Wylie City Council Regular Meeting

March 28, 2023 – 6:00 PM
Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098

CITY OF WYLIE

CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

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 the March 14, 2023 Regular City Council Meeting minutes.

B. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for February 28, 2023.

C. Consider, and place on file, the City of Wylie Monthly Investment Report for February 28, 2023.

D. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of February 28, 2023.

E. Consider, and act upon, the award of a professional services project order (PSPO) #W2023-46-E for Wastewater System Model to Birkhoff, Hendricks & Carter LLP in the amount of $200,140.00 and authorizing the City Manager to execute any necessary documents.

F. Consider, and act upon, a Preliminary Plat for Dominion of Pleasant Valley Phase 6 creating 153 single family residential lots and two open space lots on 36.113 acres, generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.

REGULAR AGENDA

1. Hold a Public Hearing to consider, and act upon, an amendment to the Browngate Pointe Planned Development 2020-43, to allow for a modification of the construction schedule terms of the townhome/commercial development. Property generally located on the northeast corner of Brown Street and Sanden Blvd. (ZC 2023-06).

2. Hold a Public Hearing, to consider, and act upon, a change in zoning from Agricultural (AG/30) and Commercial Corridor (CC) to Light Industrial - Special Use Permit (LI-SUP) on 14.03 acres generally located on the southwest corner of Old Alanis and West Alanis Drive (ZC 2023-01).

3. Hold a Public Hearing to consider, and act upon, an amendment to Planned Development 2014-28 and a zoning change from Commercial Corridor to Planned Development - Light Industrial (PD-LI) to allow for an expansion of the area where light industrial uses are allowed. Property generally located east of the intersection of Business Way and Commerce Drive (ZC 2023-03).

4. Consider, and act upon, the signing of the Memorandum of Understanding (MOU) between Dallas-Fort Worth Regional Intelligent Transportation System Partners concerning guiding principles for multi-agency communication, data, and video sharing and authorizing the City Manager to execute any necessary documents.

WORK SESSION

WS1. Discuss the City of Wylie's Tree Survey.

WS2. Discuss property surrounding the northern peninsula of Lavon Lake.

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.
(a) This chapter does not require a governmental body to conduct an open meeting:
(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or
(2) to hear a complaint or charge against an officer or employee.
(b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

ES1. Discuss the job performance of the City Manager.

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.
A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on its negotiating position.

ES2. Consider the sale or acquisition of properties located at Ballard/Brown, Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, FM 1378/Parker, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/Ballard, and State Hwy 78/Brown.

Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING.
This chapter does not require a governmental body to conduct an open meeting:
(1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or
(2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

ES3. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2013-9a, 2017-6a, 2021-2d, 2021-5a, 2021-6a, 2021-6c, 2021-8a, 2021-9a, 2021-9b, 2021-9f, 2022-9i, 2022-1b, 2022-4d, 2022-7b, 2022-8b, 2022-9f, 2022-

10d, 2022-11a, 2022-12a, 2023-1a, 2023-1b, 2023-1c, 2023-2a, 2023-2b, 2023-2c, 2023-2d, 2023-2e, 2023-3a, and 2023-3b.

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 March 24, 2023 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 **Account Code:**

Prepared By: Stephanie Storm

Subject

Consider, and act upon, approval of the March 14, 2023 Regular City Council Meeting minutes.

Recommendation

Motion to approve the Item as presented.

Discussion

The minutes are attached for your consideration.

Wylie City Council Regular Meeting Minutes

March 14, 2023 – 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 6:02 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang (6:34), Mayor *pro tem* Jeff Forrester, Councilman Scott Williams, Councilman Timothy T. Wallis (6:09), and Councilman Garrett Mize.

Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Police Chief Anthony Henderson; Finance Director Melissa Brown; Public Information Officer Craig Kelly; City Secretary Stephanie Storm; Public Works Director Tommy Weir; Purchasing Manager Glenna Hayes; City Engineer Tim Porter; Engineering Project Manager Jenneen Elkhalid; Parks and Recreation Director Carmen Powlen; Wylie Economic Development Executive Director Jason Greiner; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

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

PRESENTATIONS & RECOGNITIONS

PR1. Recognition of Wylie Police Department Officers Andrew Abbott, Christopher McKiddy, and Xavier Mason for their heroic actions.

Mr. Kevin Finnell, representing Modern Woodmen Fraternal Benefit Society, was present to recognize officers Andrew Abbott, Christopher McKiddy, and Xavier Mason for their heroic actions on December 18, 2022.

Councilman Wallis took his seat at the dais at 6:09 p.m.

PR2. Wylie Way Students 3rd Term: Grades 7th - 12th.

Mayor Porter and WISD School Board President Stacie Smith presented medallions to students demonstrating "Shining the Wylie Way." Every nine weeks one student from each WISD campus is chosen as the "Wylie Way Student."

PR3. Wylie High School Jazz Band.

Steve Lisko, with Wylie High School Jazz Band, spoke about an upcoming Swing Dance 2023 event that will take place on April 15, 2023 at 6:00 p.m. at Wylie High School Cafeteria.

PR4. Public Procurement Month.

Mayor Porter proclaimed March 2023, as Public Procurement Month in Wylie, Texas. Purchasing Manager Glenna Hayes, Senior Buyer Chris Rodriguez, and Buyer Helen Barton was present to accept the proclamation.

PR5. Women's History Month.

Mayor Porter proclaimed March 2023, as Women's History Month in Wylie, Texas. City staff members including Assistant City Manager Lety Yanez, Deputy City Manager Renae Ollie, Digital Media Specialist Kristina Kelly, Finance Director Melissa Brown, Engineering Project Manager Jenneen Elkhalid, City Secretary Stephanie Storm,

Parks and Recreation Director Carmen Powlen, Purchasing Manager Glenna Hayes, and Buyer Helen Barton were present to accept the proclamation.

Councilman Strang took his seat at the dais at 6:34 p.m.

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.

No citizens were present wishing to address Council on non-agenda items.

CONSENT AGENDA

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

A. Consider, and act upon, approval of the February 28, 2023 Regular City Council Meeting minutes.

B. Consider, and act upon, Resolution No. 2023-04(R) authorizing the City Manager to execute a Joint General and Special Election Services Contract between the City of Wylie and the Collin County Elections Administrator to be administered by the Collin County Elections Administrator for the May 6, 2023 Wylie General Election.

C. Consider, and act upon, Ordinance No. 2023-11 an ordinance of the City Council of the City of Wylie, Texas, declaring unopposed candidates in the May 6, 2023 General City Election, elected to office; canceling the election; providing a severability clause; and providing an effective date.

D. Consider, and act upon, a Final Plat for Emerald Vista Phase 2, establishing 76 single-family residential lots and three open space lots on 24.3 acres, generally located at the northeast corner of S. Ballard Avenue and Pleasant Valley Road.

Mayor Porter requested Item C be pulled from Consent Agenda and considered individually.

Council Action

A motion was made by Councilman Duke, seconded by Councilman Williams, to approve the Consent Agenda, except for Item C as presented. A vote was taken and the motion passed 7-0.

REGULAR AGENDA

C. Consider, and act upon, Ordinance No. 2023-11 an ordinance of the City Council of the City of Wylie, Texas, declaring unopposed candidates in the May 6, 2023 General City Election, elected to office; canceling the election; providing a severability clause; and providing an effective date.

Council Comments

Mayor Porter requested City Secretary Storm give a brief overview of the process for the cancellation of the May 6, 2023 election.

Staff Comments

City Secretary Storm stated during the filing dates set by state law, one candidate filed for the open positions consisting of Mayor, Place 5, and Place 6. In accordance with state law, an order is being brought before the City Council for action to cancel the election as there are no opposed candidates.

Council Comments
Councilman Williams asked what the financial savings are for canceling the May election. Storm replied roughly $40,000.

Council Action
A motion was made by Councilman Strang, seconded by Councilman Williams, to approve Item C as presented. A vote was taken and the motion passed 7-0.

1. Tabled from 01-24-2023
Remove from table and consider

Council Action
A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams, to remove Item 1 from the table and consider. A vote was taken and the motion passed 7-0.

Interview applicants and consider, and act upon, the appointment of a new board member to the City of Wylie Economic Development Corporation to fill the term of March 2023 to June 30, 2023.

Council Comments
Mayor Porter stated there is a vacancy on the Economic Development Corporation (EDC) as a result of a resignation and the City has solicited for applications to fill the vacancy. Porter requested the staff liaison of the EDC board to give an overview of what the EDC does and the required qualifications.

Staff Comments
EDC Executive Director Greiner addressed Council giving an overview of the EDC including the time commitment for serving, the mission, and its purpose. Greiner added the EDC board works with City staff and Council on projects and the budget process and attends meetings, trade shows, and trips. Greiner added due to the length of projects it does help to have board members with longevity and knowledge of the projects. Greiner stated they do target primary employers, retail and recruitment, and business retention expansion services.

Council Comments
Mayor *pro tem* Forrester asked Greiner to elaborate on the function of the board members. Greiner replied that annual goals and objectives are set forth each year by the board, which staff manages throughout the year. The board is an advisory board and staff requests feedback and direction from the board.

Mayor Porter requested if any of the EDC board members would like to address Council regarding the position, that they come forward. Demond Dawkins, president of the EDC board, addressed Council requesting Council and the candidates consider the "why" someone wants to serve on the board and assess that "why" to see if it fits with the overview that Greiner provided. Dawkins added it is a willingness to serve and a sacrifice; board members must make strategic decisions, and be team players with the board and City Council. Gino Mulliqi, an EDC board member, addressed Council clarifying that the EDC cannot control all of the restaurants that come into Wylie as they cannot tell property owners what to bring to their properties. Mulliqi added the board looks to bring high-paying jobs to Wylie, the board is both a non-working and working board, board members are sometimes invited to attend meetings with prospective businesses, it is a time commitment, board members need to attend board meetings and show support, there are sometimes out of town meetings, and the projects are months to years long. Blake Brininstool, EDC board member, addressed Council stating service on the board is a big time commitment, it is a working board, if applicants cannot commit then this board may not be the best fit, and applicants should be able to work as a team as each member brings a lot to the table and work together to find the best solution. Porter added that the regularly scheduled monthly meetings roughly last three to four hours in length, meetings with developers can be at any time throughout the day, there are some trips throughout the year to recruit businesses, and required sales tax training sessions, and requested that all applicants understand the time commitment required for service on this board.

Forrester confirmed with City Secretary Storm that all seven of the applicants want to be considered even if they are not in attendance for an interview this evening. Storm confirmed that all seven applicants expressed interest in serving and wanted to be considered.

Applicants not in attendance for the interview included Jal Dennis, Gerald Dyson, Harold Smith, John Straube Jr., and Navin Kumar Thirukottiyur Vijayakumar.

Council interviewed Aaron Jameson and Dallas Jones.

Council Action
A motion was made by Councilman Williams, seconded by Mayor *pro tem* Forrester, to appoint Aaron Jameson as a new board member to the City of Wylie Economic Development Corporation to fill the term of March 2023 to June 30, 2023. A vote was taken and the motion passed 5-2 with Councilmen Duke and Strang voting against.

Mayor Porter convened the Council into a break at 7:20 p.m.
Mayor Porter reconvened the Council in Regular Session at 7:27 p.m.

2. Consider, and act upon, authorizing the Mayor and the City Manager to negotiate with ESFNA and authorizing the City Manager to execute a contract not to exceed $100,000 to support ESFNA for a sporting event to be held July 2, 2023 – July 8, 2023.

Council Comments
Mayor Porter announced the Ethiopian Sports Federation of North America (ESFNA), a nonprofit organization, is looking to host their 40th annual tournament and cultural festival in Wylie from July 2-8, 2023. This event is expected to bring in about 1,000 players, coaches, and staff, with an additional 30,000-40,000 fans. Porter requested Deputy City Manager Ollie further explain where the funding for this would come from, and the restrictions on that funding. Ollie replied the funding would come from the occupancy tax, in which seven percent of the sales tax collected from local hotels goes back to the City. The City can use the seven percent for very specific expenditures per state law, and it includes a two-part process; does it bring heads to beds and people to your City, and does it meet at least one of the nine criteria per state law. The City currently has about $500,000 in the account in which some of the monies have already been designated for the Public Art program.

Mayor Porter requested that the representative from the ESFNA board, Zewge Kagnew, come forward to provide additional information about the event and answer any questions Council may have. Kagnew addressed Council giving a brief background about the ESFNA, the benefits of hosting it in Wylie, and the expectations for attendance.

