupation

Civil Rights Analyst

Code of Ethics Acknowledgement

Please read the below ordinance



Acknowledgment & Signature

I have reviewed Ordinance No. 2014-19, City of Wylie Code of Ethics, above as required in Section 10(A) of the Ordinance.

If appointed, I agree to serve a two year term to the Board of Ethics. I am aware of the meeting dates and times of the Board of Ethics. I am aware that I may not serve on any other council appointed board or commission during my term on



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: City Secretary

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2021-32, amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 2 (Administration), Article IV (Boards and Commissions), Section 2-61 (appointments to more than one Board or Commission); modifying certain provisions on appointments to and tenure on Boards and Commissions; providing a savings/repealing clause, severability clause and an effective date.

Recommendation

Motion to approve Item as presented.

Discussion

In Article VIII, Section 1B of the City Charter it states:

Limitation on Service. No person shall be appointed to or serve on more than two permanent boards, commissions, or committees at any given time.

In Chapter 2, Article IV, Section 2-61 of the City Code of Ordinance it states:

(a) In order to obtain increased citizen participation on boards and commissions, the city council establishes, as policy, that citizens shall be appointed to and serve on only one board or commission.

(b) This policy does not include members of the council, the city manager's office or staff.

(c) The city council may, by ordinance, consolidate the functions of the various boards, commissions or committees enumerated in article VIII of the Charter.

(d) This section shall apply to all the boards and commissions except the following boards: Wylie Economic Development Corporation, Wylie Park and Recreation Facilities Development Corporation, whose tenure is set by their articles of incorporation and/or bylaws.

(e) The term limit for consecutive service on the same board or commission is three consecutive, full terms, regardless of term length (two-year, three-year, etc.). After the expiration of term limit, the member must wait one year before reapplying to the same board.

Staff is proposing amending the Code of Ordinances to follow the City Charter. All appointments are at the discretion of Council.

ORDINANCE NO. 2021-32

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, AMENDING WYLIE'S CODE OF ORDINANCES, ORDINANCE NO. 2021-17, AS AMENDED, CHAPTER 2 (ADMINISTRATION), ARTICLE IV (BOARDS AND COMMISSIONS), SECTION 2-61 (APPOINTMENTS TO MORE THAN ONE BOARD OR COMMISSION); MODIFYING CERTAIN PROVISIONS ON APPOINTMENTS TO AND TENURE ON BOARDS AND COMMISSIONS; PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE AND AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Wylie, Texas ("City Council") finds that it is necessary and in the best interest of the citizens of the City of Wylie, Texas ("City") to amend Chapter 2 (Administration), Article IV (Boards and Commissions), Section 2-61 (Appointments to more than one Board or Commission) of the City's Code of Ordinances, Ordinance No. 2021-17, as amended ("Code of Ordinances"), 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: Amendment to Chapter 2 (Administration), Article IV (Boards and Commissions), Section 2-61 (Appointments to more than one Board or Commission) of the Code of Ordinances. Chapter 2 (Administration), Article IV (Boards and Commissions), Section 2-61 (Appointments to more than one Board or Commission) of the Code of Ordinances is hereby amended as follows¹:

"CHAPTER 2 – ADMINISTRATION

...

ARTICLE IV – BOARDS AND COMMISSIONS

Sec. 2-61. - Appointments to more than one Board or Commission.

- (a) In order to obtain increased citizen participation on boards and commissions, the City Council establishes, as policy, that ~~citizens an individual~~ shall be appointed to and serve on only one board or commission; provided, however, that the City Council is entitled to appoint an individual to serve on more than one board or commission, but not more than two boards or commissions as provided in the City Charter, if the City Council determines that there is good cause to do so.

¹ Deletions are evidenced by ~~strike through~~; additions are underlined.

- (b) ...
- (c) ...
- (d) ~~This section shall apply to all the boards and commissions except the following boards: Wylie Economic Development Corporation, Wylie Park and Recreation Facilities Development Corporation, whose tenure is set by their articles of incorporation and/or bylaws. Reserved.~~
- (e) Unless provided otherwise in another ordinance or other law, ~~t~~The term limit for consecutive service on the same board or commission is three consecutive, full terms, regardless of term length (two-year, three-year, etc.). After the expiration of term limit, the member must wait one year before reapplying to the same board.
- (f) ...”

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

SECTION 4: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. 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: Effective Date; Publication. This Ordinance shall become effective from and after its adoption.

[The remainder of this page intentionally left blank.]

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, on this 8th day of June 2021.

Matthew Porter, Mayor

**ATTESTED AND
CORRECTLY RECORDED:**

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: City Manager
 Prepared By: City Secretary

Account Code: _____

Subject

Consider, and act upon, appointments to fill the Board of Ethics vacancies for a term to begin July 1, 2021 and end June 30, 2023.

Recommendation

Motion to approve, _____, _____, and Alternates _____, and _____ for the Board of Ethics vacancies for a term to begin July 1, 2021 and end June 30, 2023.

Discussion

Per Ordinance No. 2014-19, prospective Board of Ethics applicants will be interviewed by the entire City Council.

Applicants:

Aaron Coleman
 Jal Dennis (interviewed 5/25)
 Michelle Langlois
 Fernando Martinez
 Lori Villarreal (interviewed 5/25)



Board of Ethics Application

Personal Information

First Name *

Aaron

Please provide your full legal first and last name.

Last Name *

Coleman

DOB *



Registered Voter *

Are you a registered voter?

☒ Yes

☐ No

**Voter Registration
County ***

What County are you registered in?

Collin

Board/Commission Service

*

Do you currently serve on a board/commission?

☒ No

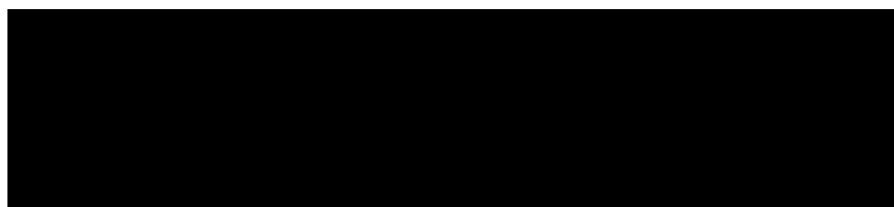
☐ Yes

*

Please indicate briefly why you would like serve as a Board of Ethics member:

Strong ethics are an essential attribute of governing. As a resident/citizen of Wylie I am invested in the success of our local council and this board represents an opportunity for me to be actively involved and contribute. My role as a parent of students in WISD, spouse, resident and both educational and professional experience have all been conduits me to demonstrate my individual ethical standards. Would love to be involved.

Contact Information



*

How long have you been a Wylie resident?

I've been a Wylie resident since November 2015

You must be a Wylie resident to serve on this board.

Employment Information

Occupation

Assistant Vice President Business Marketing
- AT&T

Code of Ethics Acknowledgement

Please read the below ordinance





Board of Ethics Application

Personal Information

First Name *

Jal

Please provide your full legal first and last name.

Last Name *

Dennis

DOB *



Registered Voter *

Are you a registered voter?

☒ Yes

☐ No

**Voter Registration
County ***

What County are you registered in?

Collin

Board/Commission Service

*

Do you currently serve on a board/commission?

☒ No

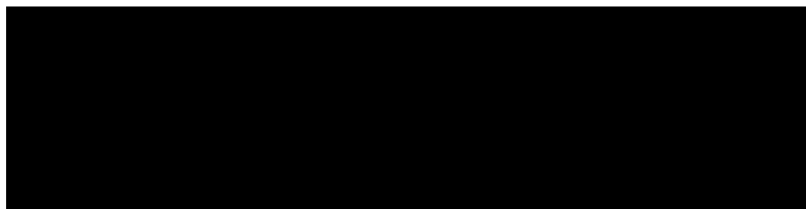
☐ Yes

*

Please indicate briefly why you would like serve as a Board of Ethics member:

My experience as an ethics/compliance officer in the securities industry makes me very qualified to serve. Without a strong ethics board and policies, corruption will always be present and will dominate and political bullying will prevail.

Contact Information



*

How long have you been a Wylie resident?

20 years

You must be a Wylie resident to serve on this board.

Employment Information

Occupation

Semi Retired / Financial Consultant

Code of Ethics Acknowledgement

Please read the below ordinance



Acknowledgment & Signature

I have reviewed Ordinance No. 2014-19, City of Wylie Code of Ethics, above as required in Section 10(A) of the Ordinance.



Board of Ethics Application

Personal Information

First Name *

Michelle

Please provide your full legal first and last name.

Last Name *

Langloys

DOB *



Registered Voter *

Are you a registered voter?

☒ Yes

☐ No

**Voter Registration
County ***

What County are you registered in?

Collin

Board/Commission Service

*

Do you currently serve on a board/commission?

☐ No

☒ Yes

*

Please select the board/commission you currently serve on.

Board of Ethics

*

How long have you served on the board/commission?

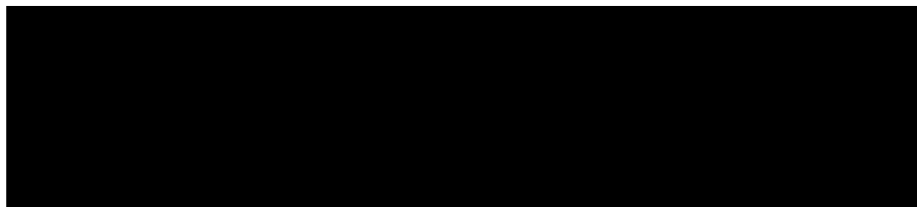
2 year

*

Please indicate briefly why you would like serve as a Board of Ethics member:

Better involvement in my city

Contact Information



*

How long have you been a Wylie resident?

21 years

You must be a Wylie resident to serve on this board.

Employment Information

Occupation

Customer care

Code of Ethics Acknowledgement

Please read the below ordinance



Acknowledgment & Signature

I have reviewed Ordinance No. 2014-19, City of Wylie Code of Ethics, above as required in Section 10(A) of the Ordinance.



Board of Ethics Application

Personal Information

First Name *

Fernando

Please provide your full legal first and last name.

Last Name *

Martinez

DOB *



Registered Voter *

Are you a registered voter?

☒ Yes

☐ No

**Voter Registration
County ***

What County are you registered in?

Collin

Board/Commission Service

*

Do you currently serve on a board/commission?

☒ No

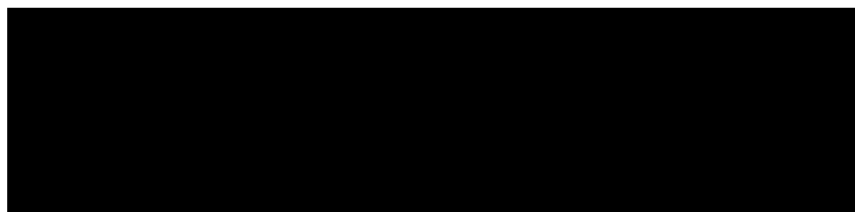
☐ Yes

*

Please indicate briefly why you would like serve as a Board of Ethics member:

Ethics is very important in government because it is what keeps its people assured of its integrity and I believe my background has provided me a great foundation in ethics.

Contact Information



*

How long have you been a Wylie resident?

3 years

You must be a Wylie resident to serve on this board.

Employment Information

Occupation

Civil Rights Analyst

Code of Ethics Acknowledgement

Please read the below ordinance



Acknowledgment & Signature

I have reviewed Ordinance No. 2014-19, City of Wylie Code of Ethics, above as required in Section 10(A) of the Ordinance.

If appointed, I agree to serve a two year term to the Board of Ethics. I am aware of the meeting dates and times of the Board of Ethics. I am aware that I may not serve on any other council appointed board or commission during my term on



Board of Ethics Application

Personal Information

First Name *

Lori

Please provide your full legal first and last name.

Last Name *

Villarreal

DOB *



Registered Voter *

Are you a registered voter?

☒ Yes

☐ No

**Voter Registration
County ***

What County are you registered in?

Collin

Board/Commission Service

*

Do you currently serve on a board/commission?

☒ No

☐ Yes

*

Please indicate briefly why you would like serve as a Board of Ethics member:

Our family has developed a philosophy, "Care for what is yours." This holds true for physical assets, relationships, and our community where we can. If I can be of value, I'd like to be considered. The Ethics Committee is particularly interesting to me because it offers confidence to our residents that there is a peer review when necessary and reminds that we are all in this – responsible and ethical growth - together. Respectfully, Lori

Contact Information

*

How long have you been a Wylie resident?

20 years

You must be a Wylie resident to serve on this board.

Employment Information

Occupation

Executive Director, Wylie ISD Education
Foundation

Code of Ethics Acknowledgement

Please read the below ordinance



ORDINANCE NO. 2014-19

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, ESTABLISHING A CODE OF ETHICS; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.

WHEREAS, the City of Wylie desires for all of its citizens to have confidence in integrity, independence, and impartiality of those who act on their behalf in government; and

WHEREAS, this proposed Code of Ethics to define the bounds of reasonable ethical behavior by the City Council and all appointed City Offices.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS that this Ordinance be adopted in order to promote confidence in the government of the City of Wylie, and thereby enhance the City's ability to function effectively.

Section 1. Definitions.

In this article:

Administrative Board means any board, commission, or other organized body: (1) That has, by law, final decision-making authority on matters within its jurisdiction and that is either: (a) established under the City Charter or by city ordinance, or (b) whose members are all council members or are appointed or confirmed by the City Council; or, (2) Created as a non-profit economic development corporation by the City Council under the authority of the Development Corporation Act of 1979, as amended.

Advisory Board means a board, commission, or other organized body other than an Administrative Board, that was created by an act of the City Council whose members are appointed or confirmed by the City Council and are charged with making recommendations to the City Council on matters within its jurisdiction.

City Official means a member of the City Council, an Administrative Board, or an Advisory Board.

Economic Interest means a legal or equitable property interest in land, chattels, and intangibles, and contractual rights having a value of more than fifty thousand dollars (\$50,000.00). Service by a City Official as an Officer, director, advisor, or otherwise active participant in an educational, religious, charitable, fraternal, or civic organization does not create for that City Official an "Economic Interest" in the

property of the organization. "Economic Interest" does not include the contract and/or business relationship that the City Manager, City Secretary, City Attorney and/or his law firm, and/or the Municipal Court Judges and Magistrates and/or their respective law firms have with the City."

Official Action means:

- (1) any affirmative act (including the making of a recommendation) within the scope of, or in violation of, an Official's duties; or
- (2) any failure to act, if the Official is under a duty to act and knows that inaction is likely to affect substantially an Economic Interest of the Official.

Review Panel means the body charged with reviewing and acting on complaints and requests for declaratory relief filed under this article.

Section 2. Covered officials.

The rules of ethical conduct contained below apply generally to City Officials unless otherwise specified.

Section 3. Officials required to comply with both state and local law.

Where a City Official's conduct is regulated by a provision of this article and a similar provision of state law, and it is possible to comply with the requirements of both, a City Official shall comply with both.

Section 4. Education.

The City shall provide training and educational materials to City Officials on their ethical obligations under state law and this article. Such training shall include at least one formal classroom session in each calendar year. All City Officials shall must annually attend the formal training session offered by the City or equivalent training sessions conducted by the Texas Municipal League or similar organizations. The City also shall prepare and distribute written materials on the subject to each City Official at the time of his or her election or appointment to office.

Section 5. Ethical values.

It is the official policy of the City that:

- (A) City Officials shall be independent, impartial, and responsible to the citizens of the City;
- (B) City Officials shall not have a financial interest, and shall not engage in any business, transaction, or professional activity, or incur any obligation that conflicts with the proper discharge of their duties for the City in the public interest.

- (C) The principles of personal conduct and ethical behavior that should guide the behavior of City Officials include:
1. A commitment to the public welfare;
 2. Respect for the value and dignity of all individuals;
 3. Accountability to the citizens of the City;
 4. Truthfulness; and
 5. Fairness.
- (D) Under such principles of conduct and ethical behavior, City Officials should:
1. Conduct themselves with integrity and in a manner that merits the trust and support of the public;
 2. Be responsible stewards of the taxpayers' resources; and
 3. Take no official actions that would result in personal benefit in conflict with the best interests of the City.
- (E) To implement the principles of conduct and ethical behavior set out above, the City Council has determined that it is advisable to enact rules of ethical conduct to govern City Officials. It is the purpose and intent of City Council to assure a fair opportunity for all of the City's citizens to participate in government, to adopt standards of disclosure and transparency in government, and to promote public trust in government.