Mayor *pro tem* Forrester stated he saw this tournament will be hosted in Wylie during the United States Independence Day and Ethiopian Day and thought that was awesome as it shows diversity in our community and allows for cultural exchange, and thanked Mr. Kagnew for considering Wylie to host the event. Councilman Williams asked if Wylie residents will be able to purchase tickets, and added, the funds being requested do not even cover half of the cost of the event and the City will get more funds back for hosting this event. Kagnew replied anyone can purchase tickets and added Wylie will show them things they have never seen in other cities before and they will keep coming. Forrester asked for an economic impact estimation based on historical data. Kagnew replied an analysis has not been completed but an estimation from other cities and states is expecting millions. Porter added when he spoke with the ESFNA board president he said the economic impact from previous events has been anywhere from five to ten million, and up to 15 million. Kagnew replied they are excited to have a lot of restaurants in the area as some locations do not offer that. Porter replied the goal would be to gather other partners throughout the City and come together to show what we have to offer.

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

WORK SESSION

Mayor Porter convened the Council into Work Session at 7:42 p.m.

WS1. Discuss moving the regularly scheduled May 23, 2023 City Council meeting date.

Council Comments
Mayor Porter stated multiple members of City staff, the City Council, and the Economic Development Corporation will be attending an annual economic development conference in Las Vegas during the regularly scheduled meeting date on May 23, 2023; therefore, staff is seeking Council direction to move the meeting to May 30, 2023. Council gave direction to move the May 23, 2023 meeting to May 30, 2023.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 7:44 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 7:45 p.m.

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.
A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on its negotiating position.

ES1. Discuss property located near the intersection of Brown Street and Ballard Avenue.

RECONVENE INTO OPEN SESSION
Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 8:34 p.m.

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

City Secretary Storm read the caption to Ordinance No. 2023-11 into the official record.

ADJOURNMENT
A motion was made by Councilman Strang, seconded by Councilman Duke, to adjourn the meeting at 8:35 p.m. A vote was taken and the motion passed 7-0.

_____
Matthew Porter, Mayor

ATTEST:

_____
Stephanie Storm, City Secretary

Wylie City Council

AGENDA REPORT

Department: Finance **Account Code:**

Prepared By: Melissa Brown

Subject

Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for February 28, 2023.

Recommendation

Motion to approve the Item as presented.

Discussion

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

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2022-2023	CURRENT MONTH ACTUAL 2022-2023	YTD ACTUAL 2022-2023	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 41.67%
GENERAL FUND REVENUE SUMMARY					
TAXES	37,234,844	5,161,907	29,958,574	80.46%	**A**
FRANCHISE FEES	2,802,400	1,096,857	1,508,250	53.82%	**B**
LICENSES AND PERMITS	1,442,750	272,143	546,953	37.91%	**C**
INTERGOVERNMENTAL REV.	2,429,011	510,996	1,140,339	46.95%	**D**
SERVICE FEES	4,338,970	384,782	1,494,697	34.45%	**E**
COURT FEES	339,000	23,123	113,702	33.54%	**F**
INTEREST INCOME	60,000	130,509	482,100	803.50%	**G**
MISCELLANEOUS INCOME	215,417	8,711	210,615	97.77%	**H**
OTHER FINANCING SOURCES	2,640,585	88,983	2,675,752	101.33%	**I**
REVENUES	**51,502,977**	**7,678,008**	**38,130,982**	**74.04%**	
USE OF FUND BALANCE	0	0	0	0.00%	
USE OF CARRY-FORWARD FUNDS	1,711,613	NA	NA	NA	**J**
TOTAL REVENUES	**53,214,590**	**7,678,008**	**38,130,982**	**71.66%**	
GENERAL FUND EXPENDITURE SUMMARY					
CITY COUNCIL	95,165	2,860	26,642	28.00%	
CITY MANAGER	1,302,321	93,627	488,083	37.48%	
CITY SECRETARY	391,877	24,137	110,479	28.19%	
CITY ATTORNEY	170,000	10,321	60,711	35.71%	
FINANCE	1,359,949	70,671	649,136	47.73%	**K**
FACILITIES	1,051,596	78,504	331,366	31.51%	
MUNICIPAL COURT	580,378	33,499	176,826	30.47%	
HUMAN RESOURCES	817,788	67,093	310,856	38.01%	
PURCHASING	330,531	15,666	83,307	25.20%	
INFORMATION TECHNOLOGY	2,300,558	104,756	940,934	40.90%	
POLICE	13,371,073	950,597	5,276,308	39.46%	
FIRE	13,107,776	830,419	4,821,910	36.79%	
EMERGENCY COMMUNICATIONS	2,397,904	186,019	752,481	31.38%	
ANIMAL CONTROL	729,459	54,861	261,734	35.88%	
PLANNING	373,797	23,732	134,541	35.99%	
BUILDING INSPECTION	599,708	34,757	152,524	25.43%	
CODE ENFORCEMENT	279,004	18,199	76,225	27.32%	
STREETS	5,230,598	212,464	1,230,558	23.53%	
PARKS	2,792,585	138,602	817,459	29.27%	
LIBRARY	2,319,659	159,287	932,818	40.21%	
COMBINED SERVICES	4,403,459	292,387	1,180,292	26.80%	
TOTAL EXPENDITURES	**54,005,187**	**3,402,455**	**18,815,190**	**34.84%**	
REVENUES OVER/(UNDER) EXPENDITURES	**-790,597**	**4,275,553**	**19,315,794**	**36.82%**	

A. Property Tax Collections for FY22-23 as of February 28, 2023 are 95%, in comparison to FY21-22 for the same time period of 96.6%. Sales tax is on a 2 month lag and three months have been received and fiscal year to date is 17.84% higher than last year.

B. Franchise Fees: The majority of franchise fees are recognized quarterly with electric fees making up the majority.

C. Licenses and Permits are down 10% from the same period last fiscal year, partially due to rising interest rates.

D. Intergovernmental Rev: The majority of intergovernmental revenues come from WISD reimbursements and Fire Services which are billed quarterly.

E. Service Fees: Trash fees are on a one month lag and only four months have been received. The remaining fees are from other seasonal fees.

F. Court Fees are down 13% from February YTD 2022.

G. Interest Rates have gone from 1% when the budget was prepared to 4.5% in February 2023. Interest was budgeted conservatively.

H. Miscellaneous auction proceeds of $180,749.

I.Yearly transfer from Utility Fund.

J. Largest Carry Forward items: $150,000 for Department Software Solution, $217,000 for advance vehicle replacements, $338,840 for ambulance, $390,000 for Stone Road Rehab.

K. Colln County Appraisal fee of $244,870 was paid in December. Budget variance will level out over the year.

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

February 28, 2023

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2022-2023	CURRENT MONTH ACTUAL 2022-2023	YTD ACTUAL 2022-2023	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 41.67%
UTILITY FUND REVENUES SUMMARY					
SERVICE FEES	25,933,619	2,149,412	8,696,356	33.53%	**L**
INTEREST INCOME	24,000	62,580	276,555	1152.31%	**M**
MISCELLANEOUS INCOME	70,000	29,070	35,716	51.02%	
OTHER FINANCING SOURCES				0.00%	
REVENUES	**26,027,619**	**2,241,062**	**9,008,627**	**34.61%**	
USE OF FUND BALANCE	0	NA	0	0	
USE OF CARRY-FORWARD FUNDS	2,276,241	NA	NA	NA	**N**
TOTAL REVENUES	**28,303,860**	**NA**	**9,008,627**	**31.83%**	
UTILITY FUND EXPENDITURE SUMMARY					
UTILITY ADMINISTRATION	619,070	18,011	183,021	29.56%	
UTILITIES - WATER	4,458,970	159,544	940,208	21.09%	
CITY ENGINEER	1,111,681	60,965	301,608	27.13%	
UTILITIES - SEWER	1,333,727	78,273	375,656	28.17%	
UTILITY BILLING	1,287,946	75,310	480,943	37.34%	
COMBINED SERVICES	18,380,749	2,079,034	8,933,206	48.60%	**O**
TOTAL EXPENDITURES	**27,192,143**	**2,471,137**	**11,214,641**	**41.24%**	
REVENUES OVER/(UNDER) EXPENDITURES	**1,111,716**	**-230,075**	**-2,206,016**	**-9.41%**	

L. Most Utility Fund Revenue is on a one month lag and only four months have been received.

M. Interest Rates have gone from 1% when the budget was prepared to 4.5% in February 2023. Interest was budgeted conservatively.

N. Largest Carry Forward items: Department Software Solutions $135,730, Pump Station Backup Generators $1.6M, Newport Harbor Tank Repairs $130,000 and TXDOT payment $260,172.

O. Annual transfer to the General Fund of $2.56 million. Other expenses are payments to NTMWD for water minimum and sewer treatment and February debt payment

Wylie City Council

AGENDA REPORT

Department: Finance **Account Code:**

Prepared By: Melissa Brown

Subject

Consider, and place on file, the City of Wylie Monthly Investment Report for February 28, 2023.

Recommendation

Motion to approve the Item as presented.

Discussion

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

City Of Wylie

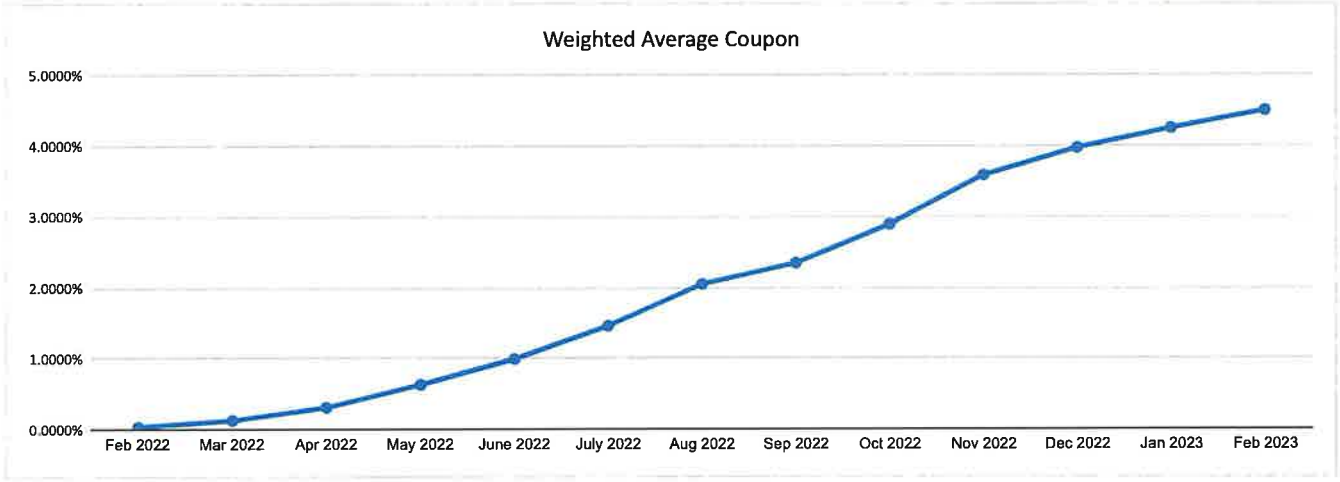
2022-2023 Investment Report
February 28, 2023

Money Market Accounts:	MMA
Certificates of Deposit:	CCD
Treasury Bills:	T-Bills
Treasury Notes:	T-Notes
Government Agency Notes:	AN

Invest. Number	Principal Amount	Type Of Security	Interest Rate	Issuer	Purchase Date	Maturity Date
1	$15,757,536.20	MMA	4.4991%	Texpool	12/31/2006	NA
2	$16,306,793.19	MMA	4.4919%	TexStar	3/15/2011	NA
	$32,064,329.39					

Total

Weighted Average Coupon:	4.4954%	**Money Markets:**	$32,064,329.39
Weighted Average Maturity (Days):	1.00	**Certificates of Deposits:**	$0.00
			$32,064,329.39



Melissa Brown 3-15-23
Finance Director/Investment Officer

Wylie City Council

AGENDA REPORT

Department: WEDC **Account Code:**

Prepared By: Jason Greiner

Subject

Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of February 28, 2023.

Recommendation

Motion to approve the Item as presented.

Discussion

The Wylie Economic Development Corporation (WEDC) Board of Directors approved the attached financials on March 22, 2023.

WYLIE ECONOMIC DEVELOPMENT

February Rev/Exp Report

Account Summary

For Fiscal: 2022-2023 Period Ending: 02/28/2023

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
Category: 400 - Taxes							
111-4000-40210	SALES TAX	4,124,241.00	4,124,241.00	480,381.11	1,187,485.38	-2,936,755.62	71.21 %
	Category: 400 - Taxes Total:	**4,124,241.00**	**4,124,241.00**	**480,381.11**	**1,187,485.38**	**-2,936,755.62**	**71.21%**
Category: 430 - Intergovernmental							
111-4000-43518	380 ECONOMIC AGREEMENTS	0.00	0.00	279,047.05	279,047.05	279,047.05	0.00 %
	Category: 430 - Intergovernmental Total:	**0.00**	**0.00**	**279,047.05**	**279,047.05**	**279,047.05**	**0.00%**
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	6,000.00	6,000.00	27,699.03	122,493.21	116,493.21	2,041.55 %
	Category: 460 - Interest Income Total:	**6,000.00**	**6,000.00**	**27,699.03**	**122,493.21**	**116,493.21**	**1,941.55%**
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	134,220.00	134,220.00	19,490.00	57,657.68	-76,562.32	57.04 %
111-4000-48410	MISCELLANEOUS INCOME	0.00	0.00	1,000.00	1,000.00	1,000.00	0.00 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	3,915,685.00	3,915,685.00	-1,480.10	-1,480.10	-3,917,165.10	100.04 %
	Category: 480 - Miscellaneous Income Total:	**4,049,905.00**	**4,049,905.00**	**19,009.90**	**57,177.58**	**-3,992,727.42**	**98.59%**
	Revenue Total:	**8,180,146.00**	**8,180,146.00**	**806,137.09**	**1,646,203.22**	**-6,533,942.78**	**79.88%**
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	310,346.40	310,346.40	24,452.62	120,431.54	189,914.86	61.19 %
111-5611-51130	OVERTIME	0.00	0.00	458.63	1,000.39	-1,000.39	0.00 %
111-5611-51140	LONGEVITY PAY	914.00	914.00	0.00	916.00	-2.00	-0.22 %
111-5611-51310	TMRS	48,245.30	48,245.30	3,861.26	19,022.88	29,222.42	60.57 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	51,987.17	51,987.17	4,161.29	20,932.69	31,054.48	59.73 %
111-5611-51420	LONG-TERM DISABILITY	1,768.97	1,768.97	58.50	269.98	1,498.99	84.74 %
111-5611-51440	FICA	19,298.12	19,298.12	1,413.26	7,013.10	12,285.02	63.66 %
111-5611-51450	MEDICARE	4,513.27	4,513.27	330.52	1,640.20	2,873.07	63.66 %
111-5611-51470	WORKERS COMP PREMIUM	854.85	854.85	0.00	970.21	-115.36	-13.49 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	1,080.00	1,080.00	11.49	33.91	1,046.09	96.86 %
	Category: 510 - Personnel Services Total:	**439,008.08**	**439,008.08**	**34,747.57**	**172,230.90**	**266,777.18**	**60.77%**
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	138.20	829.96	4,170.04	83.40 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	212.90	87.10	29.03 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	382.30	933.37	2,066.63	68.89 %
	Category: 520 - Supplies Total:	**8,300.00**	**8,300.00**	**520.50**	**1,976.23**	**6,323.77**	**76.19%**
Category: 540 - Materials for Maintenance							
111-5611-54610	FURNITURE & FIXTURES	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
111-5611-54810	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	0.00	7,650.00	100.00 %
	Category: 540 - Materials for Maintenance Total:	**10,150.00**	**10,150.00**	**0.00**	**0.00**	**10,150.00**	**100.00%**
Category: 560 - Contractual Services							
111-5611-56030	INCENTIVES	3,209,183.00	3,209,183.00	0.00	5,775.10	3,203,407.90	99.82 %
111-5611-56040	SPECIAL SERVICES	34,770.00	34,770.00	157.50	8,125.00	26,645.00	76.63 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	276,300.00	276,300.00	16,818.12	21,442.41	254,857.59	92.24 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTURE	8,375,000.00	8,375,000.00	0.00	9,281.46	8,365,718.54	99.89 %
111-5611-56080	ADVERTISING	129,100.00	129,100.00	14,786.12	33,107.14	95,992.86	74.36 %
111-5611-56090	COMMUNITY DEVELOPMENT	54,950.00	54,950.00	586.48	32,726.51	22,223.49	40.44 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	472.07	1,886.21	6,013.79	76.12 %
111-5611-56180	RENTAL	27,000.00	27,000.00	2,250.00	11,250.00	15,750.00	58.33 %
111-5611-56210	TRAVEL & TRAINING	73,000.00	73,000.00	3,305.87	12,925.50	60,074.50	82.29 %
111-5611-56250	DUES & SUBSCRIPTIONS	57,824.00	57,824.00	6,262.58	43,640.91	14,183.09	24.53 %

Budget Report **For Fiscal: 2022-2023 Period Ending: 02/28/2023**

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
111-5611-56310	INSURANCE	6,303.00	6,303.00	0.00	6,146.31	156.69	2.49 %
111-5611-56510	AUDIT & LEGAL SERVICES	23,000.00	23,000.00	0.00	3,574.50	19,425.50	84.46 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	87,500.00	87,500.00	27,354.94	62,382.44	25,117.56	28.71 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	0.00	868.07	1,531.93	63.83 %
	Category: 560 - Contractual Services Total:	**12,364,230.00**	**12,364,230.00**	**71,993.68**	**253,131.56**	**12,111,098.44**	**97.95%**
Category: 570 - Debt Service & Capital Replacement							
111-5611-57410	PRINCIPAL PAYMENT	575,973.97	575,973.97	72,286.66	261,659.94	314,314.03	54.57 %
111-5611-57415	INTEREST EXPENSE	656,023.67	656,023.67	77,319.66	298,612.26	357,411.41	54.48 %
	Category: 570 - Debt Service & Capital Replacement Total:	**1,231,997.64**	**1,231,997.64**	**149,606.32**	**560,272.20**	**671,725.44**	**54.52%**
Category: 580 - Capital Outlay							
111-5611-58110	LAND-PURCHASE PRICE	2,090,000.00	2,090,000.00	0.00	345,441.57	1,744,558.43	83.47 %
111-5611-58995	CONTRA CAPITAL OUTLAY	0.00	0.00	0.00	-345,441.57	345,441.57	0.00 %
	Category: 580 - Capital Outlay Total:	**2,090,000.00**	**2,090,000.00**	**0.00**	**0.00**	**2,090,000.00**	**100.00%**
	Expense Total:	**16,143,685.72**	**16,143,685.72**	**256,868.07**	**987,610.89**	**15,156,074.83**	**93.88%**
	Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	**-7,963,539.72**	**-7,963,539.72**	**549,269.02**	**658,592.33**	**8,622,132.05**	**108.27%**
	Report Surplus (Deficit):	**-7,963,539.72**	**-7,963,539.72**	**549,269.02**	**658,592.33**	**8,622,132.05**	**108.27%**

Budget Report **For Fiscal: 2022-2023 Period Ending: 02/28/2023**

Group Summary

Categor…	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue						
400 - Taxes	4,124,241.00	4,124,241.00	480,381.11	1,187,485.38	-2,936,755.62	71.21%
430 - Intergovernmental	0.00	0.00	279,047.05	279,047.05	279,047.05	0.00%
460 - Interest Income	6,000.00	6,000.00	27,699.03	122,493.21	116,493.21	1,941.55%
480 - Miscellaneous Income	4,049,905.00	4,049,905.00	19,009.90	57,177.58	-3,992,727.42	98.59%
Revenue Total:	**8,180,146.00**	**8,180,146.00**	**806,137.09**	**1,646,203.22**	**-6,533,942.78**	**79.88%**
Expense						
510 - Personnel Services	439,008.08	439,008.08	34,747.57	172,230.90	266,777.18	60.77%
520 - Supplies	8,300.00	8,300.00	520.50	1,976.23	6,323.77	76.19%
540 - Materials for Maintenance	10,150.00	10,150.00	0.00	0.00	10,150.00	100.00%
560 - Contractual Services	12,364,230.00	12,364,230.00	71,993.68	253,131.56	12,111,098.44	97.95%
570 - Debt Service & Capital Replacement	1,231,997.64	1,231,997.64	149,606.32	560,272.20	671,725.44	54.52%
580 - Capital Outlay	2,090,000.00	2,090,000.00	0.00	0.00	2,090,000.00	100.00%
Expense Total:	**16,143,685.72**	**16,143,685.72**	**256,868.07**	**987,610.89**	**15,156,074.83**	**93.88%**
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	**-7,963,539.72**	**-7,963,539.72**	**549,269.02**	**658,592.33**	**8,622,132.05**	**108.27%**
Report Surplus (Deficit):	**-7,963,539.72**	**-7,963,539.72**	**549,269.02**	**658,592.33**	**8,622,132.05**	**108.27%**

Budget Report **For Fiscal: 2022-2023 Period Ending: 02/28/2023**

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL COR	-7,963,539.72	-7,963,539.72	549,269.02	658,592.33	8,622,132.05
Report Surplus (Deficit):	**-7,963,539.72**	**-7,963,539.72**	**549,269.02**	**658,592.33**	**8,622,132.05**

Wylie Economic Development Corporation
Statement of Net Position
As of February 28, 2023

Assets		
Cash and cash equivalents	$ 11,873,581.64	
Receivables	$ 145,677.62	*Note 1*
Inventories	$ 16,426,341.00	
Prepaid Items	$ -	
Total Assets	$ 28,445,600.26	
Deferred Outflows of Resources		
Pensions	$ 67,748.55	
Total deferred outflows of resources	$ 67,748.55	
Liabilities		
Accounts Payable and other current liabilities	$ 10,481.99	
Unearned Revenue	$ 1,200.00	*Note 2*
Non current liabilities:		
Due within one year	$ 376,478.13	*Note 3*
Due in more than one year	$ 15,621,027.23	
Total Liabilities	$ 16,009,187.35	
Deferred Inflows of Resources		
Miscellaneous	$ (100,000.00)	
Pensions	$ (84,717.41)	
Total deferred inflows of resources	$ (184,717.41)	
Net Position		
Net investment in capital assets	$ -	
Unrestricted	$ 12,319,444.05	
Total Net Position	$ 12,319,444.05	

Note 1: Includes incentives in the form of forgivable loans for $40,000 (LUV-ROS) and $100,000 (Glen Echo)

Note 2: Deposits from rental property

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

WYLIE ECONOMIC DEVELOPMENT

Balance Sheet
Account Summary
As Of 02/28/2023

Account	Name	Balance	
Fund: 111 - WYLIE ECONOMIC DEVEL CORP			
Assets			
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	11,682,465.64	
111-1000-10115	CASH - WEDC - INWOOD	0.00	
111-1000-10135	ESCROW	0.00	
111-1000-10180	DEPOSITS	2,000.00	
111-1000-10198	OTHER - MISC CLEARING	0.00	
111-1000-10341	TEXPOOL	0.00	
111-1000-10343	LOGIC	0.00	
111-1000-10481	INTEREST RECEIVABLE	0.00	
111-1000-11511	ACCTS REC - MISC	5,677.62	
111-1000-11517	ACCTS REC - SALES TAX	0.00	
111-1000-12810	LEASE PAYMENTS RECEIVABLE	0.00	
111-1000-12950	LOAN PROCEEDS RECEIVABLE	0.00	
111-1000-12996	LOAN RECEIVABLE	0.00	
111-1000-12997	ACCTS REC - JTM TECH	0.00	
111-1000-12998	ACCTS REC - FORGIVEABLE LOANS	40,000.00	
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00	
111-1000-14116	INVENTORY - LAND & BUILDINGS	16,616,937.10	
111-1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00	
111-1000-14310	PREPAID EXPENSES - MISC	0.00	
111-1000-14410	DEFERRED OUTFLOWS	683,934.00	
	Total Assets:	**29,031,014.36**	**29,031,014.36**
Liability			
111-2000-20110	FEDERAL INCOME TAX PAYABLE	0.00	
111-2000-20111	MEDICARE PAYABLE	0.00	
111-2000-20112	CHILD SUPPORT PAYABLE	0.00	
111-2000-20113	CREDIT UNION PAYABLE	0.00	
111-2000-20114	IRS LEVY PAYABLE	0.00	
111-2000-20115	NATIONWIDE DEFERRED COMP	0.00	
111-2000-20116	HEALTH INSUR PAY-EMPLOYEE	6,278.04	
111-2000-20117	TMRS PAYABLE	-3.83	
111-2000-20118	ROTH IRA PAYABLE	0.00	
111-2000-20119	WORKERS COMP PAYABLE	0.00	
111-2000-20120	FICA PAYABLE	0.00	
111-2000-20121	TEC PAYABLE	0.00	
111-2000-20122	STUDENT LOAN LEVY PAYABLE	0.00	
111-2000-20123	ALIMONY PAYABLE	0.00	
111-2000-20124	BANKRUPTCY PAYABLE	0.00	
111-2000-20125	VALIC DEFERRED COMP	0.00	
111-2000-20126	ICMA PAYABLE	0.00	
111-2000-20127	EMP. LEGAL SERVICES PAYABLE	0.00	
111-2000-20130	FLEXIBLE SPENDING ACCOUNT	4,112.40	
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00	
111-2000-20132	EMP CARE FLITE	12.00	
111-2000-20133	Unemployment Comp Payable	33.92	
111-2000-20151	ACCRUED WAGES PAYABLE	0.00	
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	49.46	
111-2000-20199	MISC PAYROLL PAYABLE	0.00	
111-2000-20201	AP PENDING	0.00	
111-2000-20210	ACCOUNTS PAYABLE	0.00	
111-2000-20530	PROPERTY TAXES PAYABLE	0.00	
111-2000-20540	NOTES PAYABLE	683,934.00	
111-2000-20810	DUE TO GENERAL FUND	0.00	