Section 6. Rules of Ethical Conduct for City Officials.

The rules of ethical conduct contained below, are intended not only to serve as a guide for official conduct, but also as a basis for discipline of City Officials who do not abide by them.

(A) Appearance on behalf of private interests of others.

- (1) A member of the City Council shall not appear before the City Council, an Administrative Board or an Advisory Board for the purpose of representing the interests of another person or entity. However, a member of the City Council may, to the extent as otherwise permitted by law, appear before any such body to represent the member's own interests or the interests of the member's spouse or minor children.

- (2) A City Official who is not a member of the City Council shall not appear before the body on which he or she serves for the purpose of representing the interests of another person or entity, and shall not appear before any other body for the purpose of representing the interests of another person or entity in connection with an appeal from a decision of the body on which the City Official serves. However, the City Official may, to the extent as otherwise permitted by law, appear before any such body to represent the City Official's own interests or the interests of the City Official's spouse or minor children.

(B) Misuse and disclosure of confidential information.

- (1) It is a violation of this ethics code for a City Official to violate V.T.C.A., Penal Code, § 39.06 (Misuse of Official Information), as amended.
- (2) A City Official shall not disclose to the public any information that is deemed confidential under any federal, state, local law, or council rules, unless required by law.

(C) Restrictions on political activity and political contributions.

- (1) No City Official or candidate for City Council shall meet with any employee or group of employees of the City for political campaign purposes while such employees are on duty.
- (2) No City Official shall, directly or indirectly, coerce or attempt to coerce any City employee to:
 - (a) Participate in an election campaign, contribute to a candidate or political committee, or engage in any other political activity relating to a particular party, candidate, or issue; or
 - (b) Refrain from engaging in any lawful political activity.
- (3) The following actions by City Officials are not prohibited by this section:
 - (a) The making of a general statement encouraging another person to vote in an election;
 - (b) A solicitation of contributions or other support that is directed to the general public or to an association or organization; and
 - (c) The acceptance of a campaign contribution from a City employee.

- (4) No City Official shall use, request, or permit the use of City facilities, personnel, equipment, or supplies for the creation or distribution of materials to be used in a political campaign or for any other purpose in support of a political campaign. However, meeting rooms and other City facilities that are made available for use by the public may be used for political purposes by City Officials under the same terms and conditions as they are made available for other public uses

(D) Use of cell phones or electronic devices during meetings.

City Officials shall refrain from using cell phones or electronic devices during a meeting unless it is for the purpose of accessing agendas and information relevant to the agenda. Cell phones shall be turned off or put on vibrate during meetings. Should it be necessary to use a cell phone, City Officials shall step out of the meeting. Text messaging, emails and other written communications shall not be sent during a meeting unless it is an emergency.

(E) Use of City letterhead and logo.

The City's name, letterhead and logo are not to be used for non-City business or purposes. City Officials shall not use the City letterhead or other materials for personal correspondence, in connection with non-City business such as personal fund raising for charitable causes, endorsements, or other types of personal business.

Section 7. Board of Ethics.

(A) Creation and appointment.

There is hereby created a Board of Ethics to consist of five members and two alternates. The purpose of the Board shall be to issue advisory opinions and waivers on ethical issues arising under this article and to hear inquiries or complaints and issue findings and recommendations regarding alleged violations of this article.

Prospective Board of Ethics members shall be interviewed by the entire City Council.

(B) Qualifications.

- (1) All members must live within the city of Wylie city limits.
- (2) Members may not serve on any other Council appointed Board or Commission during their term on the Board of Ethics.
- (3) No City of Wylie employee can be on the Code of Ethics Board.

(C) Terms of appointment.

No Board of Ethics member may serve more than two (2) consecutive years (with the exception of the inception to achieve staggered terms.)

(D) Removal.

The unexcused absence of any member of the Board of Ethics from three (3) consecutive meetings, unless the Board has excused the absence for good and sufficient reasons as determined by the Board, shall constitute a resignation from the Board.

A member may be removed for inappropriate conduct before the expiration of the member's term. Before removing a member, the Board of Ethics shall specify the cause for a recommendation of removal and shall give the member the opportunity to make a personal explanation. Then the recommendation shall be brought to the City Council for an official vote by Council. If the recommendation is regarding a City Council member that member shall be exempt from the vote.

E. Consultation with city attorney.

The Board of Ethics may consult with the city attorney or a designee of the city attorney regarding legal issues which may arise in connection with this article and may request advisory assistance from the city attorney in conducting hearings on inquiries during any stage of the process.

F. Advisory opinions and waivers.

- (1) Any current elected officials or board/commissions member or anyone seeking to become an elected officials or board/commissions member may submit a written request to the Board of Ethics for advisory opinions on whether any conduct by that person would constitute a violation of the Code of Ethics. The Board of Ethics shall render an advisory opinion pursuant to written rules adopted by the Board, but in no case shall the Board take longer than six (6) weeks from the time it received the request to issue an advisory opinion or to give written notice explaining the reason for delay and stating an expected issuance date.
- (2) Any current elected officials or board/commissions member or anyone seeking to become an elected officials or board/commissions member may submit a written request for a waiver of any provision of the Code of Ethics. The Board of Ethics is empowered to grant a waiver if it finds that the waiver will serve the best interests of the City. The Board shall issue appropriate notice of its meeting on the waiver and its meeting shall be open to the public. The Board shall

either issue or deny the waiver within six (6) weeks of receiving the request.

G. Complaints or inquiries to the Board of Ethics.

Any person may file an official written complaint or inquiry with the Board of Ethics asking whether a current elected officials or board/commissions member has failed to comply with this code of ethics.

Prior to review by the Board of Ethics, the city attorney shall first determine the following:

- (1) If the Board of Ethics has jurisdiction over the alleged violation, and;
- (2) If the alleged violation, if true, would or would not constitute a violation of this article.

Subject to the rules adopted by the Council pursuant to section 7.H., the Board of Ethics shall:

- (1) Conduct a hearing in a meeting, which shall be open to the public on all official written complaints or inquiries which have not been dismissed pursuant to paragraph G of section 7 or resolved under paragraph F of section 7.
- (2) Except as otherwise provided in this article, make public written findings and recommendations, if any, on complaints or inquiries. Board findings should characterize the seriousness of the violation, if any.
- (3) The City Manager or the City Attorney shall inform the person who is the subject of the complaint or inquiry and the person who submitted the complaint or inquiry of the Board's findings, and recommendations; and
- (4) If the Board feels corrective action may be necessary, it must make its recommendations to the City Council in writing. The Board may propose actions appropriate to the finding, ranging from a recommendation that the person abstain from further action on the matter or seek a waiver, to adopting a resolution reprimanding the person.

(H) Procedures for complaints or inquiries.

The City Council shall adopt written rules to govern the Board of Ethics in order to create a process that is fair both to the person who submitted the complaint or

inquiry and the person who is the subject of the complaint or inquiry. In addition to rules which the Board may in its discretion adopt, the rules shall:

- (1) Establish time lines for all aspects of its handling of complaints or inquiries. The time lines shall be sufficiently long to enable a person who is the subject of a complaint or inquiry to have adequate time to understand the complaint or inquiry and prepare a response. The rules shall allow the Board to alter the time lines upon a request of the subject of a complaint or inquiry for more time to prepare;
- (2) Require the complaint or inquiry to be in writing on a form approved by the Board, to be signed, and to show the home or business address and telephone number of the person who submitted it. The form shall contain a statement that must be signed and which states that, to the best of the person's knowledge, information, and belief formed after reasonable reflection, the information in the complaint or inquiry is true. The rules shall require the complaint or inquiry to describe the facts that constitute the violation of this Code of Ethics in sufficient detail so that the Board and the person who is the subject of the complaint or inquiry can reasonably be expected to understand the nature of any offense that is being alleged;
- (3) Prohibit the Board from accepting complaints or inquiries about actions that took place or became known to the complainant more than six (6) months prior to the date of filing;
- (4) Require the Board to notify the person who is the subject of the complaint or inquiry that a complaint or inquiry has been filed. The rules shall require the Board to provide the notification in a timely manner, but no more than five (5) days from the day the complaint or inquiry was filed. The rules shall require the notification to include a copy of the full complaint or inquiry; a copy of any portion of this article that is alleged to have been or that may be violated; and the Board's rules for dealing with complaints or inquiries;
- (5) Require the Board to provide the subject of the complaint or inquiry with a copy of the complaint or inquiry before it provides copies to any other parties. The rules shall recognize that distribution to the public of a complaint or inquiry prior to screening by the Board as required in below could harm the reputation of an innocent person and is contrary to the public interest; therefore, the rules shall prohibit the public release of the complaint or inquiry until the screening process in below has been completed;
- (6) Require the Board or a committee of the Board to meet within thirty-one (31) days of receiving a complaint or inquiry to screen the

complaint or inquiry. The rules shall allow the Board to immediately dismiss a complaint or inquiry if:

- a. The alleged violation is a minor or de minimis violation;
- b. The complaint or inquiry is, on its face, frivolous, groundless, or brought for purposes of harassment;
- c. The matter has become moot because the person who is the subject of the complaint or inquiry is no longer an elected officials or board/commissions member;
- d. The person who is the subject of the complaint or inquiry had obtained a waiver or an advisory opinion under section 7.F. permitting the conduct.

The rules shall require the dismissal and the reason for dismissal to be in writing and available to the public.

- (7) Require the Board to have hearings at meetings, which are open to the public on complaints or inquiries, which have not been dismissed pursuant to paragraph G of this section or resolved under paragraph F of this section.
- (8) Allow any person who is the subject of a complaint or inquiry to designate a representative if he or she wishes to be represented by someone else, to present evidence, and to cross-examine witnesses. The rules shall allow the person who submitted the complaint or inquiry and the subject of the complaint or inquiry sufficient time to examine and respond to any evidence not presented to them in advance of the hearing;
- (9) Require deliberations on complaints or inquiries to be conducted in open session;
- (10) Allow the Board to dismiss a complaint or inquiry without a finding for or against the subject of the complaint or inquiry if the person committed the violation due to oversight and comes into voluntary compliance;
- (11) Allow the Board to dismiss a complaint or inquiry if the person who submitted it does not appear at hearing and if, in the opinion of the Board, it would be unfair to the subject of the complaint or inquiry not to have the opportunity to examine the person. The rules shall, however, require the Board to schedule the hearing at a time that is reasonably convenient to both the person who submitted the complaint or inquiry and the subject of the complaint or inquiry;

- (12) Require the Board to base a finding of a violation upon [clear and convincing evidence];
- (13) Require the Board to inform the person who submitted the complaint or inquiry and the subject of the complaint or inquiry in writing if it believes a complaint or inquiry is frivolous, groundless, or brought for purposes of harassment;
- (14) Prohibit members who have not been present for the hearing from participating in a recommendation;
- (15) Require that findings and recommendations be made only by a majority of the Board;
- (16) Allow the Board to consider, when it makes findings and recommendations, the severity of offense; the presence or absence of any intention to conceal, deceive, or mislead; whether the violation was deliberate, negligent, or inadvertent; and whether the incident was isolated or part of a pattern;
- (17) Allow the Board to issue an advisory opinion in response to a complaint or inquiry, in lieu of making findings and recommendations, where deemed appropriate by the Board.

Section 8. Other Obligations.

This Code of Ethics is cumulative of and supplemental to applicable state and federal laws and regulations. Compliance with the provisions of this Code shall not excuse or relieve any person from any obligation imposed by state or federal law regarding ethics, financial reporting, lobbying activities, or any other issue addressed herein.

Even if a City Official is not prohibited from taking official action by this Code of Ethics, action may be prohibited by duly promulgated personnel rules, which may be more stringent.

Section 9. Effective Date.

This Code of Ethics shall take effect on May 28, 2014, following its adoption and publication as required by law. Every person shall be provided reasonable opportunity to review this Code of Ethics as a condition of their candidacy and/or application to be a City Official. Individuals seated as City Officials on the effective date of this Ordinance shall be bound by it and shall sign a written acknowledgement of receipt and understanding of this Code within 30 days of the effective date. All City Officials elected, appointed or retained following the effective date of this Code shall sign a written acknowledgement of receipt and understanding of this Code before performing any of the duties or functions of the City Official's position.

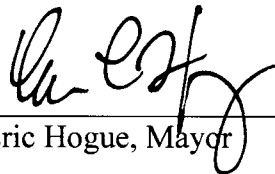
Section 10. Distribution and Training.

- (A) At the time of application for a position of City Official, every applicant shall be furnished with a copy of this Code of Ethics. No application shall be considered complete without a signed acknowledgement of receipt and understanding of this Code by the applicant.
- (B) The City Attorney or City Manager as designated by the City Council shall develop educational materials and conduct educational programs for the City Officials on the provisions of this Code of Ethics, Article XI of the City Charter, and Chapters 171 and 176 of the Texas Local Government Code. Such materials and programs shall be designed to maximize understanding of the obligations imposed by these ethics laws.

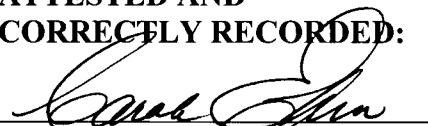
Section 11. Severability.

If any provision of this Code is found by a court of competent jurisdiction to be invalid or unconstitutional, or if the application of this Code to any person or circumstances is found to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the other provisions or applications of this Code which can be given effect without the invalid or unconstitutional provision or application.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, on this 20th day of May, 2014.


Eric Hogue, Mayor

**ATTESTED AND
CORRECTLY RECORDED:**


Carole Ehrlich, City Secretary

DATES OF PUBLICATION: May 28, 2014 in the Wylie News






The Farmersville Times • Murphy Monitor • The Princeton Herald • The Sachse News • THE WYLIE NEWS

#62.66

STATE OF TEXAS
COUNTY OF COLLIN


Before me, the undersigned authority, on this day personally appeared Chad Engbrock, publisher of C & S Media, dba *The Wylie News*, a newspaper regularly published in Collin County, Texas and having general circulation in Collin County, Texas, who being by me duly sworn, deposed and says that the foregoing attached:

City of Wylie
Ordinance No. 2014-19
was published in said newspaper on the following dates, to-wit:
May 28, 2014


Chad Engbrock, Publisher

Subscribed and sworn before me on this, the 1 day of June, 2014
to certify which witness my hand and seal of office.




Notary Public in and for
The State of Texas

My commission expires 9/27/16

May 28 - May 29, 2014

**ORDINANCE
NO. 2014-19**

AN ORDINANCE
OF THE CITY OF
WYLIE, TEXAS,
ESTABLISHING A
CODE OF ETHICS;
PROVIDING FOR
A PENALTY FOR
THE VIOLATION
OF THIS ORDI-
NANCE; PROVID-
ING FOR REPEAL-
ING, SAVINGS
AND SEVERABIL-
ITY CLAUSES;
PROVIDING FOR
AN EFFECTIVE
DATE OF THIS
ORDINANCE;
AND PROVID-
ING FOR THE
PUBLICATION
OF THE CAP-
TION HEREOF.
3-1t-26-339





Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: City Secretary

Account Code: _____

Subject

Consider, and act upon, the recommendations of the 2021 Boards and Commission Council Interview Panel for appointments to the Animal Shelter Advisory Board, Cemetery Advisory Board, Construction Code Board, Historic Review Commission, Library Board, Parks and Recreation Board, Parks and Recreation Facilities Development Corporation Board (4B), Planning and Zoning Commission, Public Arts Advisory Board, Wylie Economic Development Corporation, and the Zoning Board of Adjustments to fill board vacancies for a term to begin July 1, 2021 and end June 30, 2023/24.

Recommendation

Motion to approve the recommendations as presented.

Discussion

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

An interview panel, consisting of three council members, conducted interviews of all applicants. All applicants were contacted to schedule an informal meeting, in open session with the Boards and Commission Council Interview Panel. Council members appointed by the Wylie City Council for 2021 are:

Mayor *pro tem* Jeff Forrester, Chair; Councilman Dave Strang and Councilman Scott Williams. The Panel met with applicants on Wednesday, May 26, 2021 and Thursday, May 27, 2021 to conduct interviews and deliberate their choices to recommend to the full council.

The 2021 Boards and Commission Council Interview Panel have attached their recommendations for Council consideration and action.