Balance Sheet **As Of 02/28/2023**

Account	Name	Balance
111-2000-22270	DEFERRED INFLOW	279,047.05
111-2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
	Total Liability:	**974,663.04**
Equity		
111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	27,675,325.94
	Total Beginning Equity:	**27,675,325.94**
Total Revenue		1,368,636.27
Total Expense		987,610.89
Revenues Over/Under Expenses		**381,025.38**
	Total Equity and Current Surplus (Deficit):	**28,056,351.32**
	Total Liabilities, Equity and Current Surplus (Deficit):	**29,031,014.36**

Balance Sheet **As Of 02/28/2023**

Account	Name	Balance	
Fund: 922 - GEN LONG TERM DEBT (WEDC)			
Assets			
	Total Assets:	**0.00**	**0.00**
Liability			
922-2000-28248	GOVCAP LOAN/SERIES 2022	7,817,937.04	
	Total Liability:	**7,817,937.04**	
	Total Equity and Current Surplus (Deficit):	**0.00**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**7,817,937.04**
	***** FUND 922 OUT OF BALANCE *****		**-7,817,937.04**

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

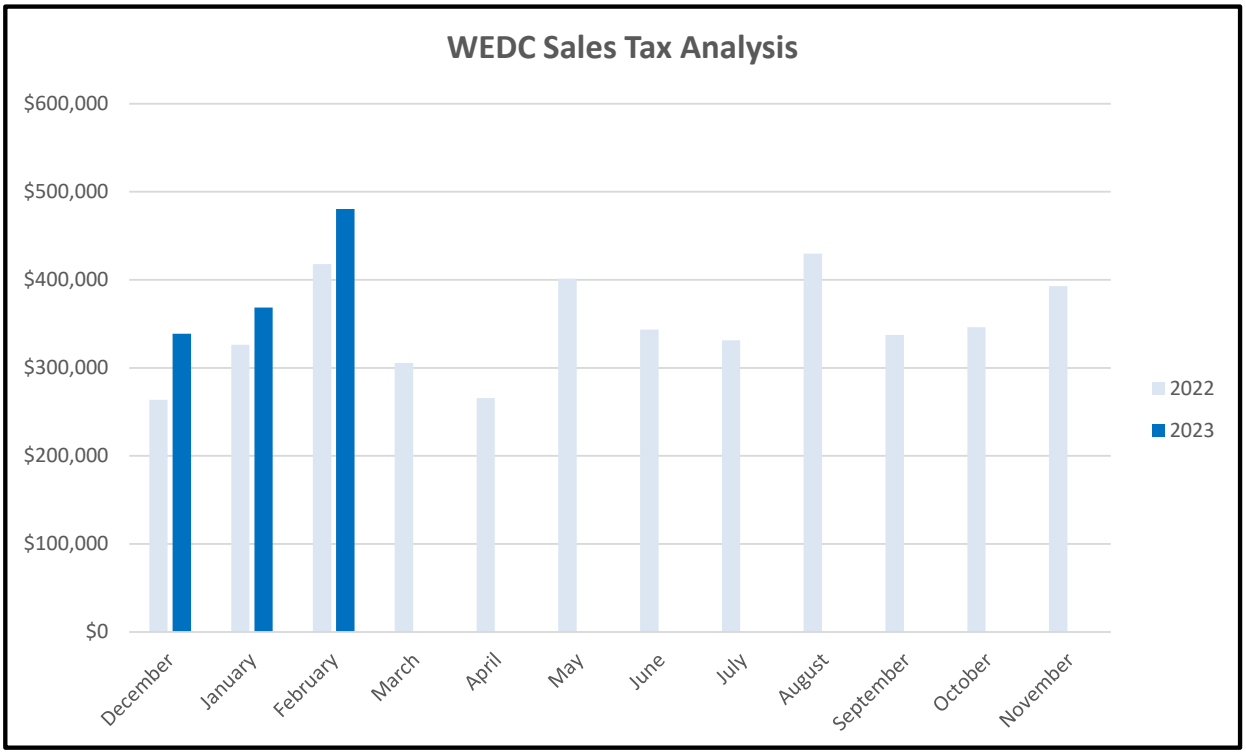
Wylie Economic Development Corporation

SALES TAX REPORT

February 28, 2023

BUDGETED YEAR

MONTH	FY 2020	FY 2021	FY 2022	FY 2023	DIFF 22 vs. 23	% DIFF 22 vs. 23
DECEMBER	$ 226,663.94	$ 235,381.33	$ 263,577.66	$ 338,726.54	$ 75,148.88	28.51%
JANUARY	$ 218,520.22	$ 262,263.52	$ 326,207.92	$ 368,377.73	$ 42,169.80	12.93%
FEBRUARY	$ 362,129.18	$ 456,571.35	$ 417,896.79	$ 480,381.11	$ 62,484.32	14.95%
MARCH	$ 228,091.34	$ 257,187.91	$ 305,605.50			
APRIL	$ 203,895.57	$ 221,881.55	$ 265,773.80			
MAY	$ 289,224.35	$ 400,371.70	$ 401,180.20			
JUNE	$ 239,340.35	$ 290,586.92	$ 343,371.26			
JULY	$ 296,954.00	$ 314,559.10	$ 331,432.86			
AUGUST	$ 325,104.34	$ 390,790.76	$ 429,696.16			
SEPTEMBER	$ 259,257.89	$ 307,681.15	$ 337,512.61			
OCTOBER	$ 249,357.02	$ 326,382.38	$ 346,236.36			
NOVEMBER	$ 384,953.89	$ 411,813.32	$ 392,790.84			
Sub-Total	**$ 3,283,492.09**	**$ 3,875,470.98**	**$ 4,161,281.96**	**$ 1,187,485.38**	**$ 179,803.01**	18.80%
Total	**$ 3,283,492.09**	**$ 3,875,470.98**	**$ 4,161,281.96**	**$ 1,187,485.38**	**$ 179,803.01**	18.80%



**** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months. Example: February SlsTx Revenue is actually December SlsTx and is therefore the 3rd allocation in FY23.*

CITY OF WYLIE

Wylie City Council

AGENDA REPORT

Department: Purchasing **Account Code:** 613-5724-58570

Prepared By: Glenna Hayes

Subject

Consider, and act upon, the award of a professional services project order (PSPO) #W2023-46-E for Wastewater System Model to Birkhoff, Hendricks & Carter LLP in the amount of $200,140.00 and authorizing the City Manager to execute any necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

With the build out of the City, many developers are requesting to tie into City sewer services from outside of the City's sewer CCN. This request is for a City-wide study of the capacity of the City's wastewater sewer system, and will assist the City in assessing the developer's requests. The study includes delivery of a final wastewater system map, hydraulic model, and system report. This item is funded through developer impact fees accessed by the City.

Staff recommends the award of this PSPO to Birkhoff, Hendricks & Carter LLP, as the most qualified firm to provide professional engineering services for a Wastewater System Model. This PSPO is issued under Master Agreement for Professional and Engineering Services (MAPES) #W2021-8-E. Staff has determined Birkhoff, Hendricks & Carter LLP to be the most qualified firm for this project in Category F - Water, Wastewater & Drainage Facilities, in accordance with Government Code 2254.

CITY OF WYLIE

CITY COUNCIL AGENDA SUMMARY

3/28/2023

PROFESSIONAL SERVICES PROJECT ORDER (PSPO)
BETWEEN THE CITY OF WYLIE and BIRKHOFF, HENDRICKS & CARTER LLP

WASTEWATER SYSTEM MODEL

W2023-46-E

The intent of this PSPO is to provide the City with up to date knowledge of the current capacity and utilization of the City's wastewater system (lines of 10" in diameter and above).

Estimated completion time for this project is 250 consecutive business days.

Project Description:

The design engineer will provide professional engineering services to create a network using an InfoSewer Hydraulic Model to simulate the City's main wastewater sewer system. Network will be created from existing City GIS Mapping, Wastewater Master Plan Map, Zoning Map, and from record drawings. The modeling will be over a 48-hour period of time. Trunk line sizes generally range from 10-inch to 48-inch as shown on the current GIS Map.

Modeling parameters will be based on the most recent edition of the City of Wylie Water and Wastewater Design Manual criteria. The design engineer will utilize the most recent City of Wylie Land Use Plan and coordinate land use classifications with the City, and will utilize City of Wylie CMOM 2017 flow monitoring data and rain gauge data to calibrate the model. The design engineer will coordinate with North Texas Municipal Water District to obtain recent flow monitoring data at the Muddy Creek Regional Wastewater Treatment plant for calibration of the overall model.

At the completion of the model, the design engineer will provide a map of the City's main wastewater sewer system related to the hydraulic model and provide digital files of the hydraulic model together with a report summarizing the results of the hydraulic model listing any significant deficiencies with general recommendations for improvements where appropriate.

Tasks for this project include:

Preliminary Hydraulic Model
Calibration of the Hydraulic Model with CMOM and NTMWD Flow Monitoring Data
Providing a final Wastewater System Map, Hydraulic Model and Report
Additional Services:

- Review meetings with City Staff
- Working with NCTCOG to obtain the NCTCOG Multiple Year LiDAR Contour Drawings
- Up to 16 hours of field survey services as requested by City Staff.

Wylie City Council

AGENDA REPORT

Department: Planning **Account Code:**

Prepared By: Jasen Haskins, AICP

Subject

Consider, and act upon, a Preliminary Plat for Dominion of Pleasant Valley Phase 6 creating 153 single family residential lots and two open space lots on 36.113 acres, generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Wylie DPV, LP **APPLICANT: J. Volk Consulting**

The applicant has submitted a Preliminary Plat for Dominion of Pleasant Valley Phase 6. Zoning for the single-family development was approved by the City Council in October 2020 as Planned Development Ordinance No. 2020-54.

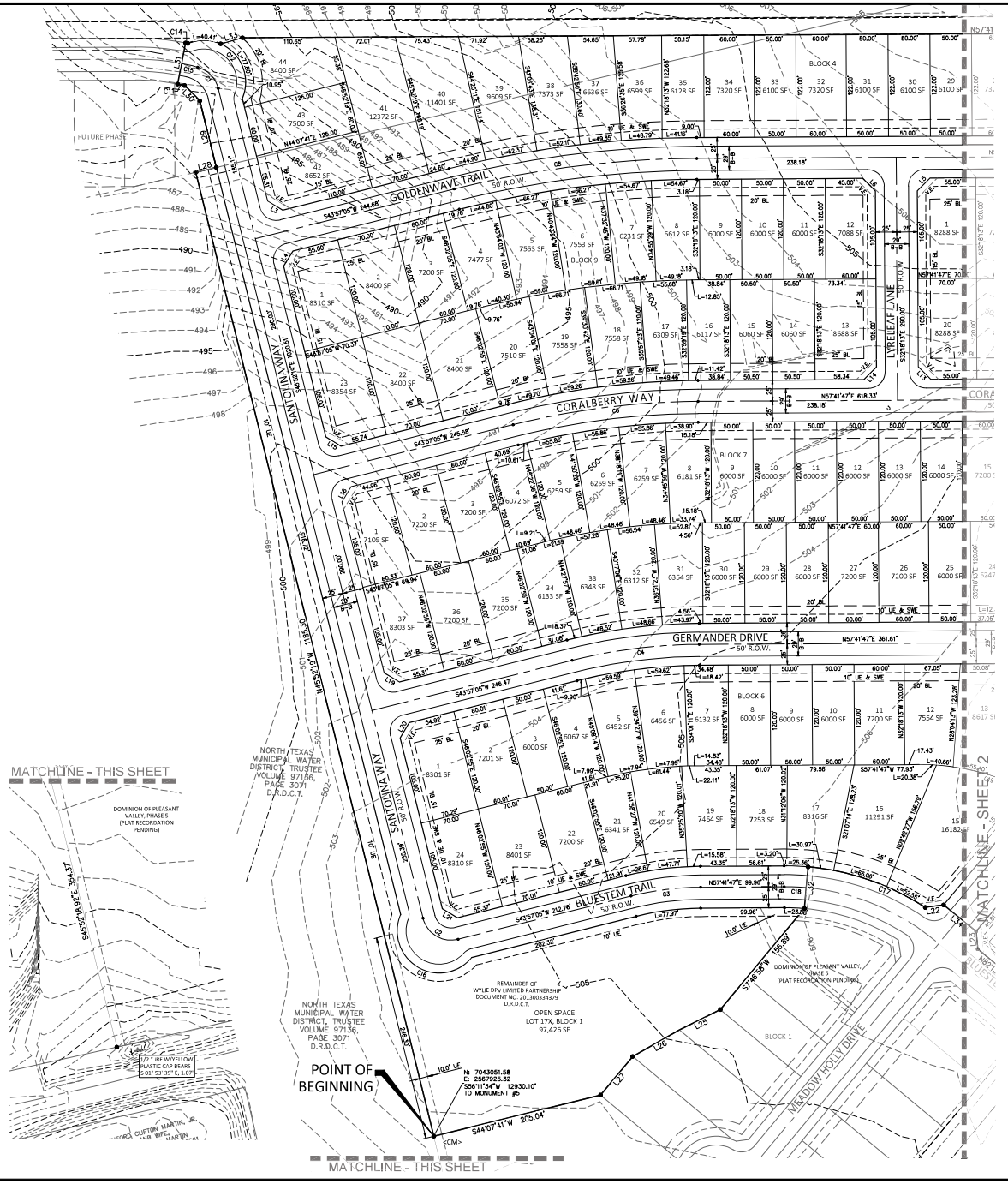
The plat consists of 153 residential lots and two open space lots. The Planned Development allows for a maximum of 1,104 single family residential lots. Within Phases 1-6 of the Dominion of Pleasant Valley Development there are 873 residential lots leaving 231 residential lots that can be developed in 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.

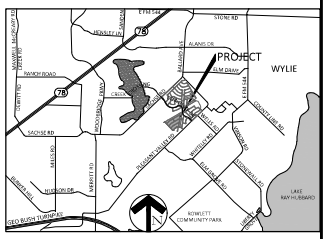
The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations.
Approval is subject to additions and alterations as required by the City Engineering Department.

The City Council must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

P&Z Recommendation
The Commission voted 7-0 to recommend approval.



Notes:
1. 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.
2. 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).
3. No appurtenance between the height of 2' and 9' may be placed in visibility triangles.
4. Per FEMA FIRM Panel 48113C0235K dated July 7, 2014, the Final Plat limits lie in the "Zone X" area of minimal flood hazard.
5. Per the City of Wylie Ordinance No. 2020-54 the zoning of this property was amended to allow a 5' rear yard encroachment.
6. A Certificate of Occupancy will not be issued for the property until all the offsite civil improvements, screening wall, and detention pond are constructed and accepted by the City.
7. 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.
8. Maintenance responsibility of private drainage easements and appurtenances is the property owner on which the easement is located.



VICINITY MAP
N.T.S.

PROPOSED UNITS THIS PLAT	
SINGLE FAMILY "TYPE A" LOTS (70')	26
SINGLE FAMILY "TYPE B" LOTS (60')	54
SINGLE FAMILY "TYPE C" LOTS (50')	73
TOTAL PHASE 6	153

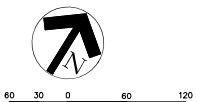
LEGEND

•	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
C1	Curve No.
<CM>	Control Monument
DE	Drainage Easement
Esmt	Easement
L1	Line No.
R.O.W.	Right-of-Way
SF	Square Feet
UE & SWE	Utility Easement & Sidewalk Easement
V.E.	Visibility Easement
W.M.E.	Wall Maintenance Easement
D.R.D.C.T. =	Deed Records of Dallas County, Texas
D.R.C.C.T. =	Deed Records of Collin County, Texas
M.R.C.C.T. =	Map Records of Collin County, Texas

Line Table		
Line #	Length	Direction
L1	25.00	S89° 24' 00.72"E
L2	15.43	N89° 26' 37.51"W
L3	21.18	S89° 02' 23.04"W
L4	21.25	S00° 57' 36.96"E
L5	21.21	S12° 41' 47.08"W
L6	21.21	N77° 18' 12.92"W
L7	20.38	S46° 38' 30.42"E
L8	19.36	N43° 40' 35.85"E
L9	19.97	S47° 39' 15.70"E
L10	22.20	N42° 52' 47.48"E
L11	21.22	N44° 23' 31.48"W
L12	21.21	N45° 36' 28.52"E
L13	21.21	S77° 18' 12.92"E
L14	21.21	S12° 41' 47.08"W
L15	21.18	S89° 02' 23.04"W
L16	21.25	S00° 57' 36.96"E
L17	22.59	N48° 53' 28.88"E

Line Table		
Line #	Length	Direction
L18	19.43	S41° 51' 16.42"E
L19	21.18	S89° 02' 23.04"W
L20	21.25	N00° 57' 36.96"W
L21	21.18	N89° 02' 23.04"E
L22	22.16	S50° 10' 32.41"W
L23	21.21	N37° 13' 02.24"W
L24	43.61	N40° 29' 29.54"E
L25	54.63	S31° 31' 55.94"W
L26	64.12	S28° 26' 40.54"W
L27	60.00	S07° 46' 57.76"W
L28	25.00	N44° 50' 20.44"E
L29	81.89	N45° 52' 18.92"W
L30	25.78	S76° 38' 14.69"E
L31	50.00	N21° 01' 15.16"W
L32	50.00	S26° 56' 15.04"E
L33	26.86	N42° 20' 15.10"E
L34	50.00	N82° 59' 15.62"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	36.80	34.50	61°06'49"	35.08	N76°25'43.42"W
C2	54.30	34.50	90°10'36"	48.87	N89°02'23.04"E
C3	83.96	350.00	13°44'42"	83.76	S50°49'26.04"W
C4	153.53	640.00	13°44'42"	153.17	S50°49'26.04"W
C5	187.22	280.00	38°18'37"	183.75	S76°51'05.75"W
C6	223.10	930.00	13°44'42"	222.57	S50°49'26.04"W
C7	160.88	280.00	32°55'11"	158.67	S74°09'22.42"W
C8	292.67	1220.00	13°44'42"	291.97	S50°49'26.04"W
C9	160.58	280.00	32°51'35"	158.39	S74°07'34.79"W
C10	125.37	1000.00	7°10'58"	125.28	N04°11'28.52"E
C11	8.60	255.00	1°55'58"	8.60	S69°56'43.18"W
C12	77.80	50.00	89°09'26"	70.19	N53°34'50.08"W
C13	184.35	50.00	211°14'57"	96.30	S33°28'44.03"W
C14	2.70	305.00	0°30'26"	2.70	N69°13'57.73"E
C15	19.72	280.00	4°02'08"	19.72	S70°59'48.22"W
C16	143.04	50.00	163°54'59"	99.02	N89°02'23.04"E
C17	149.57	305.00	28°05'49"	148.07	S77°06'39.71"W
C18	26.22	280.00	5°21'58"	26.21	S60°22'46.02"W
C19	124.47	280.00	25°28'09"	123.44	S74°36'03.64"W



CITY BENCHMARKS:

CITY MONUMENT #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: 7057346.78 E: 2569521.04
ELEV: 550.24' (PLAN) 550.37' (FIELD)

CITY MONUMENT #4: Located in the northeast corner of Quail Meadow Park south of alley and west of White Ibis Way. 14.5 feet south of the south line of alley concrete paving. 7.3 feet perpendicular to b.c. parking area.

N: 7065787.60 E: 2560973.93
ELEV: 562.91' (PLAN) 562.86' (FIELD)

CITY MONUMENT #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: 7050245.80 E: 2578669.15
ELEV: 454.28' (PLAN) 454.17' (FIELD)

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:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
Email: claudio.segovia@johnsonvolk.com

PRELIMINARY PLAT

DOMINION OF PLEASANT VALLEY PHASE 6

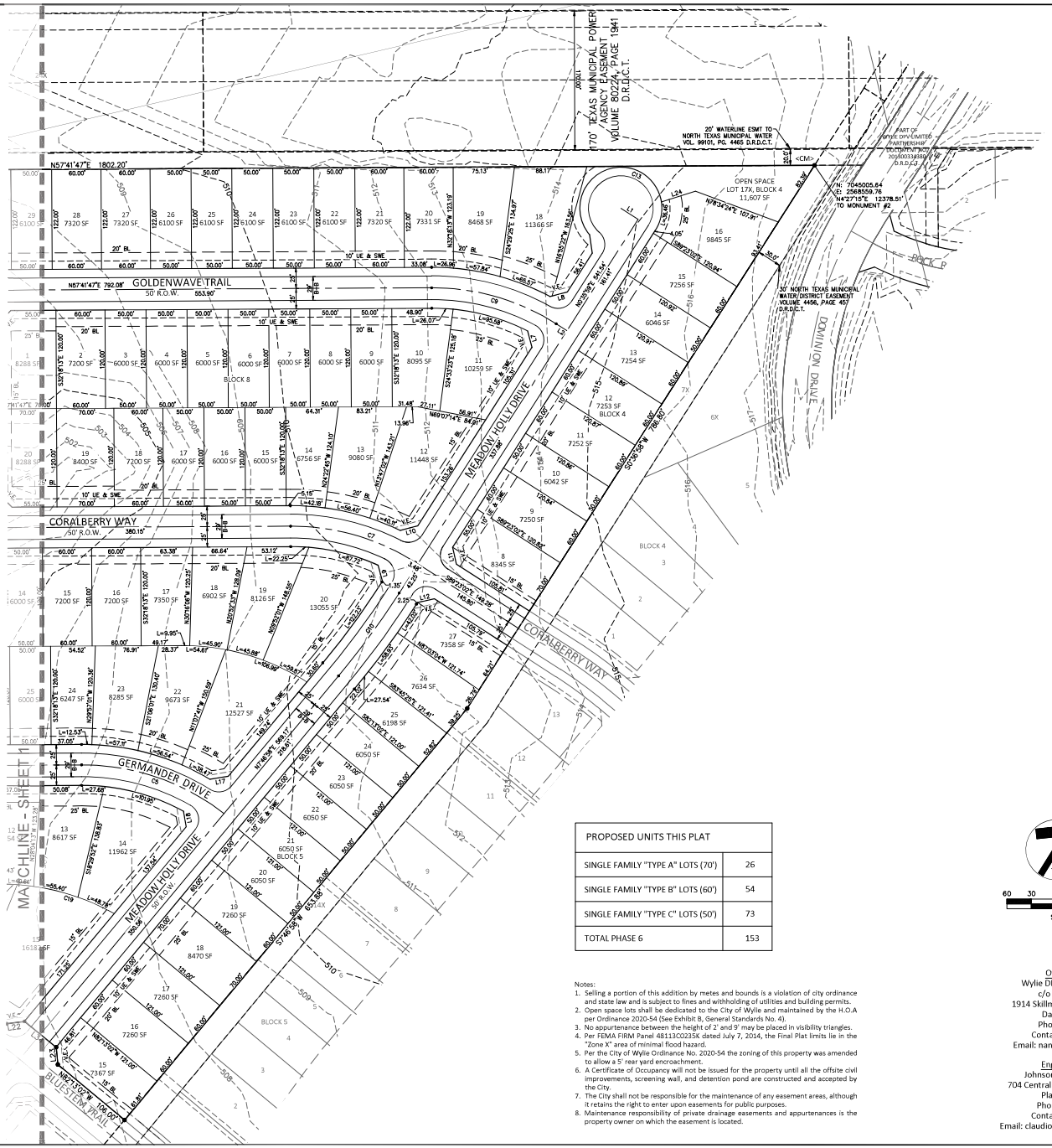
36.113 ACRES

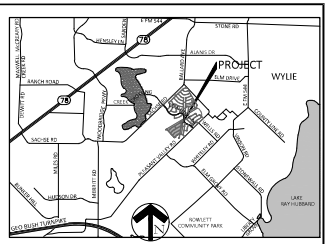
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153 SINGLE FAMILY LOTS
2 OPEN SPACES/COMMON AREAS
OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE
DALLAS COUNTY, TEXAS