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

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

2021 Interview Panel Final Recommendations

PLACE	NAME	SEEKING RE-APPOINTMENT	APPLICANT AWARDED POSITION
ANIMAL SHELTER ADVISORY BOARD			
R1			Kali Patton
R2			Becky Welch
CEMETERY ADVISORY BOARD			
1 (1 Year Term)			Gloria Suarez
2 (1 Year Term)			Juan Azcarate
3 (1 Year Term)			Allison Stowe
4 (2 Year Term)			Sandra Stone
5 (2 Year Term)			Keith Stephens
6 (2 Year Term)			Sandra Mondy
7 (2 Year Term)			Kimberly Summers
Alt (1 Year Term)			Jami Lindquist
Alt (2 Year Term)			Erin Williams
CONSTRUCTION CODE BOARD			
4	Lowell Davis	Yes	Lowell Davis
5	Bobby Heath, Jr	No-Termed	James Byrne
6	Philip Timmons	No	Brian Ortiz
7	Billy McClendon	No-Termed	Bruce Moilan
Alt	Jacques Loraine III	No	Michael Innella
HISTORIC REVIEW COMMISSION			
1	Debbie Loraine	No	Bethany Sullivan
2	John Pugh	No-Termed	Krisleigh Hoermann
3	Kirstin Dodd	No	Sandra Stone
7	Joe Chandler	Yes	Joe Chandler
R1			Allison Stowe
R2			Kali Patton

2021 Interview Panel Final Recommendations

PLACE	NAME	SEEKING RE-APPOINTMENT	APPLICANT AWARDED POSITION
LIBRARY BOARD			
1	Arthur Borgemenke	No	Kristina Jones
2	Janice Borland	No-Termed	Kristin Botsford
3	Carla McCullough	Yes	Carla McCullough
4	Rosalynn Davis	Yes	Rosalynn Davis
5	Juan Azcarate	Yes	Juan Azcarate
R1			Monica Munoz
R2			Julia Moses
PARKS & RECREATION BOARD			
2	Brian Willeford	Yes	Brian Willeford
3	Brett Swendig	Yes	Brett Swendig
5	Gloria Suarez	Yes	Gloria Suarez
R1			Justin Dumlao
R2			Donald Folsom
PARKS & RECREATION 4B BOARD			
1 (1 Year Term)	Candy Arrington		
2	David Duke		
5	Daniel Chestnut	No	Brian Willeford
6	Emmett Jones	Yes	Emmett Jones
7	Scott Hevel	Yes	Scott Hevel
PLANNING & ZONING COMMISSION			
2	Brian Ortiz	Yes	Joshua Butler
3	Jacques Loraine III	Yes	Jacques Loraine III
6	Bryan Rogers	Yes	Bryan Rogers
R1			Matthew Soto
R2			James Byrne

2021 Interview Panel Final Recommendations

PLACE	NAME	SEEKING RE-APPOINTMENT	APPLICANT AWARDED POSITION
PUBLIC ARTS ADVISORY BOARD			
1	Anita Jones	No-Termed	Esther Bellah
2	Minerva Bediako	Yes	Minerva Bediako
3	John Treadwell	Yes	John Treadwell
R1			Pardeep Kaur
R2			
WYLIE ECONOMIC DEVELOPMENT BOARD			
3	Demond Dawkins	Yes	Demond Dawkins
4	John Yeager	No	Blake Brininstool
ZONING BOARD OF ADJUSTMENTS			
1	Shaun Chronister	No-Termed	Aaron Lovelace
Alt	Daniel Cooper	No	Zewge Kagnev

RESOLUTION NO. 2006-17(R)**A RESOLUTION OF THE CITY OF WYLIE, TEXAS ADOPTING PROCEDURES FOR THE WYLIE BOARDS AND COMMISSION INTERVIEW PROCESS AND THE APPOINTMENT OF THE 2006-07 BOARDS AND COMMISSION INTERVIEW PANEL.**

WHEREAS, the City of Wylie has nine boards and commissions comprised of a total of 54 members serving staggered two year terms; and

WHEREAS, each year the City of Wylie receives applications from residents for consideration of appointment to City of Wylie Boards and Commissions; and

WHEREAS, applicants for the board and commission members are interviewed by a Selection Panel consisting of three council members; and

WHEREAS, it has been deemed that guidelines be set for the Selection Panel, the application process, the interview process, and the appointment process of the City of Wylie Boards and Commissions.

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

SECTION 1: That the City Council of the City of Wylie will appoint a three (3) member Selection Panel each year comprised of three (3) Council Members.

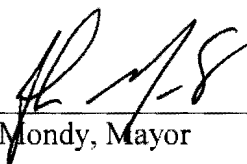
SECTION 2: That applications and scheduling of applicants to be interviewed by the Selection Panel will be completed by the City Secretary and provided to the City Council.

SECTION 3: That the interview process will be held in the City of Wylie Council Chambers and notifications of the interview dates will be posted for the public to attend.

SECTION 4: That City Council can provide a series of questions to the Selection Panel for the applicants to address during their interview.

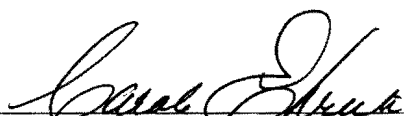
SECTION 5: Recommendations by the Selection Panel will be made in open session and the recommendations will be presented to Council for discussion and approval.

DULY PASSED AND APPROVED by the Wylie City Council on this 23rd day of May 2006.



John Mondy, Mayor

ATTEST:



Carole Ehrlich, City Secretary





Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Agricultural (AG/30) to Planned Development - Single Family (PD-SF), to allow for a single-family development on 4.6 acres, located at 601 and 595 Parker Road. (ZC2021-14).

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: Tim Bennett

ENGINEER: Tim Bennett

The applicant is requesting to rezone 4.6 acres generally located 100' west from the intersection of Parker Road and Valley Mills Drive. The property is currently zoned Agricultural (AG/30). The purpose for the requested rezoning to a Planned Development is to allow for the construction of 20 single-family lots and two open space lots.

The Planned Development proposes a minimum residential lot size of 7,200 sq. ft. with setbacks of 25' in the front, 5' on the sides, and 10' in the rear. Residential lots on cul-de-sacs are proposed to be allowed a 20' front setback. These standards are similar to the existing Harvest Bend subdivision located east of the subject property.

Access to the 20 single family homes is provided by a public street built to city standards. The street is in compliance with fire code requirements and will contain a fire hydrant at the end of the cul-de-sac.

The Planned Development contains exterior building material requirements of 85% masonry with 15% of a cementitious fiber cement material and allows for garage sizes of 400 sq. ft.

The Planned development provides a 40' landscaped buffer along the street frontage with a 6' decorative metal fence with masonry columns, with no requirement for fencing along the developed East and west perimeters.

All open space lots shall be owned and maintained by the Home Owners Association. In addition, at the request of the P&Z Commission, an HOA maintained 8' wide sidewalk will be required to connect the subdivision to the open space to the south. This is planned to be along an easement between Lots 9 and 10, according to the zoning exhibit.

The properties adjacent to the subject property are generally zoned single family residential. The subject property lies within the General Urban Sector of the Comprehensive Land Use Plan. While the General Urban Sector generally recommends commercial development or mixed-use high density residential, the proposed zoning, being adjacent to existing medium density residential on two sides, may be compatible with the plan.

Notifications/Responses: 27 notifications were mailed; with fourteen (14) responses received in opposition and none in favor of the request. The opposition responses generally mentioned increased traffic, privacy issues due to elevation differences, and loss of open space.

Should the request be approved, the approval of a preliminary plat is required prior to development.

P&Z Commission Discussion

After some discussion regarding the existing tree line on the east side of the property and fencing, the Commission voted 6-1 to recommend approval with the condition of a pedestrian trail being constructed between Lots 9 and 10 to connect the subdivision to the Oncor open space.

Locator Map

06/08/2021 Item 5.

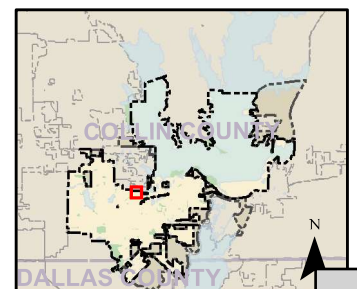


ZC 2021-14; Bennett Estates; 595 & 601 Parker Rd



Subject Property

0 145 290 580 870 1,160 Feet



PLANNED DEVELOPMENT STANDARDS

EXHIBIT “B”

BENNETT ESTATES

I. PURPOSE

The intent of Bennett Estates is to establish a long-lasting, high-quality community that contributes to the suburban lifestyle in the City of Wylie. The detached Single Family homes offered in Bennett Estates are very desirable for growing suburban areas. The layout shall generally follow the zoning exhibit presented in Exhibit C-1.

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 2019) shall apply except for the following:

Figure 3-4 - Planned Development – Single Family (PD – SF)	
Lot Size (<i>Minimum</i>)	
Lot Area (sq. ft.)	7200
Lot Width (feet)	52
Lot width of corner Lots (feet)	65
Lot Depth (feet)	110
Lot Depth of Cul-de-sac Lots (feet)	85
Dwelling Regulations	
Minimum Square Footage	1,800 for a max of 50% 2,200 for a min of 50%
Design Standards Level of Achievement	See Section IV Design Conditions
Yard Requirements – Main Structures	
Front Yard (feet)	25
Front Yard of Cul-de-sac Lots (feet)	25
Side Yard (feet)	5
Side Yard of Corner Lots (feet)	5
Rear Yard (feet)	10
Rear Yard of Cul-de-sac Lots (feet)	10
Lot Coverage	75%
Height of Structures	
Main Structure (feet)	36

III. SPECIAL CONDITIONS:

1. Maximum number of residential lots not to exceed 20 lots.
2. No alleys shall be required within the Planned Development.
3. All homes within the community shall have front entry garages.

4. J-swing garage entries are not required.
5. All common area lots shall be owned, and maintained by the Homeowners Association in perpetuity.
6. An HOA maintained 8' minimum wide sidewalk shall be constructed between and through Lot 9 and or Lot 10 for a pedestrian connection from the cul-de-sac to the Oncor easement.

IV. DESIGN CONDITIONS:

A. Land Design Standards

1. No public open space easements are required in the Planned Development.
2. There shall be a 40' buffer with a 6' decorative metal fence with masonry columns every 50' built along Parker Road.
3. Desirables, as listed in the zoning ordinance, shall not be required.

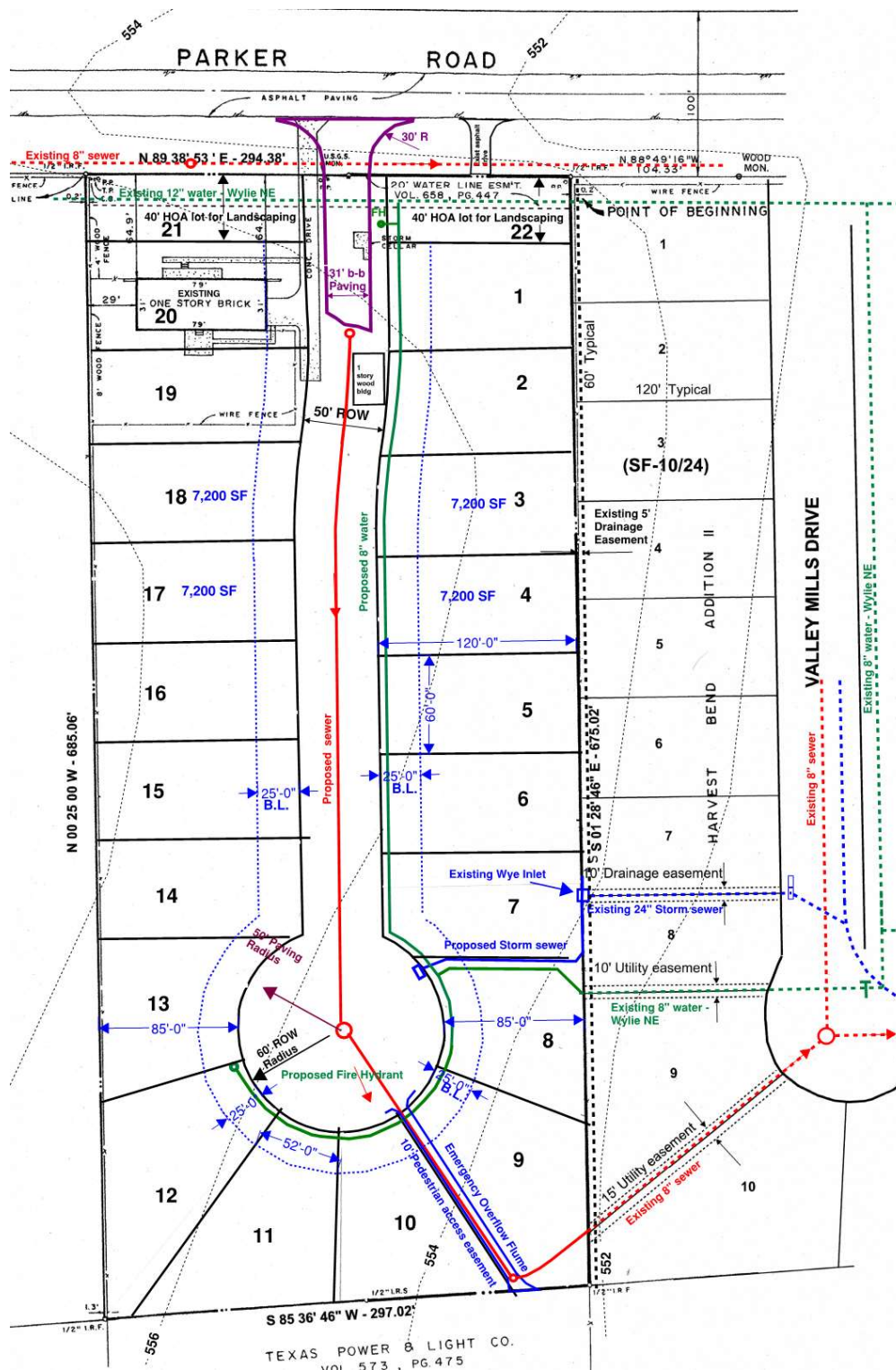
B. Street and Sidewalk Standards

1. No curvilinear streets shall be required in the Planned Development.
2. Dual mailboxes set on every other lot shall be provided in the subdivision by the home builder.
3. Streetlights on decorative poles every 350' placed on alternating sides of the street throughout the subdivision.