20 February 2023
SHEET 1 OF 3

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano TX 75074 | 972.201.3100





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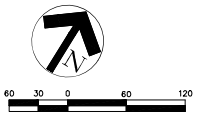
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DOMINION OF PLEASANT VALLEY PHASE 6

36.113 ACRES

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

CITY OF WYLIE
DALLAS COUNTY, TEXAS

20 February 2023
SHEET 2 OF 3

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano TX 75074 | 972.201.3100

LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
PHASE SIX
36.113 ACRES

BEING a tract of land situated in the Guadalupe De Los Santos Survey, Abstract Number 1384, Dallas County, Texas and being a portion of those tracts of land conveyed to Wylie DPV Limited Partnership, according to the documents filed of record in Document Number 20130033437 9 and 20131029001473050, Deed Record Dallas County, Texas (D.R.D.C.T.) said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped "JVC" set in the southwesterly line of said Wylie DPV tract recorded in Document Number 20130033437 9, same being the common northeast line of that tract of land conveyed to North Texas Municipal Water District, Trustee, according to the document filed of record in Volume 97136, Page 3071 (D.R.D.C.T.) and being the south corner of this tract, from which the south corner of said Wylie DPV tract bears S 45° 52' 19" E, 354.37 feet, from said corner a 1/2" iron rod with yellow plastic cap found for reference to said corner bears S 01° 53' 39" E, 1.07 feet;

THENCE, N 45° 52' 19" W, with said common line, a distance of 1185.30 feet to a 1/2" iron rod found in the southeasterly line of the above mentioned Wylie DPV Limited Partnership tract recorded in Document Number 20131029001473050, for the north corner of said North Texas Municipal Water District, Trustee tract, same being the common west corner of said Wylie DPV tract recorded in Document Number 20130033437 9 and for the west corner this tract;

THENCE, N 44° 50' 20" E, with said southeasterly line, same being common with the northwesterly line of said Wylie DPV tract recorded in Document Number 20130033437 9 for a distance of 25.00 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

THENCE, leaving said common line, over and across said Wylie DPV tracts the following twenty-one (21) courses and distances:

N 45° 52' 19" W, a distance of 81.89 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

N 76° 38' 15" W, a distance of 25.78 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the left having a radius of 255.00 feet, a central angle of 01° 55' 58" and a chord bearing and distance of S 69° 56' 43" W, 8.60 feet;
With said curve to the left an arc distance of 8.60 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

N 21° 01' 15" W, a distance of 50.00 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the right, having a radius of 305.00 feet, a central angle of 00° 30' 26" and a chord bearing and distance of N 69° 13' 58" E, 2.70 feet;

With said curve to the right an arc distance of 2.70 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the right, having a radius of 50.00 feet, a central angle of 46° 18' 23" and a chord bearing and distance of N 58° 41' 16" E, 39.32 feet;

With said curve to the right an arc distance of 40.41 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

N 42° 20' 15" E, a distance of 26.86 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

N 57° 41' 47" E, a distance of 1802.20 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for the north corner of this tract;

S 00° 36' 58" W, a distance of 786.80 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

S 07° 46' 58" W, a distance of 653.88 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

N 82° 13' 02" W, a distance of 106.00 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

N 37° 13' 02" W, a distance of 21.21 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

N 82° 59' 16" W, a distance of 50.00 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

S 50° 10' 32" W, a distance of 22.16 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract at the beginning of a non-tangent curve to the left, having a radius of 305.00 feet, a central angle of 28° 05' 49", and a chord bearing and distance of S 77° 06' 40" W, 148.07 feet;

With said curve to the left an arc distance of 149.57 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

S 26° 56' 15" E, a distance of 50.00 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

S 07° 46' 58" W, a distance of 156.89 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

S 31° 31' 56" W, a distance of 54.63 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

S 28° 26' 41" W, a distance of 64.12 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

S 07° 46' 58" W, a distance of 60.00 feet to a 1/2" iron rod with plastic cap stamped "JVC" set for a corner of this tract;

S 44° 07' 41" W, a distance of 205.04 feet to the POINT OF BEGINNING and containing 1,573,084 square feet or 36.113 acres of land.

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 6, 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 uses 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: RNH 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: _____

"RECOMMENDED FOR APPROVAL"

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

"APPROVED FOR CONSTRUCTION"

_____ _____
Mayor City of Wylie, Texas — Date

"ACCEPTED"

_____ _____
Mayor City of Wylie, Texas — Date

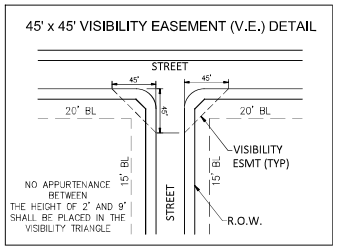
The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the DOMINION OF PLEASANT VALLEY, PHASE 6, subdivision or addition to the City of Wylie was submitted, by formal action, then and there accepted the dedication of streets, alley, parks, easement, 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.

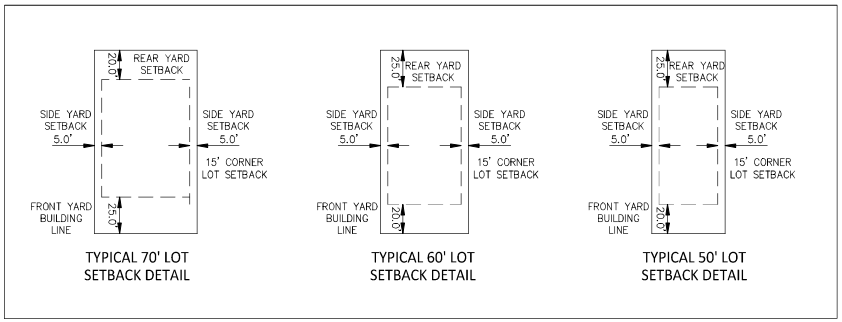
Witness my hand this _____day of _____, A.D., 20___ .

_____
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 6

36.113 ACRES

LOT 17X, BLOCK1; LOTS 8-16,17X,18-44, BLOCK 4;
LOTS 15-27, BLOCK 5; LOTS 1-24, BLOCK 6; LOTS 1-37,
BLOCK 7; LOTS 1-20 BLOCK 8; LOTS 1-23 BLOCK 9
153 SINGLE FAMILY LOTS
2 OPEN SPACES/COMMON AREAS
OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE
DALLAS COUNTY, TEXAS

20 February 2023

SHEET 3 OF 3

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:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
Email: claudio.segovia@johnsonvolk.com

JOHNSON VOLK CONSULTING
TBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

Wylie City Council

AGENDA REPORT

Department: Planning **Account Code:**

Prepared By: Jasen Haskins, AICP

Subject

Hold a Public Hearing to consider, and act upon, an amendment to the Browngate Pointe Planned Development 2020-43, to allow for a modification of the construction schedule terms of the townhome/commercial development. Property generally located on the northeast corner of Brown Street and Sanden Blvd. (ZC 2023-06).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Browngate Land Investments **APPLICANT: Browngate Land Investments**

The applicant for the Browngate Pointe Planned Development (PD) 2020-43, generally located on the northeast corner of Brown Street and Sanden Blvd., is requesting an amendment to the original construction terms of the PD approved in July 2020.

The purpose of the request is to change the construction schedule to allow for more townhomes to be built before the commercial development is completed.

The original PD required that:

1. No residential townhome units shall receive a final inspection/Certificate of Occupancy prior to an approval final foundation inspection by the City of Wylie of the commercial development.
2. No more than 50% of the townhome units shall receive a final inspection/Certificate of Occupancy prior to an approved final framing inspection by the City of Wylie of the commercial development.
3. No more than 85% of the townhome units shall receive a final inspection/Certificate of Occupancy prior to an approved Shell building Certificate of Completion by the City of Wylie of the commercial development.

The requested amendments to the development standards are:

1. No more than 22 of the townhome units shall receive a final inspection/Certificate of Occupancy prior to an approved final foundation inspection by the City of Wylie of the commercial development.
2. No more than 33 of the townhome units shall receive a final inspection/Certificate of Occupancy prior to a final approved shell building Certificate of Occupancy by the City of Wylie of the commercial development.

As there are a maximum of 39 townhomes allowed in the PD, these amendments would allow 56% of the townhomes to be built before substantial commercial development begins as opposed to no allowed townhome development prior to

commercial construction as stated in the original PD. The framing inspection stage is removed and the shell building requirements remain essentially unchanged.

The flat work for the commercial development (Tract 1, Lot 1) is completed.

Additionally, the applicant is requesting the PD be amended to allow for the filing of the Final Plat of the subdivision prior to the reconstruction of the sidewalk on Sanden Blvd. Normally, all public improvements must be completed prior to the release of the final plat for filing; however, the applicant is asking for an exception in order to delay the sidewalk improvement until some of the townhome lots are sold.

There is currently a sidewalk in place on Sanden that is aged and narrower than current standards.

The request is not altering any of the previously approved design elements of the subdivision. The development remains with 39 residential townhome lots, one commercial lot, and nine open space lots.

The preliminary plat was approved in December 2020 and the Final Plat was approved in February 2023.

Notifications were mailed to 14 surrounding property owners with no responses returned in favor or in opposition of the request.

P&Z Recommendation

The applicant had also requested the PD be amended to allow for the filing of the Final Plat of the subdivision prior to the reconstruction of the sidewalk on Sanden Blvd.; however, the Commission disagreed with this amendment and voted 7-0 to recommend approval excluding the retiming of the sidewalk construction. That section is not part of the amendments presented.



ZONING CASE: ZC 2023-06
Browngate Pointe Townhomes
Planned Development Amendment

SUBJECT property

0 0.1 0.2 0.3 Miles

CITY OF WYLIE

Date: 2/13/2023

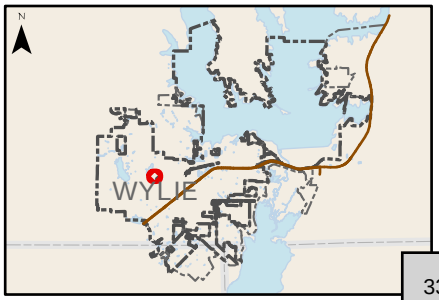


EXHIBIT B

Browngate Pointe

Planned Development Standards

(ZONING CASE 2023-06)

I. **Purpose:**

The intent of this planned development district is to allow for a gated townhome neighborhood with commercial uses that provides affordable housing for the community of Wylie.

II. **GENERAL CONDITIONS:**

a. This Planned Development shall not affect any regulations within the 2019 Zoning Ordinances except as provided herein.

b. The residential and commercial tracts (identified as Tract 2 Lots 1-39 and Tract 1 Lot 1, respectively on the Zoning Exhibit) shall be required to be developed concurrently with the following guidelines:

1. No more than 22 of the townhome units shall receive a final inspection prior to an approved final foundation inspection by the City of Wylie of the commercial development on Tract 1. Lot 1.

2. No more than 33 of the townhome units shall receive a final inspection prior to a shell building Certificate of Occupancy by the City of Wylie of the commercial development on Tract 1, Lot 1.

c. All regulations of the Townhome District (TH) set forth in Article 3, Section 3.3 of the Comprehensive Zoning Ordinance (adopted as of 2019) are hereby replaced with the following:

Figure B.1 – Townhome (TH)

Townhome Subdistrict	
Lot Size	
Minimum Lot Area (sq. ft.)	2,950

Minimum End Lot Area (sq.ft.)	3,450
Minimum Lot Width (ft.)	35

Minimum Lot Width of End Lot (ft.)	40
Minimum Lot Depth (ft.)	84.5
Minimum Lot Depth Double Front Lot (ft.)	N/A
Dwelling Regulations	
Minimum Square Footage	1400
Design Standards Level of Achievement	
Yard Requirements – Main Structures	
Minimum Front Yard Setback (ft.)	20
Minimum Side Yard Setback (ft.)	0 for interior, 0 and 5 for Exterior
Minimum Side Yard for Corner Lots (ft.)	15
Minimum Rear Yard Setback (ft.)	25
Minimum Rear Yard Double Front Lots (ft.)	N/A
Maximum Lot Coverage	60%
Height of Structures	
Main Structure (ft.)	40

II. SPECIAL CONDITIONS

1. Maximum number of Townhome residential lots not to exceed 40 lots
2. A tree survey shall not be required and no trees on the property are classified as protected within the tree preservation section 7.6 of the Zoning Ordinance.
3. H.O.A. shall be established to maintain exterior screening wall, private street(s) and other community features.
4. Average lot size shall be a minimum of 3,180 square feet. Lot sizes shall range from a minimum of 2,950 to a maximum of 4,000.
5. The streets, though private, shall conform to all aspects of the City of Wylie Design Standards in place at the time of construction.
6. Garages shall be a minimum of 400 square feet
7. Parkland will not be dedicated. Fees in lieu of dedication based on current parkland fees at the time of Planned Development adoption
8. As part of construction phase, the sidewalk along Sanden Blvd that does not meet city standard shall be rebuilt to match the current City standard of 5' width meandering.
9. Landscape shall be provided around any detention area in order to screen said area from view of a public right of way. The living screen shall consist of bushes, shrubs, trees, or other mutually agreed upon flora, at a minimum of 18" at planting. The HOA shall be responsible for the maintenance of the screening.

III. RESIDENTIAL DESIGN STANDARDS

1. Architectural Standards:

a. Building Bulk and Articulation

In order to avoid large blank facades, variations in the elevation of the residential facades facing the public street shall be provided in both the vertical and the horizontal dimensions. At least 25% of the façade shall be offset of 1 foot either protruding from or recessed back from the remainder of the façade.

b. House Numbers

All Townhome residential units shall have a wall plaque with the resident

address accenting/matching the exterior wall material beside the main entry of the dwelling unit.

c. Exterior Façade Material

All Townhome residential units shall have exterior building materials as required by Section 3.4 of the September 2019 City of Wylie Zoning Ordinance and the executed Development Agreement attached to this Ordinance.

d. Exterior Façade – Porches

Each Townhome residential unit shall have a combined total covered front or side entry of 50 square feet of floor area.

e. Exterior Structure – Height

Main Structures shall be a maximum of 40 feet in height.

2. Repetition of Residential Unit Designs

Each building within the Planned Development shall contain either 4 or 5 individually platted attached residential units. Each lot within a single structure shall have a different elevation, but each overall building will be similar.

3. Neighborhood Features

a. This neighborhood shall be enclosed with a combination of masonry and wrought iron fencing.

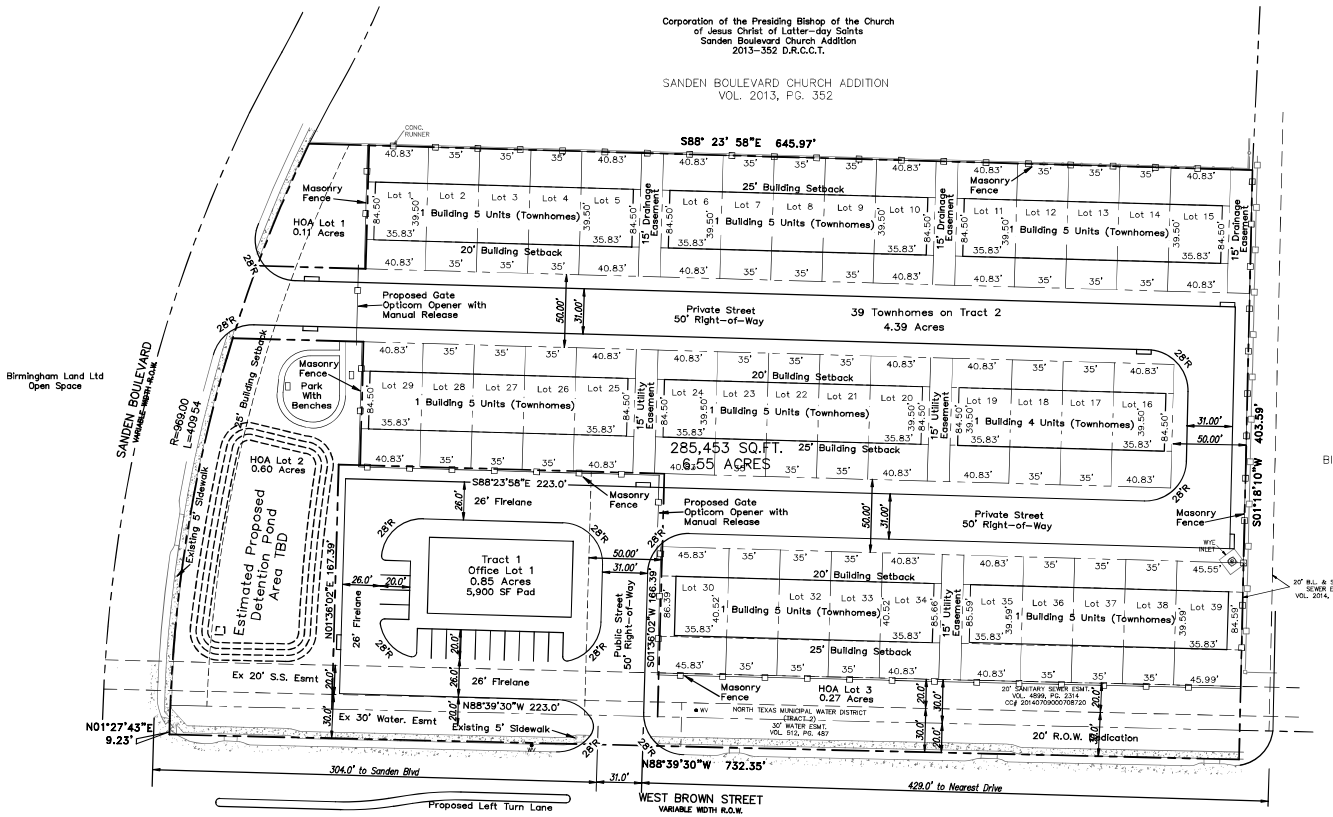
b. A landscaped buffer of at least 18 feet in width with a berm of at least three feet in height at a 3:1 slope shall be installed along the Brown Street frontage of Tract 2 (townhome residential lots as shown on Zoning Exhibit).

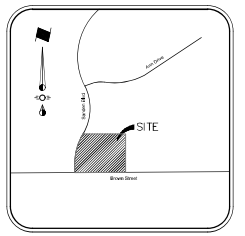
c. An automatic sliding gate on each of the two entrances to the proposed private streets to give a gated community secure environment to the Townhome residential units. City services including police and fire protection shall have access to entry for the gates.

IV. COMMERCIAL DESIGN STANDARDS

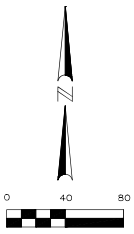
a. Lot 1 of Tract 1 on the zoning exhibit is planned for an approximately 5,900 square feet commercial / office use. The design requirements for this portion of the development shall conform to Article 4 of the 2019 Zoning Ordinance for regulations of development within the Neighborhood Services District.

THIS CONCEPTUAL LAYOUT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY AND HAS NOT BEEN REVIEWED OR APPROVED BY ANY GOVERNING AUTHORITY. IT IS NOT INTENDED TO BE USED FOR BIDDING OR CONSTRUCTION.





Vicinity Map
NTS



SYNOPSIS

Existing Zoning:	SF 10/24
Proposed Zoning:	PD
Proposed Use:	39 Townhomes & 5,900 sf Office
Lots:	39 Residential Lots 3 HOA Lots 1 Office Lot
Overall Lot Area:	6.55 Acres Gross

Office Lot 1	= 0.85 Acres
Townhomes Lot 2	= 4.39 Acres
HOA Lot 1	= 0.11 Acres
HOA Lot 2	= 0.60 Acres
HOA Lot 3	= 0.27 Acres
ROW Dedication	= 0.33 Acres
	6.55 Acres

Developers Schedule:
Zoning Change Approval: May 26, 2020
PPA by City Counsel: Jul 14
Civil Approval by City: October 13
SoD: November 15:
FPA: May 15, 2021
Start Vertical Construction: May, 30 2021

ENGINEER:
JP Engineering
700 S Central Expressway
Suite 400
Allen, Texas 75013
David A. Jones, P.E.
Project Manager
Bill Perman
972-467-7505

DEVELOPER:
TAAS Investments, LLC
8700 Storebrook Parkway, #1265
Frisco, Texas 75034
Tauheed Siddiqui

Townhomes at Browngate Pointe and Shops at Browngate Pointe

JP Engineering
700 S Central Expressway, Suite 400 Allen, Texas 75013 972-467-7505
Texas P.E. Firm Number 14021

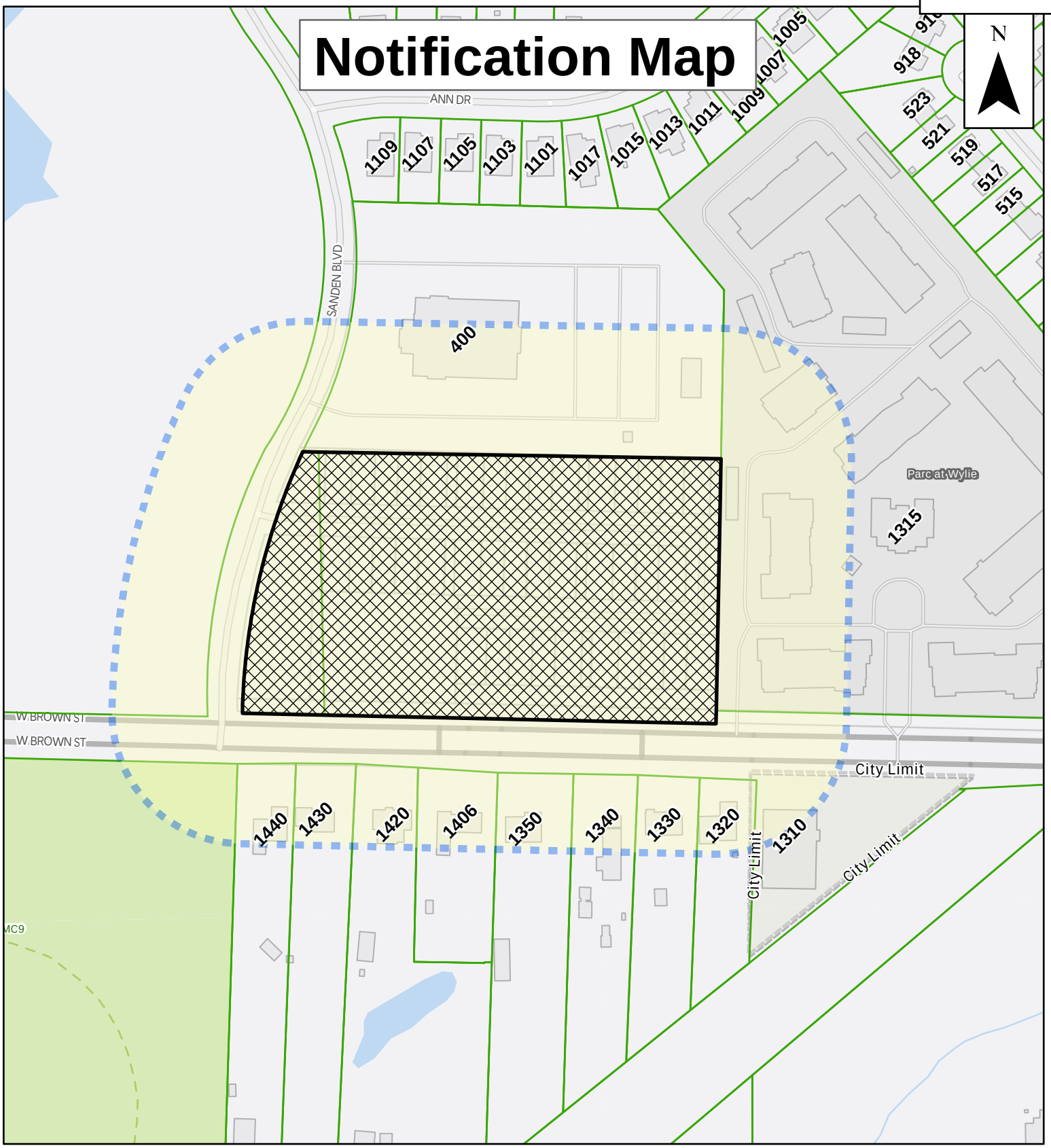
6.55 Acres Brown Street & Sanden Blvd
D Williams Survey, Abstract No. 1021
City of Wylie, Collin County, Texas

CONCEPTUAL LAYOUT

No.	Date	Revision

Scale:	1" = 40'
File Name:	Concept Plan
Date:	04/15/2020
Project No.:	20004

Sheet of CL



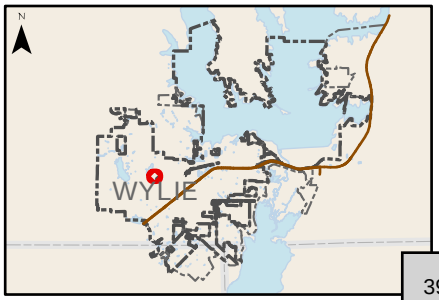
ZONING CASE: ZC 2023-06
Browngate Pointe Townhomes
Planned Development Amendment

SUBJECT property 200 foot Notification Buffer

0 50 100 200 300 400 500 600 Feet

CITY OF WYLIE

Date: 2/13/2023



Wylie City Council

AGENDA REPORT

Department: Planning **Account Code:**

Prepared By: Jasen Haskins, AICP

Subject

Hold a Public Hearing, to consider, and act upon, a change in zoning from Agricultural (AG/30) and Commercial Corridor (CC) to Light Industrial - Special Use Permit (LI-SUP) on 14.03 acres generally located on the southwest corner of Old Alanis and West Alanis Drive (ZC 2023-01).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Wylie EDC & Hamey Renfrow VIII **APPLICANT: Arco Murray**

The applicant is requesting to rezone 14.03 acres located on the south side of West Alanis Drive. The property is currently zoned Agricultural and Commercial Corridor. The applicant is requesting to change the zoning to Light Industrial with a Special Use Permit to allow for a Warehouse/Distribution Center that measures 105,600 square feet. The use is currently intended as a facility for the coating of pre-manufactured windows.