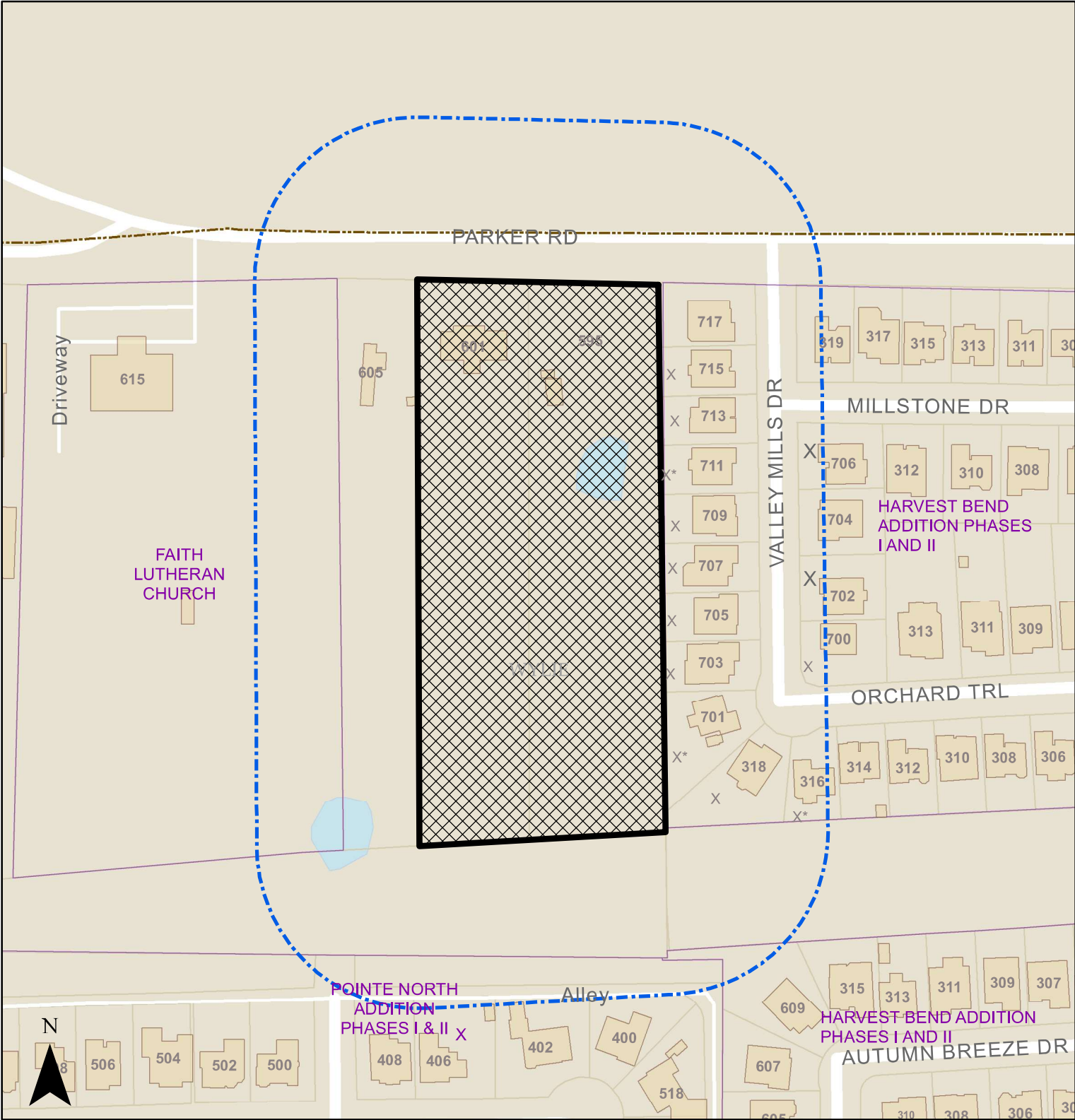
C. Architectural Standards

1. At least 20% of the façade shall be offset a minimum of 1' either protruding from or recessed back from the remainder of the façade.
2. The minimum masonry percentage shall be 85% overall. The remaining 15% shall be cementitious fiber cement material.
3. 2nd story front elevation set back over brick shall be allowed with cementitious fiberboard.
4. A front-facing hip roof which faces the street, and which comprises greater than 35% of the total width of a house's façade shall be broken up with dormers or other architecturally compatible appurtenances.
5. Each single-family residential unit shall have a combined patio and/or porch total covered area of a minimum of 150 total square feet of floor area.
6. Minimum of 8:12 front elevation roof pitch on front elevations, except 3:12 roof pitches on porches/patios or dormers.
7. In order to encourage variety, the exterior facades of houses on the same side of the street shall vary within every 4 houses. The same exterior facade of home cannot be directly across the street from each other. When a house is constructed, the same combination of brick, stone, masonry-like materials, and paint shall not be used on other houses within four (4) lots on either side of that house. This shall be monitored by the Architectural Control Committee.
8. Each garage shall be a minimum of 400 square feet.
9. Each garage shall incorporate at least two of the following architectural features:
 - a. Sconce lighting
 - b. Decorative banding or molding
 - c. Decorative overhangs above garage doors
 - d. Eyebrow soldier course over garage doors
 - e. Decorative brackets on garage doors
 - f. Columns flanking garage doors.
10. Each residential dwelling shall have an established front lawn with 1 tree and 5 shrubs. Each residential dwelling shall also have 1 tree in the backyard.

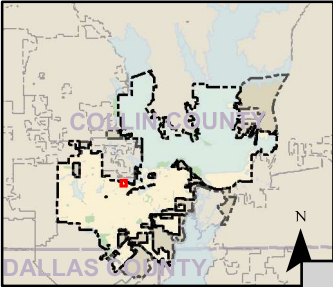
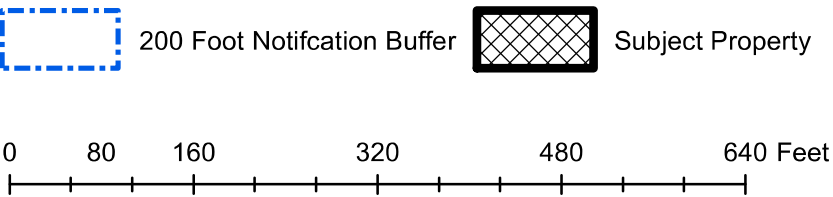
EXHIBIT “C-1”



Notification Map



ZC 2021-14; Bennett Estates; 595 & 601 Parker Rd



NOTICE OF PUBLIC HEARING
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL
PROPOSED ZONING CHANGE

Zoning case number : 2021-14

Applicant : Tim Bennett

Location : 601 & 595 Parker Road

Property Description : Being part of Abstract A0696 W D Penney Survey, containing 4.6 acres.

Present Zoning : Agricultural District

Proposed Zoning : Planned Development – Single Family Detached

Applicant is proposing to develop a Single Family Detached Development on 4.6 acres.

Hello,

My name is Doug Hunt. My wife, Jacque Hunt, and I live at 703 Valley Mills Drive and have resided here for the last 18 years. In that time, we have seen our city grow and prosper, yet it still retains the small town appeal we experienced when we moved here from Plano.

Recently, the residents living on Valley Mills Drive received a letter and a map stating that the field located West and directly behind ten existing homes is being proposed for a zoning change.

I have spoken with many of the other residents of Valley Mills Drive as well as posted in our Harvest Bend Facebook page letting the know what is being proposed and how it would directly affect our neighborhoods, as well as other residents of Wylie and St. Paul.

I also cut and pasted the same post on two other Wylie Community/City Facebook pages as well, in order to let folks know what could be happening.

I can definitely say, there were ABSOLUTELY NO POSITIVE COMMENTS MADE BY ANYONE!

Most of the comments made mirrored each other in relation to concerns such as traffic, privacy, drainage, safety and destruction of one of the last few natural environments and ecosystems on the North side of the city. Below, I will list the concerns from myself and my wife, as well as neighbors.

Not interested in the noise and dust. The property in question is 4ft higher in elevation which means that when they grade the property to drain off, it will end up in our backyards and homes. Loss of the ecosystem and wildlife, loss of privacy, increase in traffic will also be a concern. Parker road is already a mess, we have two entrances/exits and sometimes we can wait for several minutes just to get out on Parker Road. Then at Brown & Ballard it is bottlenecked due to traffic and trains. Completely against this development as this is no doing anything for Wylie residents past, present, or future.

We also do not wish to have any two story homes behind us that can overlook directly into our yards. We voiced our concerns on the widening of Parker road and how it will affect us, but it was approved anyway. The way it is proposed in the entrance/exit to Harvest Bend #1 will only allow the right turn onto Parker Road which means all traffic wishing to turn left will have to use the north exit on Valley Mills Drive. It is already difficult to turn left as it is. With increased traffic flow and restricted entrance/exits, it will not get any better. We have had several wrecks at Paul Wilson Road and Parker Road due to excessive speed. A better way would be to install traffic lights down the length of Parker Road to regulate the flow. The plan is to make it

a six lane road which makes no sense because it funnels to a railroad track and downtown Wylie where it cannot be widened due to the placements of Historic Buildings.

Forcing all traffic through Harvest Bend #2 will cause more traffic noise, and we have a very active neighborhood full of children that play, ride bikes, skateboard, etcetera. That would increase the chance of injury to children. Wylie is starting to lose the small town feel that drew us due to all these homebuilders constantly constructing, soon we will just be an extension of Plano. The new houses built in Wylie are all higher priced and keep driving up the property tax of existing homes. You are quickly pricing us out of town. We have lost several neighbors due to the high property tax in Collin County.

Thank you for your time and consideration in this matter-

Sincerely,

Doug and Jacque Hunt

Zoning Case #2021-14 Bennett Estates

We, the undersigned residents of Valley Mills Drive located in the Harvest Bend II addition, and located within 200 feet of the area proposed for zoning change, do hereby formally protest this proposal.

96

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 #2021-14.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-14.

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, May 18, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, June 8, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Carisa Boser and Nosakhare Ugare
(please print)

Address: 702 Valley Mills Dr.
Wylie, Tx. 75098

Signature:  

Date: 5/10/2021

COMMENTS:

Our Current Infrastructure simply can not take on more traffic or construction. When will our children play? There is no safe access to parks and recreation for the children in our neighborhood. This type of build will significantly increase the traffic through our neighborhood increasing safety hazards and limiting safe play areas for our children. Two story homes will drastically decrease privacy for the residents backed up to this new development. This type of build only contributes to the loss of our natural open countryside views. These views will be lost forever to the detriment of us and future generations.

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 #2021-14.

X

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-14.

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, May 18, 2021 6:00 pm

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

Date, Location & Time of

City Council meeting:

Tuesday, June 8, 2021 6:00 pm

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

Name:

Wilson Nease

(please print)

Address:

709 Valley Mills Dr.

Wylie, TX 75098

Signature:

Wilson Nease

Date:

May 10, 2021

COMMENTS:

I am strongly opposed to This proposal. We are very concerned about the already terrible traffic problems. This will only compound the problem! The other concerns are: ✓ Drainage from this property onto our property. ✓ Traffic ✓ The year of construction and property prep. ✓ The obvious loss of privacy with homes overlooking our property.

PUBLIC COMMENT FORM
(Please type or use block 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 #2021-14

✓ I am AGAINST the requested zoning as explained on the attached public notice for Zoning Case #2021-14

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, May 18, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, June 8, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Bruce Bauman
(please print)

Address: 707 Valley mills Dr

Signature: Bruce B

Date: May 10/21

COMMENTS:

traffic is already to heavy on
Parker Rd. Need widen the road.
Privacy will be an issue

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 #2021-14.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-14.

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, May 18, 2021 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
 City Council meeting:

Tuesday, June 8, 2021 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: LOTHASINH KOUNLAVOUTH
 (please print)

Address: 700 Valley Mills DR.
Wylie, TX. 75098

Signature: 

Date: 5/5/21

COMMENTS:

The concern is the traffic along Parker road.
As of right now one can not turn left
on Parker Road during rush hours.

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 #2021-14.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-14.
 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, May 18, 2021 6:00 pm

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

Date, Location & Time of

City Council meeting:

Tuesday, June 8, 2021 6:00 pm

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

Name:

JEFF LAWSON
 (please print)

Address:

725 VALLEY MILLS DR

Signature:

Jeff Lawson

Date:

5-9-21

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 #2021-14.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-14.

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, May 18, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, June 8, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Linda Wallace
(please print)
Address: 713 Valley Mills Dr

Signature: Linda Wallace
Date: 5/9/2021

COMMENTS:

I was one of the first persons that built in Harvest Bend. I chose MY LOT because there was no one directly behind me. I did not want to be next to the power lines OK against Parker Road. If he builds it defeats the entire purpose of my lot purchase. I am against a new community. Thank you.

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 #2021-14.

9/6 I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-14.

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, May 18, 2021 6:00 pm

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

Date, Location & Time of

City Council meeting:

Tuesday, June 8, 2021 6:00 pm

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

Name:

GLORIA SUAREZ

(please print)

Address:

715 Valley Mills Dr

Wylie, TX 75098

Signature:

[Signature]

Date:

05.08.2021

COMMENTS: Property ID: 2506304 R513600F60201

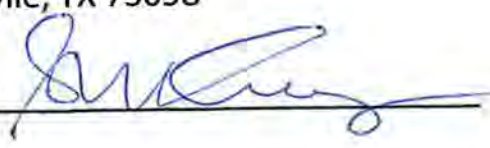
Please see attached

Zoning Case: 2021-14

From: Gloria Suarez

Address: 715 Valley Mills Dr.

Wylie, TX 75098

Signature: 

Date: May 9, 2021

Property ID: 2506384 R513600F00201

1. Drainage: My concern is increased drainage problems. My property sits between 22 to 26 inches below Location 601/595 Parker Rd. I have a retaining wall the entire width of my backyard. The retaining wall has 14 drain pipes which expel directly into the backyard. Any heavy rain, results in some pooling in the middle of my backyard. Additionally to ease the heavy drainage, I share a French drain with my next door neighbor, which spills onto Valley Mills Dr.
2. Traffic: The 2 lane black top Parker Rd. already is congested, and more so during rush hours. It's difficult and dangerous to make a left hand turn out of the Harvest Bend subdivision onto Parker Rd. A left hand turn, from Parker Rd. into Harvest Bend often backs up traffic, due to the numerous oncoming vehicles. I know there are plans to widen Parker Rd. I don't keep track of the number of wrecks that occur on Parker Rd., which in my opinion are due to speed and the S-curve, but I can see traffic congestion and accidents increasing with the widening of Parker Rd. and the 19 homeowners, who probably will own more than one car.
3. Fence: There will be reduced privacy from homes built behind my property. I have a 6 ft. cedar fence with a catwalk, built in 2016 (less than 1% covered by insurance). The new homes will automatically sit above my property, by approximately 2 ft. What promise do I have that the new fencing will be of comparable quality and structure? 8-10 ft. and stable?

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 #2021-14.

☒

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-14.

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, May 18, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, June 8, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

DOUG & JACQUE HUNT
(please print)

Address:

703 VALLEY MILLS DRIVE

Signature:

Doug Hunt Jacquie Hunt

Date:

5-4-21 5-4-21

COMMENTS:

The property in question is on a 4 ft higher elevation than the existing neighborhood in Harvest Bend. Builders grade each property for run off. We don't need anymore coming our way. This would destroy one of the last habitats for the world in the area. A new neighborhood would expose our loss of privacy since they are 4 ft taller & will likely have 2 stories on some. But Parker Road is already difficult to access from our neighborhood at many times of the day. Wylie decided to widen Parker road which will increase traffic & cause more bottlenecks because of RR tracks & ends in 2 lanes at Blomington. It will also close off entrance in Harvest Bend 1 causing traffic to enter/exit from Harvest Bend 2. Would have been better to add lights to regulate traffic, maybe prevent some wrecks at Paul Wilson Road. You're taking away the reason we needed here to be good.

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 #2021-14.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-14.

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, May 18, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, June 8, 2021 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Keeley Walker
(please print)

Address:

318 Orchard Trail
Wylie, Texas 75098

Signature:

K. Walker

Date:

May 4, 2021

COMMENTS:

Not interested in noise, dust, the property is 4ft higher which means they grade the property to drain off and it will end up in our backyards/homes. Loss of ecosystem and wildlife, loss of privacy, increase in vehicles, Parker road is already a mess, we have two entrances/exits and sometimes we can wait several min just to get out on Parker road. Then at Brown & Ballard it's so bottlenecked due to traffic. Completely against this development as this is not doing anything for Wylie redneck past, present, or future.

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 #2021-14.

☒

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-14.

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

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

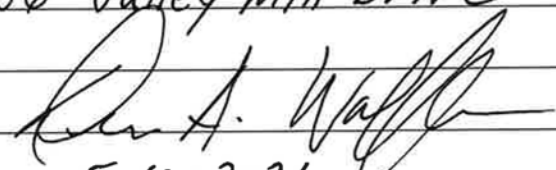
Name:

Denise Wallingford
(please print)

Address:

706 Valley Mill Drive

Signature:



Date:

5-10-2021

COMMENTS:

Leading to more traffic - I moved to this area of Wylie
to get away from over crowded neighborhoods. - Beautiful open area

PUBLIC COMMENT FORM

(Please type or use black ink)

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

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2021-14.

X

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-14.

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, May 18, 2021 6:00 pm

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

Date, Location & Time of

City Council meeting:

Tuesday, June 8, 2021 6:00 pm

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

Name:

Clay Ward
(please print)

Address:

701 Valley Mills DR
Wylie TX 75098

Signature:

[Signature]

Date:

5/20/21

COMMENTS:

I am against the zone change due to the elevation difference between properties. Any new development in this area would be over 3 ft higher than ours. This would remove the privacy that we have enjoyed 14 years. This would also dramatically increase the activity, traffic and population in this area. ~~and~~ The back of our house faces west and is currently protected by a row of oak trees from the evening sun. The removal of these trees would directly impact the enjoyment of our backyard in the hotter months as well as my utility bills. I do not feel that this land in question should be allowed to be developed.

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 #2021-14.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2021-14.

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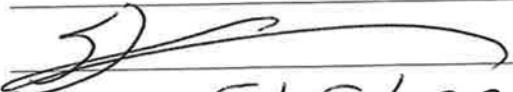
STEPHEN FARTHING

(please print)

Address:

406 E. GASTON DR.

Signature:



Date:

5/5/2021

COMMENTS:

I HAVE LIVED HERE FOR 21 YRS AND I
WOULD LIKE TO KEEP MY REAR ACCESS
PRIVACY AND MY LITTLE PIECE OF COUNTRY
IN THIS EVER GROWING CITY. I MOVED
HERE TO A SMALL TOWN & NOW IT IS A BIG
CITY AND I AM RETIRED AND NOT WANTING
TO MOVE, PLEASE LET ME KEEP MY LITTLE
BIT OF COUNTRY IN THIS GROWING CITY

THANK YOU





Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2021-33 for a change of zoning from Commercial Corridor (CC) and Heavy Industrial (HI) to Planned Development (PD-CC-HI), to allow for a warehousing, light industrial and manufacturing use on 225.1 acres, generally located at the northeast corner of State Highway 78 and Spring Creek Parkway. (ZC2021-11).

Recommendation

Motion to approve Item as presented.

Discussion

On May 25, 2021 City Council approved a zoning change from Commercial Corridor and Heavy Industrial to Planned Development (PD-CC-HI) for industrial and commercial development on 225.1 acres generally located at the northeast corner of State Highway 78 and Spring Creek Parkway, being zoning case ZC2021-11.

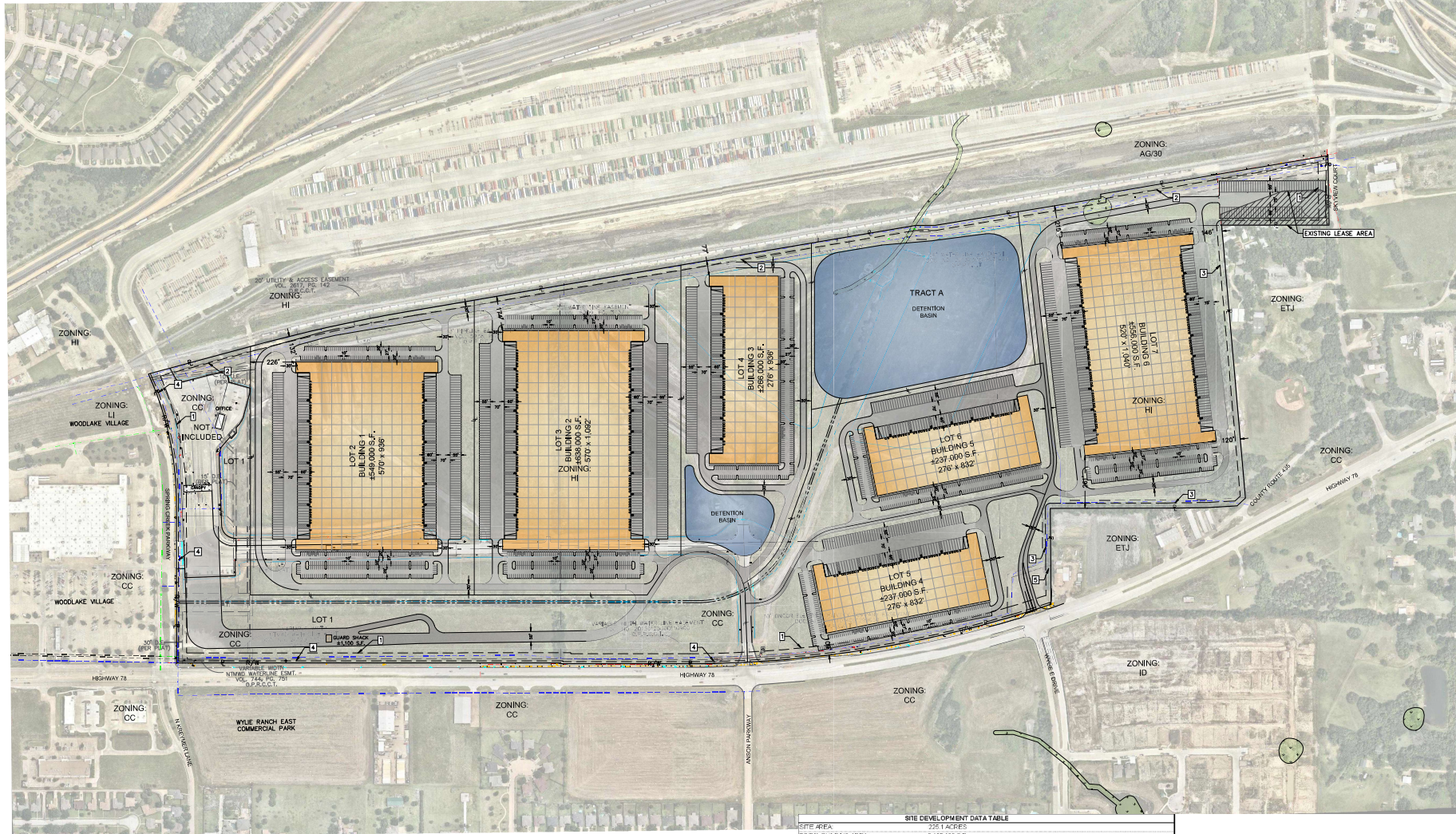
Since approval, the applicant has requested a change to the zoning exhibit that combines two buildings (previously buildings 4 and 5) into one larger building (noted as building 2 on the revised exhibit).

The net effect is to increase the overall square footage of the buildings by 1,000 s.f., increase the number of trailer stalls by seven, decrease parking by 73 spaces (still meeting the approved PD requirements), decrease overall concrete in that area of the development by 6 percent, and modify the PD language regarding the screening of loading and service areas to include landscape berms (figures 4-5 and 4-7).

Final approval of Zoning Case 2021-11 requires an Ordinance to amend the zoning accordingly in the Official Zoning map of the City; and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

The subject ordinance allows for the rezoning. Exhibit A (Legal Description), Exhibit B (PD Conditions), and Exhibit C (Zoning Exhibits) is included and made a part of this Ordinance.

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



- LEGEND**
1. 50' FRONT BUILDING SETBACK
 2. 25' REAR BUILDING SETBACK
 3. 25' SIDE BUILDING SETBACK
 4. 10' LANDSCAPE BUFFER

PROJECT TEAM:

OWNER
KANSAS CITY SOUTHERN
427 WEST 12th STREET
KANSAS CITY, MO 64105

DEVELOPER
NORTHPOINT DEVELOPMENT
12977 N. OUTER 40 ROAD, SUITE 203
ST. LOUIS, MO 63141
CONTACT: JOSH WILLIS
PHONE: 314.881.0106
EMAIL: JWILLIS@NORTHPOINTKC.COM

ENGINEER
SITEPOINT, LLC
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150
CONTACT: MELISSA DEGENA, PE
PHONE: 816.888.7380
EMAIL: MDEGENA@NORTHPOINTKC.COM

SURVEYOR
SITEPOINT, LLC
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150
CONTACT: TOSH ROBERTS, PLS
PHONE: 816.888.7380

LANDSCAPE ARCHITECT
SITEPOINT, LLC
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150
CONTACT: BRIAN P. FORGIER, PLA
PHONE: 816.888.7380

ARCHITECT
STUDIOCITY ARCHITECTURE
4825 NW 41ST STREET, SUITE 500
RIVERSIDE, MO 64150
CONTACT:
PHONE: 816.888.7380

SITE DEVELOPMENT DATA TABLE

SITE AREA: 121.1 ACRES
TOTAL BUILDING AREA: 2,455,100 S.F.
TOTAL BUILDING COVERAGE: 20.26%

CITY OF WYLIE REQUIREMENTS

CURRENT ZONING: AGRICULTURAL (A20), HEAVY INDUSTRIAL (H2), COMMERCIAL CORRIDOR (CC)
PROPOSED ZONING: PLANNED DEVELOPMENT (PD)
PROPOSED USES: DISTRIBUTION CENTER

SITE DATA

	REQUIRED	LOT 1 PROVIDED	LOT 2 PROVIDED	LOT 3 PROVIDED	LOT 4 PROVIDED	LOT 5 PROVIDED	LOT 6 PROVIDED	LOT 7 PROVIDED	TRACT A PROVIDED
BUILDING SQUARE FOOTAGE (SF)	1,100	27.9 AC.	34.9 AC.	36.4 AC.	21.9 AC.	18.6 AC.	18.6 AC.	40.3 AC.	12.8 AC.
LOT AREA (MIN.)	0 AC.	69'	69'	69'	69'	69'	69'	69'	69'
BUILDING HEIGHT	50'	50'	50'	50'	50'	50'	50'	50'	50'
BUILDING COVERAGE	50%	50%	50%	50%	50%	50%	50%	50%	50%
BUILDING SETBACKS:									
FRONT	50'	50'	50'	50'	50'	50'	50'	50'	50'
REAR	50'	50'	50'	50'	50'	50'	50'	50'	50'
SIDE	50'	50'	50'	50'	50'	50'	50'	50'	50'
PARKING									
REQUIRED (1)	1,228	1	275	319	119	119	119	278	
TOTAL PROVIDED	1,760	0	385	389	242	226	226	217	341
TRAILER STALLS	137	137	137	137	137	137	137	137	137
PARKING DIMENSIONS	10'x20'	10'x20'	10'x20'	10'x20'	10'x20'	10'x20'	10'x20'	10'x20'	10'x20'
DRIVE AISLE WIDTH	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)

LY PROPOSED PARKING RATIO: 1 SPACE PER 2,000 SF GROSS FLOOR AREA (GFA)

DEVELOPMENT SCHEDULE*

COMPLETION SCHEDULE:

*DEVELOPMENT SCHEDULE MAY VARY DEPENDING ON MARKET DEMAND

- NOTES:**
- BOUNDARY: DEEDS
 - CONTOURS: SAM SURVEY, DATED 3/22/2019
 - BUILDING FOOTPRINT: NONE

	LEGEND
EXISTING INDEX CONTOURS	
PROPOSED INDEX CONTOURS	
PROPOSED INTERMEDIATE CONTOURS	
STORM SEWER	
SANITARY SEWER	
WATER MAINS	
ELECTRICAL	
GAS	
STREAM	
WETLANDS	
EXISTING UTILITIES ARE DASHED	

ORDINANCE NO. 2021-33

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WYLIE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY, ZONING CASE NUMBER 2021-11, FROM COMMERCIAL CORRIDOR (CC) AND HEAVY INDUSTRIAL (HI) TO PLANNED DEVELOPMENT (PD-CC-HI), TO ALLOW FOR INDUSTRIAL AND COMMERCIAL DEVELOPMENT; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

SECTION 1: That the Comprehensive Zoning Ordinance of the City of Wylie, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Wylie, to give the hereinafter described property a new zoning classification of Commercial Corridor, said property being described in Exhibit A (Legal Description), hereto and made a part hereof for all purposes.

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

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

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

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

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

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

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas,
this 8th day of June 2021.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

DATE OF PUBLICATION: June 16, 2021, in The Wylie News

D:\SITEPOINT DROPBOX\01 PROJECTS\INDUSTRIAL\0343 KANSAS CITY SOUTHERN (WYLIE, TX)\07 SURVEYS\BASE FILES\V-BOUNDARY 2021-02-25 PRELIMINARY.DWG



TRACT 1:

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE FRANCISCO DE LA PINA SURVEY, ABSTRACT NO. 688, IN COLLIN COUNTY, TEXAS AND BEING ALL THOSE TRACTS OF LAND CONVEYED TO THE KANSAS CITY SOUTHERN RAILWAY COMPANY (KCS) BY INSTRUMENTS RECORDED IN VOLUME 4421, PAGE 1924, VOLUME 4421, PAGE 1929, VOLUME 5794, PAGE 5285, DOCUMENT NO. 199607190006400, DOCUMENT NO. 20131011001414300, AND TRACT A AND TRACT B RECORDED IN DOCUMENT NO. 20131001001374110, OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS (O.P.R.C.C.T.), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A ACCORDING TO THE FINAL PLAT OF VICTORIA PLACE, RECORDED IN DOCUMENT NO. 20070223010000600, OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS (P.R.C.C.T.) AND BEING THE SOUTHWEST CORNER OF SAID KCS TRACT (TRACT A, DOCUMENT NO. 20131001001374110), OF SAID O.P.R.C.C.T., ALSO BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 78 (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF SPRING CREEK PARKWAY (A 100 FOOT WIDE RIGHT-OF-WAY), SAID POINT OF BEGINNING HAVING GRID COORDINATES OF N: 7,060,876.11 AND E: 2,578,373.51;

THENCE N00°51'06"E, DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 78 AND WITH SAID EAST RIGHT-OF-WAY LINE OF SPRING CREEK PARKWAY AND THE WEST LINE OF SAID BLOCK A, A DISTANCE OF 800.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE BEGINNING OF A CURVE TO THE LEFT;

THENCE, CONTINUING WITH SAID EAST RIGHT-OF-WAY LINE OF SPRING CREEK PARKWAY AND THE WEST LINE OF SAID BLOCK A, WITH THE ARC OF SAID CURVE TO THE LEFT. WITH AN ARC LENGTH OF 638.61 FEET, THROUGH A CENTRAL ANGLE OF 23°36'23", HAVING A RADIUS OF 1,550.00 FEET, AND WHOSE CHORD BEARS N10°56'26" W A DISTANCE OF 634.11 FEET TO A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED "SAM LLC" FOR THE SOUTHWEST CORNER OF SAID KCS TRACT (VOLUME 4421, PAGE 1924) AND THE BEGINNING OF A COMPOUND CURVE TO THE LEFT;

THENCE, CONTINUING WITH SAID EAST RIGHT-OF-WAY LINE OF SPRING CREEK PARKWAY AND THE WEST LINE OF SAID KCS TRACT (VOLUME 4421, PAGE 1924), AND WITH THE ARC OF SAID CURVE TO THE LEFT, WITH AN ARC LENGTH OF 21.05 FEET, THROUGH A CENTRAL ANGLE OF 60°46'41", HAVING A RADIUS OF 1,550.00 FEET, AND WHOSE CHORD BEARS N23°05'50"W A DISTANCE OF 21.05 FEET TO A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED "SAM LLC" FOR THE NORTHWEST CORNER OF SAID KCS TRACT (VOLUME 4421, PAGE 1924) ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF THE KCS RAILROAD (A VARIABLE WIDTH RAILROAD WIDE RIGHT-OF-WAY) RECORDED IN DOCUMENT NO. 19941026000963290 OF SAID O.P.R.C.C.T.

THENCE N75°49'16"E, DEPARTING SAID EAST RIGHT-OF-WAY LINE OF SPRING CREEK PARKWAY. WITH THE NORTH LINE OF SAID KCS TRACT (VOLUME 4421, PAGE 1924) AND SAID SOUTH RIGHT-OF-WAY LINE OF KCS RAILROAD, PASSING A CALCULATED POINT FOR THE NORTHEAST CORNER OF SAID KCS TRACT (VOLUME 4421, PAGE 1924) AND THE NORTHWEST CORNER OF SAID KCS TRACT (VOLUME 5794, PAGE 5285) AT A DISTANCE OF 520.57 FEET, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE OF KCS RAILROAD AND THE NORTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285), A TOTAL DISTANCE OF 546.28 FEET TO A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED "SAM LLC" FOR THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE OF KCS RAILROAD AND THE NORTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285). AND WITH THE ARC OF SAID CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 813.99 FEET, THROUGH A CENTRAL ANGLE OF 05°27'30" HAVING A RADIUS OF 8,544.37 FEET, AND WHOSE CHORD BEARS N78°33'25"E A DISTANCE OF 813.68 FEET TO A 1/2-IRON ROD FOUND FOR THE END OF SAID CURVE;

THENCE, N81°17'10"E, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE OF KCS RAILROAD AND THE NORTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285), A DISTANCE OF 741.37 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID KCS TRACT (VOLUME 4421, PAGE 1929);

THENCE N81°21'27"E, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE OF KCS RAILROAD AND THE NORTH LINE OF SAID KCS TRACT (VOLUME 4421, PAGE 1929). A DISTANCE OF 1,794.60 FEET TO A 5/8-INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "SAM LLC" FOUND FOR AN ANGLE POINT;

THENCE S89°04'18"E, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE OF KCS RAILROAD AND THE NORTH LINE OF SAID KCS TRACT (VOLUME 4421, PAGE 1929), A DISTANCE OF 96.97 FEET TO A 5/8-INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "SAM LLC" FOR THE WEST CORNER OF SAID KCS TRACT (DOCUMENT NO. 199607190006400);

THENCE N81°39'10"E, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE OF KCS RAILROAD AND THE NORTH LINE OF SAID KCS TRACT (DOCUMENT NO. 199607190006400), A DISTANCE

OF 837.34 FEET TO A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED SAM LLC" FOR CORNER;

THENCE N03°27'00"W, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE OF KCS RAILROAD AND THE NORTH LINE OF SAID KCS TRACT (DOCUMENT NO. 199607190006400). A DISTANCE OF 20.52 FEET TO A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED "SAM LLC" FOR CORNER;

THENCE N81°21'27"E, CONTINUING WITH SAID SOUTH RIGHT-OF-WAY LINE OF KCS RAILROAD AND THE NORTH LINE OF SAID KCS TRACT (DOCUMENT NO. 199607190006400), A DISTANCE OF 1,148.54 FEET TO A 5/8-INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "SAM LLC" FOR THE NORTHEAST CORNER OF SAID KCS TRACT (DOCUMENT NO. 199607190006400) ALSO BEING IN THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 384 (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S00°06'07"W, WITH SAID WEST RIGHT-OF-WAY LINE OF SAID COUNTY ROAD AND THE EAST LINE OF SAID KCS TRACT (DOCUMENT NO. 199607190006400). A DISTANCE OF 346.43 FEET TO A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED "SAM LLC" FOR THE SOUTHEAST CORNER OF SAID KCS TRACT (DOCUMENT NO. 199607190006400) ALSO BEING THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE AFFIDAVIT OF HEIRSHIP WITH CORROBORATING AFFIDAVITS OF THE JAMES C. & DORIS HARRIS ESTATE, RECORDED IN DOCUMENT NO. 20150422000452610 OF SAID O.P.R.C.C.T.;

THENCE N89°04'18"W, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 384, WITH THE SOUTH LINE OF SAID KCS TRACT DOCUMENT NO. 199607190006400) AND THE NORTH LINE OF SAID HARRIS TRACT, PASSING THE NORTHWEST CORNER OF SAID HARRIS TRACT AND THE NORTHEAST CORNER OF A TRACT OF LANDED DESCRIBED IN THE GENERAL WARRANTY DEED WITH VENDOR'S LIEN TO WPA MINISTRIES, RECORDED IN 20090810001004530 OF SAID O.P.R.C.C. T., AT A DISTANCE OF 141.52 FEET, AND CONTINUING WITH THE SOUTH LINE OF SAID KCS TRACT (DOCUMENT NO. 199607190006400) AND THE NORTH LINE OF SAID WPA MINISTRIES TRACT, A TOTAL DISTANCE OF 534.75 FEET TO A 5/8-INCH IRON PIPE FOUND FOR THE NORTH WEST CORNER OF SAID WPA MINISTRIES TRACT;

THENCE S04°02'03"E, WITH THE WEST LINE OF SAID WPA MINISTRIES TRACT AND THE EAST LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285), A DISTANCE OF 1,364.84 FEET TO A 5/8-INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "SAM LLC" IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 435 (AN APPARENT 60' WIDE RIGHT-OF-WAY) FOR THE SOUTHWEST CORNER OF SAID WPA MINISTRIES TRACT;

THENCE S47°49'15"W, CONTINUING WITH THE SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 435 AND THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285), A DISTANCE OF 56.48 FEET TO A 5/8-INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED SAM LLC" FOR THE EAST CORNER OF A TRACT OF LAND DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO KEVIN R. & ALESA WALLACE, RECORDED IN VOLUME 4373, PAGE 790 OF SAID O.P.R.C.C.T.;

THENCE S87°40'36"W, CONTINUING WITH THE NORTH LINE OF SAID WALLACE TRACT AND THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285). A DISTANCE OF 147.25 FEET TO A 5/8-INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "SAM LLC" FOR CORNER;

THENCE N89°45'21 "W. CONTINUING WITH THE NORTH LINE OF SAID WALLACE TRACT AND THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285), A DISTANCE OF 206.00 FEET TO A 5/8-INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "SAM LLC" FOR CORNER;

THENCE N89°10'22"W, CONTINUING WITH THE NORTH LINE OF SAID WALLACE TRACT AND THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285), PASSING THE NORTHWEST CORNER OF SAID WALLACE TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN TO KEVIN R. & ALESA WALLACE, RECORDED IN DOCUMENT NO. 20151125001485740 OF SAID O.P.R.C.C.T. AT A DISTANCE OF 23.65 FEET AND CONTINUING WITH THE NORTH LINE OF SAID WALLACE TRACT (DOC. NO. 20151125001485740) AND THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285) PASSING THE NORTH WEST CORNER OF SAID WALLACE TRACT (DOC. NO. 20151125001485740) AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE AFFIDAVIT OF FACTS CONCERNING THE IDENTITY OF HEIRS TO ALTON WAYNE HENSLEY JR., AMANDA B. WILLIAMS, ERIC E. MONAGHEN, LISA D. BEATY AND CASANDRA D. CHRISTOPHER BY INSTRUMENT RECORDED IN DOCUMENT NO. 20110812000851050 OF SAID O.P.R.C.C.T. AT A DISTANCE OF 48.60 FEET AND CONTINUING WITH THE NORTH LINE OF SAID HENSLEY JR. TRACT AND THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285) PASSING THE NORTHWEST CORNER OF SAID HENSLEY JR. TRACT AND THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE GENERAL WARRANTY DEED TO JERRY LYNN HENSLEY BY INSTRUMENT RECORDED IN VOLUME 2099, PAGE 980 OF SAID O.P.R.C.C.T. AT A DISTANCE OF 273.85 FEET AND CONTINUING WITH THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285) AND THE NORTH LINE OF SAID JERRY LYNN HENSLEY TRACT, A TOTAL DISTANCE OF 577.80 FEET TO A 5/8-INCH IRON ROD FOUND WITH

A RED CAP STAMPED "BMI" FOR THE NORTHWEST CORNER OF SAID JERRY LYNN HENSLEY TRACT;

THENCE S00°35'06"W, WITH THE WEST LINE OF SAID JERRY LYNN HENSLEY TRACT AND THE EAST LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285), A DISTANCE OF 282.15 FEET TO A 5/8-INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "SAM LLC" FOR THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED TO WILEY ENTERPRISES, INC. BY INSTRUMENT RECORDED IN DOCUMENT NO. 19961017000903180, SAID O.P.R.C.C.T.;

THENCE S 73°34'42" W, WITH THE NORTH LINE OF SAID WILEY ENTERPRISES, INC. TRACT AND THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285), A DISTANCE OF 204.46 FEET TO A 5/8-INCH IRON ROD FOUND WITH A YELLOW CAP STAMPED "SAM LLC" FOR THE NORTHWEST CORNER OF SAID WILY ENTERPRISES, INC. TRACT;

THENCE S 00°35'06" W, WITH THE WEST LINE OF SAID WILEY ENTERPRISES, INC. TRACT AND THE EAST LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285). A DISTANCE OF 196.74 FEET TO A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED "SAM LLC" IN THE NORTH LINE OF SAID STATE HIGHWAY 78 RIGHT-OF-WAY FOR THE SOUTHWEST CORNER OF SAID WILEY ENTERPRISES TRACT, AND THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 78 AND THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285) AND WITH THE ARC OF SAID CURVE TO THE RIGHT, WITH AN ARC LENGTH OF 1,625.31 FEET, THROUGH A CENTRAL ANGLE OF 16°26'48", HAVING A RADIUS OF 5,662.12 FEET, AND WHOSE CHORD BEARS S 82°38'17" W, A DISTANCE OF 1,619.74 FEET TO A 5/8-INCH IRON ROD FOUND FOR CORNER;

THENCE N 89°02'45" W, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 78 AND THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285), A DISTANCE OF 644.11 FEET TO A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED "SAM LLC" FOR CORNER;

THENCE N 0°53'09" E, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 78 AND THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285). A DISTANCE OF 4.33 FEET TO A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED "SAM LLC" FOR CORNER;

THENCE N 89°04'19" W, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 78 AND THE SOUTH LINE OF SAID KCS TRACT (VOLUME 5794, PAGE 5285). A DISTANCE OF 1,549.90 FEET TO A 5/8-INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID KCS TRACT (VOLUME 5794, PAGE 5285) AND THE SOUTHEAST CORNER OF LOT 1, BLOCK A OF SAID VICTORIA PLACE, AND BEING THE SOUTHEAST CORNER OF SAID KCS TRACT (TRACT A, DOCUMENT NO. 20131001001374110). OF SAID O.P.R.C.C.T.:

THENCE N 89°04'45" W, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 78 AND THE SOUTH LINE OF SAID KCS TRACT (TRACT A DOCUMENT NO. 20131001001374110) AND SAID LOT 1, A DISTANCE OF 281.91 FEET TO A 5/8-INCH IRON ROD SET WITH A YELLOW CAP STAMPED "SAM LLC" FOR CORNER;

THENCE N 89°06'46" W, CONTINUING WITH THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 78 AND THE SOUTH LINE OF SAID KCS TRACT (TRACT A, DOCUMENT NO. 20131001001374110) AND SAID LOT 1, A DISTANCE OF 82.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 222.95 ACRES OF LAND, MORE OR LESS.

TRACT 2:

Being a tract of land situated In the Francisco De La Pina Survey, Abstract No. 688, Collin County, Texas, same being a portion of that tract of land conveyed to Wiley Enterprises, Inc., a Texas corporation, by deed recorded in Clerk's File No. 96-0090318, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch Iron rod found for corner, said corner being the Southwest corner of that tract of land conveyed to Jerry Lynn Hensley and wife, Glynda Hensley, by deed recorded in Book 2099, Page 980, Deed Records, Collin County, Texas, and being along the North line of State Highway 78 (variable width right-of-way), and being along a curve to the right, a radius of 5662.12 feet, a delta angle of 02 degrees 04 minutes 10 seconds, and a chord bearing and distance of South 73 degrees 23 minutes 50 seconds West, 204.51 feet;

THENCE along said curve to the right, along said North line of State Highway 78, an arc length of 204.52 feet to a 5/8 inch iron rod found for corner;

THENCE North 00 degrees 32 minutes 33 seconds East, a distance of 197.12 feet to a 5/8 inch iron rod found for corner;

THENCE North 73 degrees 43 minutes 28 seconds East, a distance of 204.49 feet to a 5/8 inch iron rod found for corner, said corner being along the West line of said Hensley tract;

THENCE South 00 degrees 38 minutes 12 seconds West, along the West line of said Hensley tract, a distance of 196.00 feet to the POINT OF BEGINNING and containing 38,559 square feet or 0.89 acres of land.

D:\SITEPOINT DROPBOX\01 PROJECTS\INDUSTRIAL\0343 KANSAS CITY SOUTHERN (WYLIE, TX)\07 SURVEYS\BASE FILES\V-BOUNDARY 2021-02-25 PRELIMINARY.DWG

EXHIBIT "B"

CONDITIONS FOR PLANNED DEVELOPMENT

2021-11-CC-HI

I. PURPOSE:

This Planned Development District shall be established to provide warehousing, light industrial and manufacturing uses to support the Kansas City Southern Intermodal facility as well as to support economic growth within the region.

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 Commercial Corridor District (CC) set forth in Article 4, Section 4.1, and Heavy Industrial District set forth in Article 4, Section 4.2 of the Comprehensive Zoning Ordinance (adopted as of March 2021) are hereby replaced with the following:

Figure 4-5 – Commercial Industrial (CI)

Height	
Height of Main Structure (feet)	75
Number of Stories	4
Residential Proximity	2: 1 slope from residential lot line
Building Placement and Coverage	
Front Yard Setback (feet)	50
Side Yard Setback (feet)	25
Rear Yard Setback (feet)	25
Building Coverage	50 %
Buffering and Screening	
Service and Loading Areas	Shall be individually screened from view from a public street. Screening will be achieved by a combination of landscaping, wing walls, berms and building orientation as illustrated on the zoning exhibits.

III. SPECIAL CONDITIONS:

1. The following uses as defined in the March 2021 Comprehensive Zoning Ordinance shall be expressly permitted on the subject property:
 - a. Industrial (Inside)
 - b. Light Assembly & Fabrication
 - c. Warehouse/Distribution Center
2. The following uses as defined in the March 2021 Comprehensive Zoning Ordinance shall only be permitted by a separate Specific Use Permit on the subject property:
 - a. Financial Institution with or without drive thru
 - b. Motor Vehicle Fueling Station
 - c. Automobile Repair, Minor
 - d. Food Processing
 - e. Outside Storage as a primary use
 - f. Industrial (Outside)
 - g. Truck Machinery & Heavy Equipment Sales, Service or Repair
 - h. Any Use that may fit the purposes of Section I subject to City Approval
3. All other uses shall be prohibited on the subject property:
4. The subject property shall be in conformance with all regulations of the Commercial Corridor Zoning District set forth in, Section 4.3, and Section 5.2 of the current Zoning Ordinance in every respect with exception to the uses indicated in Section III.1, III.2, and III.3 above.
5. Design criteria shall be in conformance with Commercial Corridor Architectural Design Requirements of the March 2021 zoning ordinance.
6. All fixed lighting, interior and exterior shall be Light Emitting Diode (LED).
7. Prior to development, approved plats and site plans shall be required and shall include any and all accessory outside storage areas.
8. All regulations of Section 4.3 (Design Standards), Figures 4-7, 4-8, and 4-9 and their associated definitions set forth in the Comprehensive Zoning Ordinance (adopted as of March 2021) are hereby replaced with the following:

Figure 4-7 Site Design Requirements

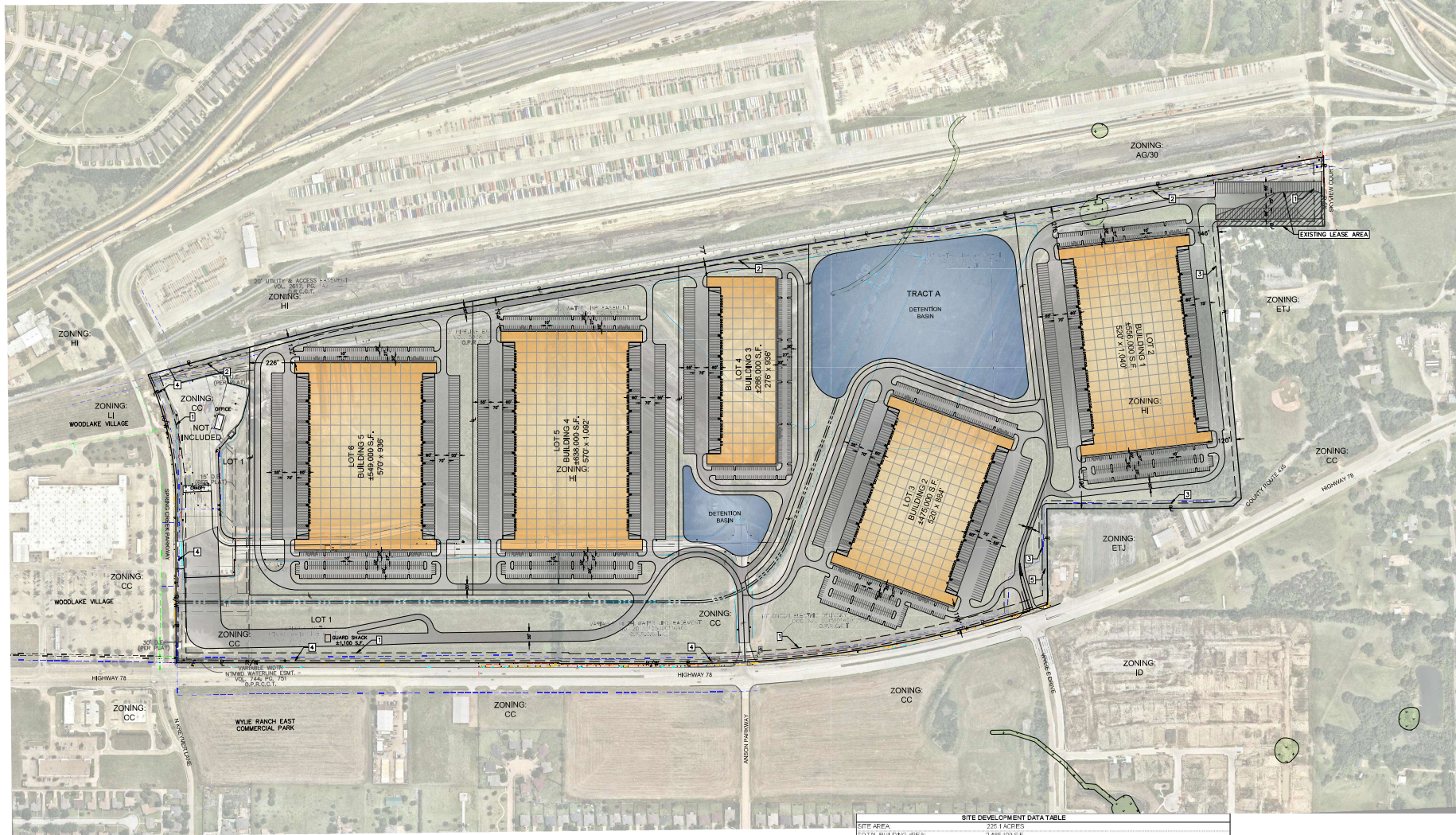
ELEMENT	BASE STANDARD (All Development Must Comply Fully with All Listed Below)
Building Placement	<ol style="list-style-type: none"> 1. Entrances and/or facades oriented to the street
Parking Placement	<ol style="list-style-type: none"> 1. Parking spaces at least 10' from residential lot line. 2. Pedestrian parking ratio of 1 per 2,000 GFA (gross floor area.)
Access Drives	<ol style="list-style-type: none"> 1. Minimum width drive of 24', turning radius of 25' 2. Access drive at least 150' from intersection 3. Landscaped treatments of entrances
Location of Service and Loading Areas	<ol style="list-style-type: none"> 1. Shall be individually screened from view from a public street. Screening will be achieved by a combination of landscaping, berms, wing walls and building orientation as illustrated on the zoning exhibits.

Figure 4-8 Landscaping Design Requirements

ELEMENT	BASE STANDARD (All Development Must Comply Fully with All Listed Below)
Site wide landscaping	<ol style="list-style-type: none"> 1. All landscape plantings excepting those immediately adjacent to structures shall be native to Texas and drought resistant species to the extent possible.
Landscaping in Required Yard	<ol style="list-style-type: none"> 1. At least 10% of site shall be landscaped 2. Landscaping is required in the front yard. 3. Landscaping is required in side and rear yards adjacent to, or across the street from residential.
Landscaping of Parking Lots	<ol style="list-style-type: none"> 1. Site plans requiring more than 12 spaces required to have 50 sq.ft. of landscaping per space. 2. No parking space further than 60' from landscaped area on site. 3. Parking rows 20 spaces or longer shall have landscaped island at the end. 4. All parking rows shall have landscaped areas at least every 20 spaces.
Visual Screening	<ol style="list-style-type: none"> 1. Required screening in strip at least 5' wide, plants 3' in height when planted, included one flowering tree every 50 linear feet of area. This requirement will apply only to loading areas within the development.
Landscaping of Street Frontages	<ol style="list-style-type: none"> 1. At least 50% of required front yard developed as landscaped buffer, at least 10' in width. 2. Trees required in buffer, in groves or belts on 30-40' spacing. 3. Required trees at least 3" in caliper. 4. At least 5' concrete walkway on perimeter when adjacent to thoroughfare.

Figure 4-9 Architectural Design Requirements

ELEMENT	BASE STANDARD (All Development Must Comply Fully with All Listed Below)
Building Materials	<ol style="list-style-type: none"> 1. Allowed uses from Section III.2 shall have buildings constructed of masonry product with at least 20% stone on front façade. Tilt wall construction shall be permissible for all other uses. 2. Roofs with pitch greater than 2:12 use specified roofing materials. 3. Buildings shall provide consistent architectural styles and details, design themes, building materials, and colors throughout the development.
Building Articulation, Form and Massing	<ol style="list-style-type: none"> 1. Walls not to exceed a height width ratio of 1 to 2 with variation in massing of facade. At least 20% of facade offset at least 4'. 2. Entrances must be emphasized with architectural elements. 3. Ground floor facades require specified features along 60% of length.



- LEGEND:**
1. 50' FRONT BUILDING SETBACK
 2. 25' REAR BUILDING SETBACK
 3. 25' SIDE BUILDING SETBACK
 4. 10' LANDSCAPE BUFFER

PROJECT TEAM:

OWNER:
KANSAS CITY SOUTHERN
427 WEST 12th STREET
KANSAS CITY, MO 64105

DEVELOPER:
NORTHPOINT DEVELOPMENT
12977 N. OUTER 40 ROAD, SUITE 203
ST. LOUIS, MO 63141
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EMAIL: JWILLIS@NORTHPOINTKC.COM

ENGINEER:
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PHONE: 816.888.7380

ARCHITECT:
STUDIOPOINT ARCHITECTURE
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RIVERSIDE, MO 64150
CONTACT: JOSH WILLIS
PHONE: 816.888.7380

SITE DEVELOPMENT DATA TABLE

SITE AREA: 251.14 ACRES

TOTAL BUILDING AREA: 2,485,000 S.F.

TOTAL BUILDING COVERAGE: 9.9%

CITY OF WYLIE REQUIREMENTS

CURRENT ZONING: AGRICULTURAL (A20), HEAVY INDUSTRIAL (HI), COMMERCIAL CORRIDOR (CC)

PROPOSED ZONING: PLANNED DEVELOPMENT (PD)

PROPOSED USES: DISTRIBUTION CENTER

SITE DATA

BUILDING SQUARE FOOTAGE (SF):

LOT AREA (AC):

BUILDING HEIGHT:

BUILDING COVERAGE:

BUILDING SETBACKS:

FRONT:

REAR:

PARKING:

REQUIRED (1):

TOTAL PROVIDED:

TRAILER STALLS:

PARKING DIMENSIONS:

DRIVE AISLE WIDTH:

(1) PROPOSED PARKING RATIO: 1 SPACE PER 2,000 SF GROSS FLOOR AREA (GFA)

DEVELOPMENT SCHEDULE*

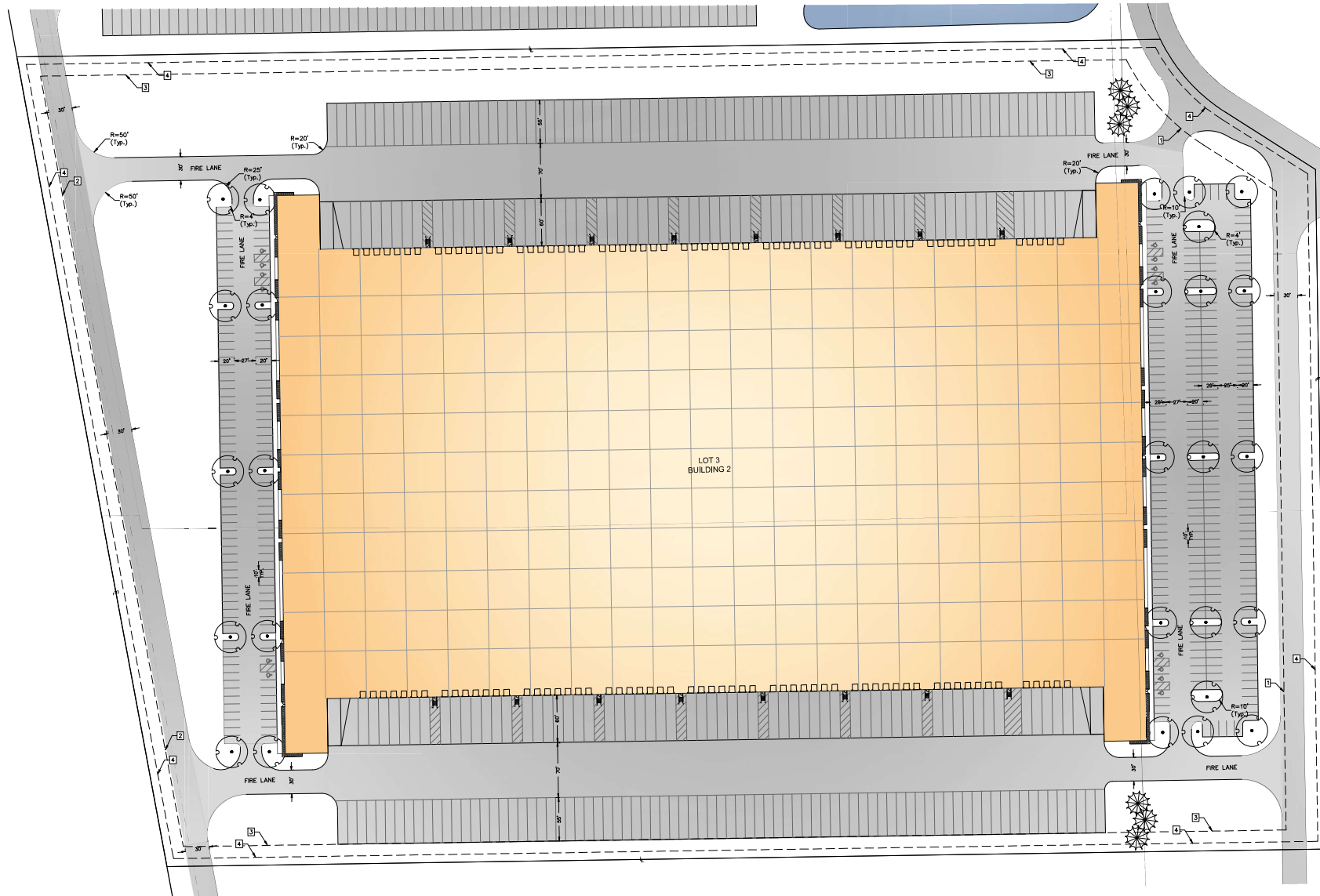
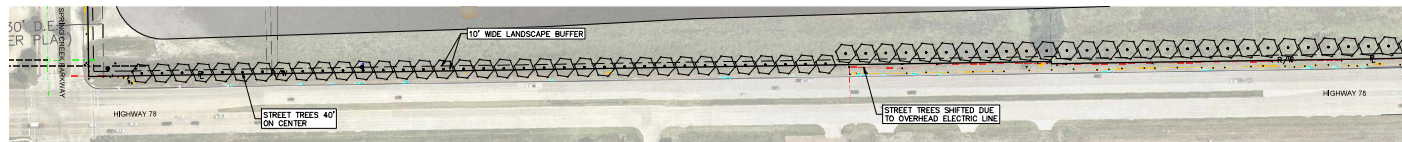
COMPLETION DATE*

*DEVELOPMENT SCHEDULE MAY VARY DEPENDING ON MARKET DEMAND

	REQUIRED	LOT 1 PROVIDED	LOT 2 PROVIDED	LOT 3 PROVIDED	LOT 4 PROVIDED	LOT 5 PROVIDED	LOT 6 PROVIDED	TRACT A PROVIDED
BUILDING SQUARE FOOTAGE (SF)	1,843	1	278	238	133	319	276	
LOT AREA (AC)	1.843	0	341	370	242	369	366	21.9 AC
BUILDING HEIGHT	0	15	15	15	15	15	15	
BUILDING COVERAGE	0%	0%	0%	0%	0%	0%	0%	
BUILDING SETBACKS								
FRONT	50'	50'	50'	50'	50'	50'	50'	
REAR	25'	25'	25'	25'	25'	25'	25'	
PARKING								
REQUIRED (1)	1,843	1	278	238	133	319	276	
TOTAL PROVIDED	1,843	1	278	238	133	319	276	
TRAILER STALLS	0	0	0	0	0	0	0	
PARKING DIMENSIONS	10'x20'	10'x20'	10'x20'	10'x20'	10'x20'	10'x20'	10'x20'	
DRIVE AISLE WIDTH	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)	24' (TWO-WAY)	

- NOTES:**
- BOUNDARY: DEEDS
 - CONTOURS: SAM SURVEY, DATED 3/22/2019
 - BUILDING FOOTPRINT: NONE

LEGEND
EXISTING INDEX CONTOURS
PROPOSED INDEX CONTOURS
PROPOSED INTERMEDIATE CONTOURS
STORM SEWER
SANITARY SEWER
WATER MAINS
ELECTRICAL
GAS
STREAM
WETLANDS
EXISTING UTILITIES ARE DASHED

LOT 3 SITE PLAN DETAIL
SCALE: 1"=50'STREET FRONTAGE TREE DETAIL
SCALE: 1"=50'

- LEGEND**
1. 50' FRONT BUILDING SETBACK
 2. 25' REAR BUILDING SETBACK
 3. 25' SIDE BUILDING SETBACK
 4. 10' LANDSCAPE BUFFER

PROJECT TEAM:

OWNER
KANSAS CITY SOUTHERN
427 WEST 12th STREET
KANSAS CITY, MO 64105

DEVELOPER
NORTHPOINT DEVELOPMENT
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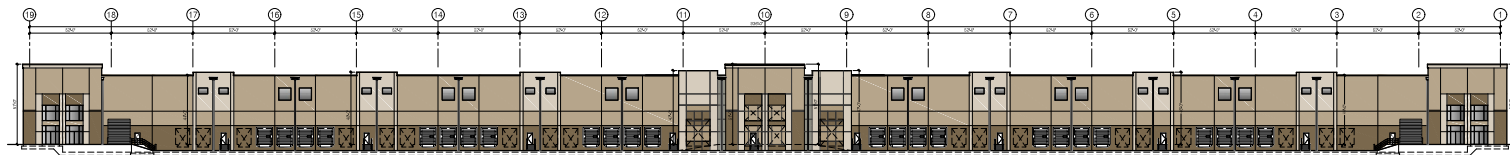
CONCEPTUAL PLANT LIST:

- EVERGREEN TREES:**
9' HEIGHT
WHITE PINE, SPRUCE
- DECIDUOUS TREES:**
2" CALIPER 8-80
MAPLES, OAKS, LINDENS
- SHRUBS:**
3-5 GALLON
GRO-LOW FRAGRANT SUMAC
HICKS YEW
MORNING LIGHT MISCANTHUS
- STREET TREES:**
3" CALIPER 8-80

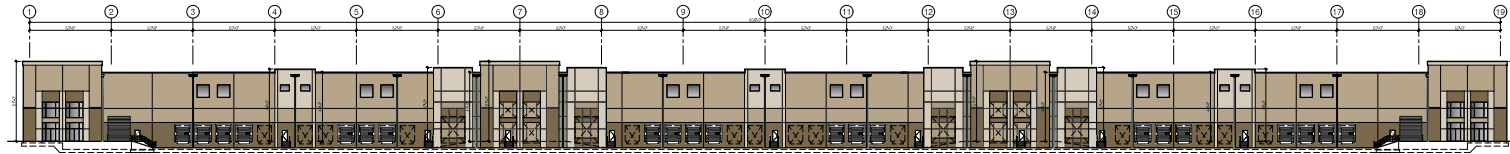
NOTES:

- A. BOUNDARY: DEEDS
B. CONTOURS: 3M SURVEY, DATED 3/22/2019
C. BUILDING FOOTPRINT: NONE

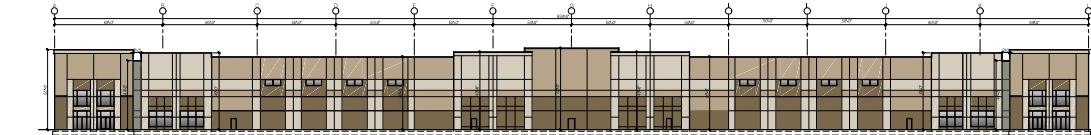
LEGEND	
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	EXISTING INTERMEDIATE CONTOURS
	PROPOSED INDEX CONTOURS
	PROPOSED INTERMEDIATE CONTOURS
	STORM SEWER
	SANITARY SEWER
	WATER MAINS
	ELECTRICAL
	GAS
	STREAM
	WETLANDS
	EXISTING UTILITIES ARE DASHED



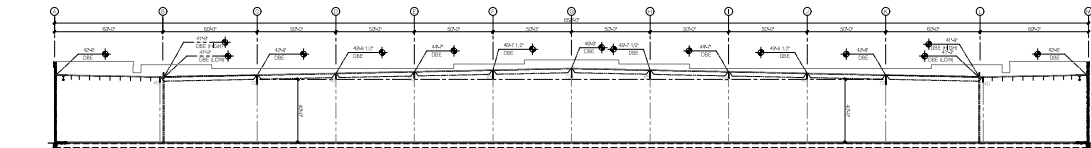
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Scale: 1/32" = 1'-0"



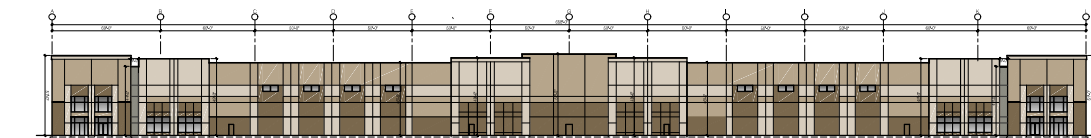
4 OVERALL EAST ELEVATION
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3 OVERALL SOUTH ELEVATION
Scale: 1/32" = 1'-0"



2 BUILDING SECTION
Scale: 1/32" = 1'-0"



1 OVERALL NORTH ELEVATION
Scale: 1/32" = 1'-0"

- COLOR COATING LEGEND**
1. ALL COATING COLORS TO MATCH ADJACENT PAINT FINISH (UNLESS NOTED OTHERWISE)
 2. ALL GUTTER, CONDUCTOR HEADS, AND DOWNSPUTS TO MATCH SPARK METALS SURVEY (UNLESS NOTED OTHERWISE)
 3. COLOR AND FINISH TO MATCH EXTERIOR EDGES OF LAP PANELS (UNLESS NOTED OTHERWISE)
- SHERRIN VILLAINS SAWYER PORCELANO
 - SHERRIN VILLAINS SAWYER WARE STONE
 - SHERRIN VILLAINS MATCH CROWN METALS "SLATY" (UNLESS NOTED OTHERWISE)
 - SHERRIN VILLAINS SAWYER NATURAL TANK



studioNorth
ARCHITECTURE
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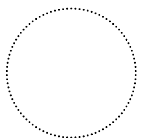
ARCHITECT	STUDIO NORTH ARCHITECTURE
LANDSCAPE	GLADEN ASSOCIATES
FOUNDATIONS	WILSON STRUCTURAL ENGINEERS
STRUCTURAL	WILSON STRUCTURAL ENGINEERS
PLUMBING	DEVELOPMENT
MECHANICAL	DEVELOPMENT
ELECTRICAL	DEVELOPMENT
FIRE PROTECTION	DEVELOPMENT
CONTRACTOR	WILSON CONSTRUCTORS



Southview
Commerce Center
Building 4

10000 E. 10th Ave. Suite 1000 Denver, CO 80231

Project No.	XXXX	
Date:	02/17/21	
Issued For:	Preliminary Planning Set	
Revisions:		
No.	Date	Description



A4.01
BUILDING



Wylie City Council

AGENDA REPORT

Department: Public Works
Prepared By: Tim Porter

Account Code: _____

Subject

Public Works Department Presentation.

Recommendation

Discussion

Please see attached presentation.



PUBLIC WORKS

Department Presentation

June 8, 2021





4 DIVISIONS:

Utility Administration / Engineering

Streets Division

Fleet Services

Water Utilities

Wastewater Utilities

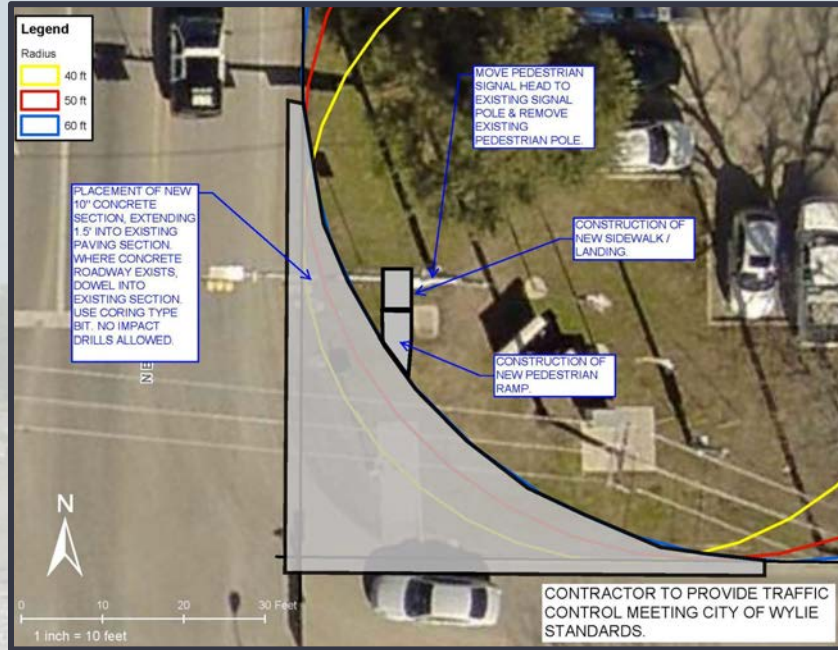


UTILITY ADMINISTRATION



Admin / Engineering / Construction Inspection

UTILITY ADMINISTRATION – ENGINEERING



Responsibilities:

- Review plans.
- Inspect development and CIP projects.
- Review flood studies
- Coordinate with TxDOT, NTMWD, NCTCOG, Dallas & Collin Counties.
- Right-of-Way permitting.

UTILITY ADMINISTRATION

Capital Projects Completed:

- Nortex 1MG Storage Tank
- Public Safety Building
- Wylie WWTP Decommissioning (Clear Site)



UTILITY ADMINISTRATION

Capital Projects In-Progress:

- Stone Road (FM 544) Phase 3
- McMillen Road
- Eubanks Lane
- Ballard Elevated Storage Tank
- Park Blvd (Collin County)
- Muddy Creek WW Treatment Plant (NTMWD)
- FM 2514 (TxDOT)
- Pump Station Backup Generators
- Parker Road Waterline Relocation
- Rowlett Dam #4 Slope Improvements
- FM 544 & Hwy 78 Intersection Improvements
- Country Club & FM 544 Intersection Improvements (TxDOT)



UTILITY ADMINISTRATION



Development Projects:

- Birmingham Bluffs Phase 2
- Brookside Estates
- Collin College
- CVS
- Dominion of Pleasant Valley Ph 3
- Emerald Vista
- Goddard School
- Lake Park Villas
- Malik Paza
- NTMWD Operations Building
- Redwood by the Lake
- Savannah Wylie
- Seventy8 and Westgate
- Stone Circle Townhomes
- Stone Ranch Phase 2
- Valvoline
- Whataburger
- WISD Paving Improvements
- Woodbridge Center Lot 5
- Wylie Auto and Tire
- Wylie Self-Storage



STREETS



Streets / Stormwater / Traffic

STREETS - PAVING

06/08/2021 Item WS1.

20

**No. of Streets
Department
Employees**



Includes
Superintendent,
Crew Leaders &
Support Staff.

250

**Miles of
Streets in the
City of Wylie**



Equals the
distance from
Wylie to Little
Rock.

43

**Miles of Alley
Pavement in
the City of
Wylie**



1,100 sy of alley
concrete
replaced total.

62

**No. of
Sidewalk
Repairs
Performed in
FY2021**



Currently over 9
month wait for
new requests.

173

**No. of
Potholes
Patched in
FY2021**



Increases each
year due to
aging concrete.

STORMWATER / TRAFFIC / FLEET

124

Estimated Miles of Stormwater Pipe the City Maintains



Estimated 3,900 inlets and 530 manholes throughout the City.

66

Miles of Creeks and Drainageways within the City



Includes floodplain areas throughout the City.

10

No. of Signals the City Currently Maintains



City also maintains 107 school zone flashers.

16

No. of Signals that TxDOT will release to Wylie in 2021 (Est.)



TxDOT waiting on establishment of the new census.

128

No. of Vehicles the Fleet Department Maintains



Incl. Police, PWs, Parks, Code and Inspections.

STREETS – PAVING DIVISION



Responsibilities:

- Street / Alley pavement repair and replacement
- Potholes and crack sealing
- Sidewalk repair and replacement
- Sod restoration, tree trimming, and debris removal
- Road closures, event preparation and emergency response

STREETS - STORMWATER DIVISION

Responsibilities:

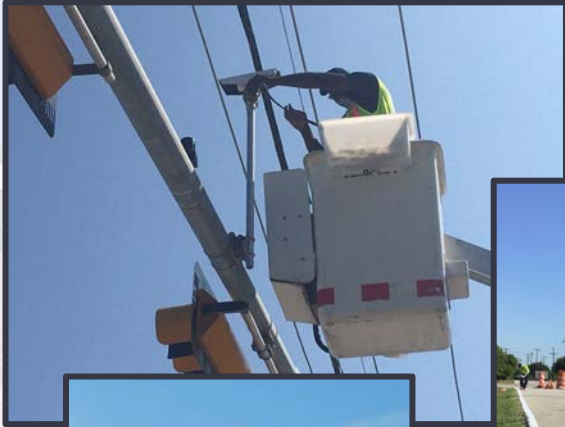
- Respond to customer issues with drainage
- Channel cleanup, graffiti removal
- Drainage repair
- Road closures due to flooding
- SWPPP Inspections, TPDES report, illicit discharge response
- Mosquito treatment



STREETS – TRAFFIC DIVISION

Responsibilities:

- Sign/signal inspections
- Striping (Birmingham, McMillen, intersections)
- Signal repair
- Signage replacement
- Buttons and crosswalk signage
- School zone signage



FLEET

Responsibilities:

- Service fleet, including PD vehicles
- Service equipment
- Repair and replace items on all units
- Process new vehicle delivery, and prepare for use by staff
- Process retired vehicles and get them ready for auction

06/08/2021 Item WS1.



UTILITIES



Water / Water Quality / Wastewater

WATER

06/08/2021 Item WS1.

19

**No. of Water
Department
Employees**



Includes Water
Quality, Crew
Leaders &
Support Staff.

196

**Approximate
Miles of Water
Main in the
City of Wylie**



Wylie system
has approx.
1,908 fire
hydrants.

13k

**Approx. No. of
Meters in the
City of Wylie**



Includes
residential and
commercial
meters.

3

**No. of
Elevated
Storage Tanks
in the City of
Wylie**



14 pumps
supply water
from 3 pump
stations.

2,870

**No. of Water
Samples
Taken by City
Staff FY2021**



Chlorine residual,
bacteriological,
nitrification,
lead/copper &
trihalomethane.

WASTEWATER

06/08/2021 Item WS1.

12

**No. of
Wastewater
Department
Employees**



Crew Leader,
Equipment
Operators, and
Maintenance
Workers.

229

**Miles of
Gravity and
Pressure
Sewer Main in
the City**



Equals the
distance from
Wylie to Tulsa,
OK.

3,871

**No. of Sewer
Manholes in
the City of
Wylie**



Most concrete,
but some older
manholes are
still made of
brick.

10

**No. of Sewer
Lift Stations in
the City of
Wylie**



Each station has
multiple pumps
providing both
capacity and
redundancy.

75

**No. of Grease
Trap
Inspections
performed
FY2021**



Inspections help
maintain
integrity by
preventing
grease build-up.

WATER

06/08/2021 Item WS1.



2nd Street Waterline Project



Responsibilities:

- Water main and service repair
- Valve/hydrant maintenance and repair
- Curb stop replacement
- Restoration, incl. sidewalk replacement and sod
- Service turn-on/turn-off
- Assist with monthly meter reads,

WATER QUALITY

Responsibilities:

- BAC-T, NAP, UCMR samples
- Water audit/loss reporting
- Disinfectant Level Quarterly Operating Report (DLQOR)
- Line flushing, flow tests
- Backflow program
- Testing and repairing hydrants, hydrant meter program



- Coordinate tank/tower cleaning and pump/motor inspections
- Manage SCADA system
- Utility line locates
- Customer Service Inspections (CSI)

WASTEWATER



Responsibilities:

- Citywide inflow/infiltration sewer repairs, repair services
- Sewer blockage clears, camera inspections, main line cleaning, grease trap inspections
- Restoration incl. sidewalk/sod
- Station maintenance and repair
- Assisted with monthly meter reads



Thank You!



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Discuss the Comprehensive Master Plan Advisory Committee and preliminary schedule for the Plan.

Recommendation

Direction on CPAC composition.

Discussion

Staff has requested a work session to get direction from Council regarding the composition of the proposed Comprehensive Plan Advisory Committee (CPAC) and inform Council of the general schedule for the completion of the Plan.

A brief presentation has been attached to facilitate the discussion.

Comprehensive Master Plan



Comprehensive Master Plan

Schedule

- May 2021 - Comp Plan contract completed with Freese and Nichols
- June 2021 - Staff kick off meeting / Council Work Session
- July 2021 - Comp Plan Advisory Committee appointed
 - 1st meeting with CPAC
 - 1st Community Open House
- August 2021 - 1st CPAC/Council joint work session
- Sept/Nov 2021 - CPAC meetings
- Dec 2021 - 2nd Community Open House
- Jan/Feb 2022 - CPAC meetings
- March 2022 - 2nd CPAC / Council joint work session
- April 2022 - Public Hearings
- May 2022 - Adoption



Comprehensive Master Plan

Comprehensive Plan Advisory Committee (CPAC)

- 13 members
- Seven Council direct appointees (one each)
- Six representative appointees
 - Local organizations identified by Council
 - The organization members pick a representative
 - Political Subdivisions, Business Organizations, Advocacy/Non-profits, Boards and Commissions



Planning Staff

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Senior Planner

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- 972-516-6323

Administrative Assistant

- mary.bradley@wylietexas.gov
- 972-516-6320



Wylie City Council

AGENDA REPORT

Department: City Manager
Prepared By: Chris Holsted

Account Code: _____

Subject

FY 2021-2022 General Fund Budget Work Session.

Recommendation

Discussion

Budget Work Session Fiscal Year 2021-2022

June 08, 2021

General Fund Summary

	Projected 09/30/2021
Audited General Fund Unassigned Beginning Fund Balance 09/30/2020	21,914,771
Projected '21 Revenues	46,736,620
CARES Funds (applied toward Public Safety personnel expenses)	2,914,422
Available Funds	49,651,042
Projected '21 Expenditures	(46,244,939)
Projected Ending Fund Balance 09/30/2021 (55%of expenditures)	25,320,874
Estimated Beginning Fund Balance - 10/01/2021	25,320,874
Proposed Revenues	48,289,668
Proposed Base Expenditures	(43,725,452)
Recommend Requests	(2,154,971)
	(45,880,423)
Excess Revenues over Expenses	2,409,245

General Fund FY 2022 Budget Projections

Projected Revenues (No New Revenue Tax Rate*)	48,289,668	
Personnel Expense	29,523,660	1.4% Growth
Operating Expense	14,201,792	-0.5% Growth
Base Budget	<u>43,725,452</u>	.76% Growth
Personnel Requests	1,532,689	
Other	<u>622,282</u>	
	2,154,971	
Total Expenditures	45,880,423	
Revenue less Expenditures	2,409,245	

* No New Revenue Tax Rate projected to be \$.02 lower than existing tax rate

Recommended Uses of Excess Revenues over Expenditures FY 2021-2022 Budget

Recurring

Health Insurance (5% Increase)	165,000
GF Step/Merit (2% Increase)	207,000
Market Adjustment	1,000,000 approximate
	<hr/>
	1,372,000

One Time

Tech Upgrades for Council Chambers	150,000
Ambulance Replacement	350,000
2 Additional Tahoe Replacements (PD)	138,000
Tennis Court Lighting - Partnership with WISD	150,000
Security for Parks Maintenance Facility	30,000
	<hr/>
	818,000

Total 2,190,000

Rating Agency Comments

Credit Strengths:

History of positive financial performance; strong reserves relative to budget.

Wylie's budgetary flexibility is very strong with an available fund balance in unaudited fiscal year 2020 of 51% of operating expenditures. We expect the available fund balance to remain above 30% of expenditures for the current and next fiscal years, which we view as a positive credit factor.

Factor that could lead to an upgrade:

Continued trend of surplus financial operations, leading to stronger reserves relative to budget

Factor that could lead to a downgrade:

Trend of operating deficits, leading to a material reduction in financial reserves.

Next Steps

June 15	Detailed Budget Books to Council
June 22	Utility Fund and 4B Fund work session
July 13	Work session to discuss departmental requests in each fund.
July 27	Continued discussion of departmental requests
July 27	Approve water and sewer rates (effective October 1, 2021)
August 5	Proposed budget available to the public