The Special Use Permit conditions allow for the facade offset requirements to be achieved via canopies above dock doors on the north side of the building and above entrances along the west side of the building. Landscaped screening shall also be provided on the north side of the loading area.

In an effort to provide screening from the adjacent manufactured homes a board on board wooden fence shall be provided along the eastern property line. There are existing overhead electric lines that run north to south adjacent to the proposed fence. The developer made attempts to also include ornamental trees along the eastern boundary; however, it was not feasible due to a lack of width for the trees to survive. The shifting of the development further west to increase the landscaped width would have required a Letter of Map Revision with FEMA and updated flood study. This in part is due to the 30-foot width driveway requirements and requirement for the building to be setback 15 feet from the fire lanes.

The development shall be in compliance with all applicable regulations of the Zoning Ordinance including the noise regulations which state that noise shall not exceed 56 dBA at the property line during daytime hours or 49 dBA between 10 PM and 6 AM.

The uses listed below shall be allowed by-right:

- Warehouse/Distribution
- General Office
- Office Showroom/Warehouse
- Light Assembly & Fabrication
- Industrial (Inside)

The Future Land Use Plan has the subject property listed as being in the Regional Commercial sector and allows for light industrial uses depending on the compatibility with the surrounding areas. The property is bordered by vacant land to the north, floodplain to the west, a golf course to the south, and a manufactured home park to the east.

If zoning is approved a site plan and amended plat shall be required.

Notifications were mailed to six surrounding property owners with one response returned in favor and none in opposition of the request.

P&Z Recommendation

After some discussion regarding the nature of the business and operating hours, the Commission voted 7-0 to recommend approval.

Locator Map



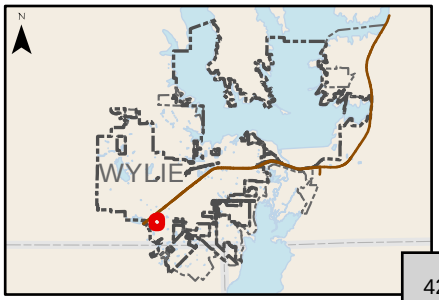
ZONING CASE:
ZC 2023-01; Stealth BTS

SUBJECT property

0 0.1 0.2 0.3 0.4 0.5 Miles

CITY OF WYLIE

Date: 2/6/2023



STEALTH BTS

EXHIBIT "B"

CONDITIONS FOR SPECIAL USE PERMIT

I. PURPOSE:

The purpose of this special use permit is to allow for the Warehouse / Distribution Center use within the Light Industrial District.

II. GENERAL CONDITIONS:

1. This exhibit shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021 and amended April 2022), except as specifically provided herein.
2. The design and development of the Warehouse / Distribution Center shall be in accordance with Section III below and the Zoning Exhibit (Exhibit "C").

III. SPECIAL CONDITIONS:

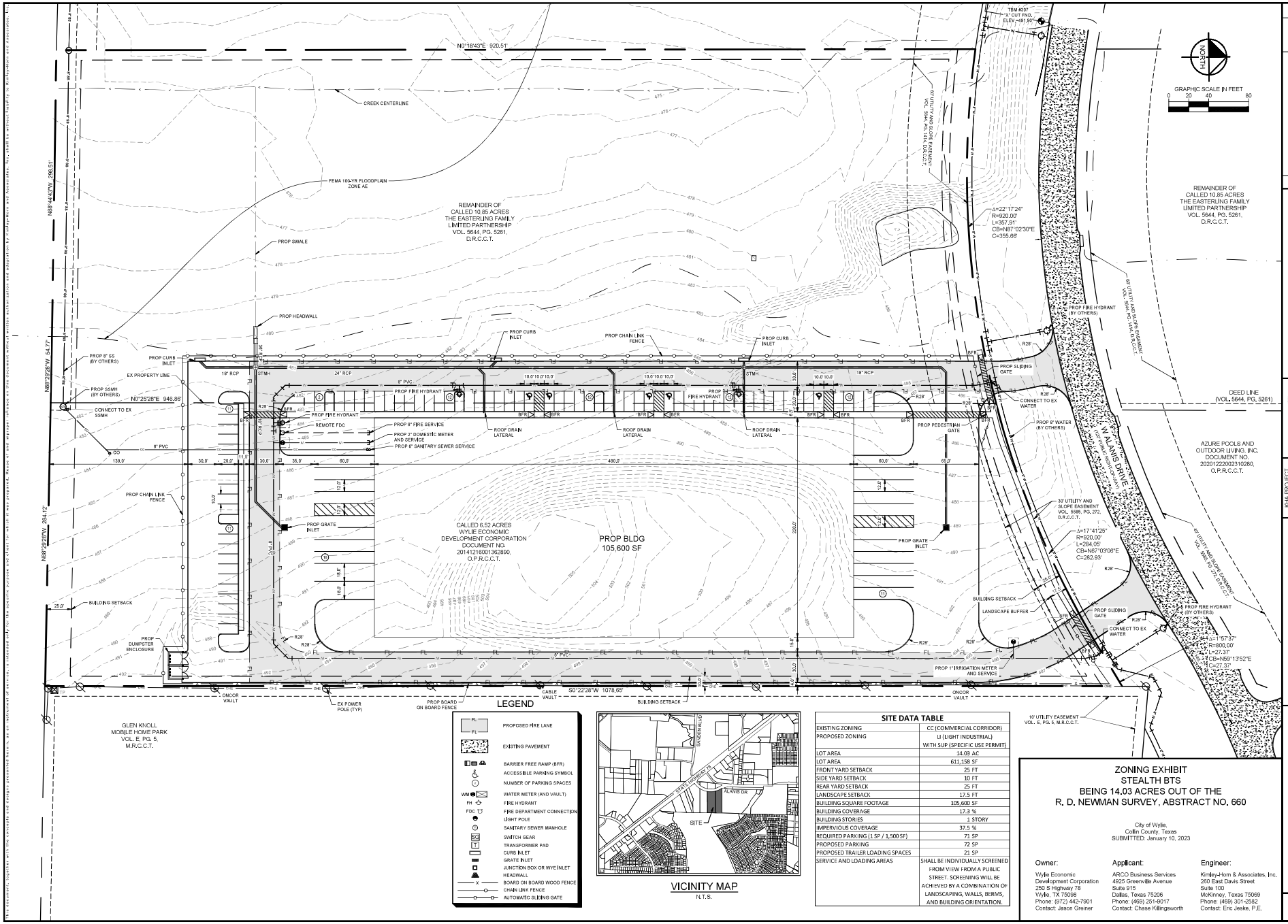
1. The following listed use as defined in Article 5 of the Zoning Ordinance (adopted as of April 2021) and as depicted in the Zoning Exhibit (Exhibit "C") shall be allowed by-right:

    a. Warehouse / Distribution
    b. General Office
    c. Office Showroom / Warehouse
    d. Light Assembly & Fabrication
    e. Industrial (Inside)

2. The subject property shall be developed in conformance with all regulations of the Light Industrial Zoning District set forth in, Section 4.3, and Section 5.2 of the Zoning Ordinance (adopted as of April 2021) in every respect with exception to the uses indicated in Section III.1, above

3. Design criteria shall be in conformance with Light Industrial Architectural Design Requirements of the Zoning Ordinance (adopted as of April 2021), except as follows:

a. Façade offsets to be achieved via canopies above dock doors on the north side of the building and above entrances along the west side of the building.
b. Landscaped screening shall be provided on the north side of the loading area along West Alanis Drive.



LEGEND

- PROPOSED FIRE LANE
- EXISTING PAVEMENT
- BARRIER FREE RAMP (BFR)
- ACCESSIBLE PARKING SYMBOL
- NUMBER OF PARKING SPACES
- WATER METER (AND VAULT)
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- LIGHT POLE
- SANITARY SEWER MANHOLE
- SWITCH GEAR
- TRANSFORMER PAD
- CURB INLET
- GRATE INLET
- JUNCTION BOX OR WYE INLET
- HEADWALL
- BOARD ON BOARD WOOD FENCE
- CHAIN LINK FENCE
- AUTOMATIC SLIDING GATE

VICINITY MAP
N.T.S.

SITE DATA TABLE

EXISTING ZONING	CC (COMMERCIAL CORRIDOR)
PROPOSED ZONING	LI (LIGHT INDUSTRIAL) WITH SUP (SPECIFIC USE PERMIT)
LOT AREA	14.03 AC
LOT AREA	611,158 SF
FRONT YARD SETBACK	25 FT
SIDE YARD SETBACK	10 FT
REAR YARD SETBACK	25 FT
LANDSCAPE SETBACK	17.5 FT
BUILDING SQUARE FOOTAGE	105,600 SF
BUILDING COVERAGE	17.3 %
BUILDING STORIES	1 STORY
IMPERVIOUS COVERAGE	37.5 %
REQUIRED PARKING (1 SP / 1,500 SF)	71 SP
PROPOSED PARKING	72 SP
PROPOSED TRAILER LOADING SPACES	21 SP
SERVICE AND LOADING AREAS	SHALL BE INDIVIDUALLY SCREENED FROM VIEW FROM A PUBLIC STREET. SCREENING WILL BE ACHIEVED BY A COMBINATION OF LANDSCAPING, WALLS, BERMS, AND BUILDING ORIENTATION.

ZONING EXHIBIT
STEALTH BTS
BEING 14.03 ACRES OUT OF THE
R. D. NEWMAN SURVEY, ABSTRACT NO. 660

City of Wylie,
Collin County, Texas
SUBMITTED: January 10, 2023

Owner:
Wylie Economic Development Corporation
250 S Highway 78
Wylie, TX 75098
Phone: (972) 442-7901
Contact: Jason Greiner

Applicant:
ARCO Business Services
4925 Greenville Avenue
Suite 915
Dallas, Texas 75206
Phone: (469) 251-9017
Contact: Chase Killingsworth

Engineer:
Kimley-Horn & Associates, Inc.
260 East Davis Street
Suite 100
McKinney, Texas 75069
Phone: (469) 301-2582
Contact: Eric Jeske, P.E.

NO. | REVISIONS | DATE | BY

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
260 EAST DAVIS STREET, SUITE 100, MCKINNEY, TX 75069
PHONE: 469-301-2580
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES.
Kimley»Horn
Register No. | Date: 03/28/2023

KHA PROJECT 064464511
DATE FEBRUARY 2023
SCALE AS SHOWN
DESIGNED BY —
DRAWN BY ETJ
CHECKED BY

STEALTH BTS
WYLIE, TEXAS
PREPARED FOR
ARCO BUSINESS SERVICES

ZONING EXHIBIT

SHEET NUMBER
EX-1

PLANTING NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
10. ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
12. PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
14. ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
15. TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE A 7' MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE AISLES, AND FIRE LANES SHALL HAVE A 14' MINIMUM CLEAR TRUNK HEIGHT
16. CONTRACTOR TO PROVIDE 18 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.

TREE PROTECTION NOTES:

1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT AT 972-292-5300 PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
5. NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

CODE LANDSCAPE CALCULATIONS TABLE:

Wylie Industrial - Wylie
Code Calculations Chart

Site Data	AC	SF
Total Site Area	14.03	611,152
Surface Parking Spaces		72

Landscaping Required in Yard	Required (SF)	Provided (SF)
20% of site to be landscaped	122,230	397,291
Landscaping in front yard	Yes	Yes
Landscaping required in side and rear yards adjacent to residential	No	No

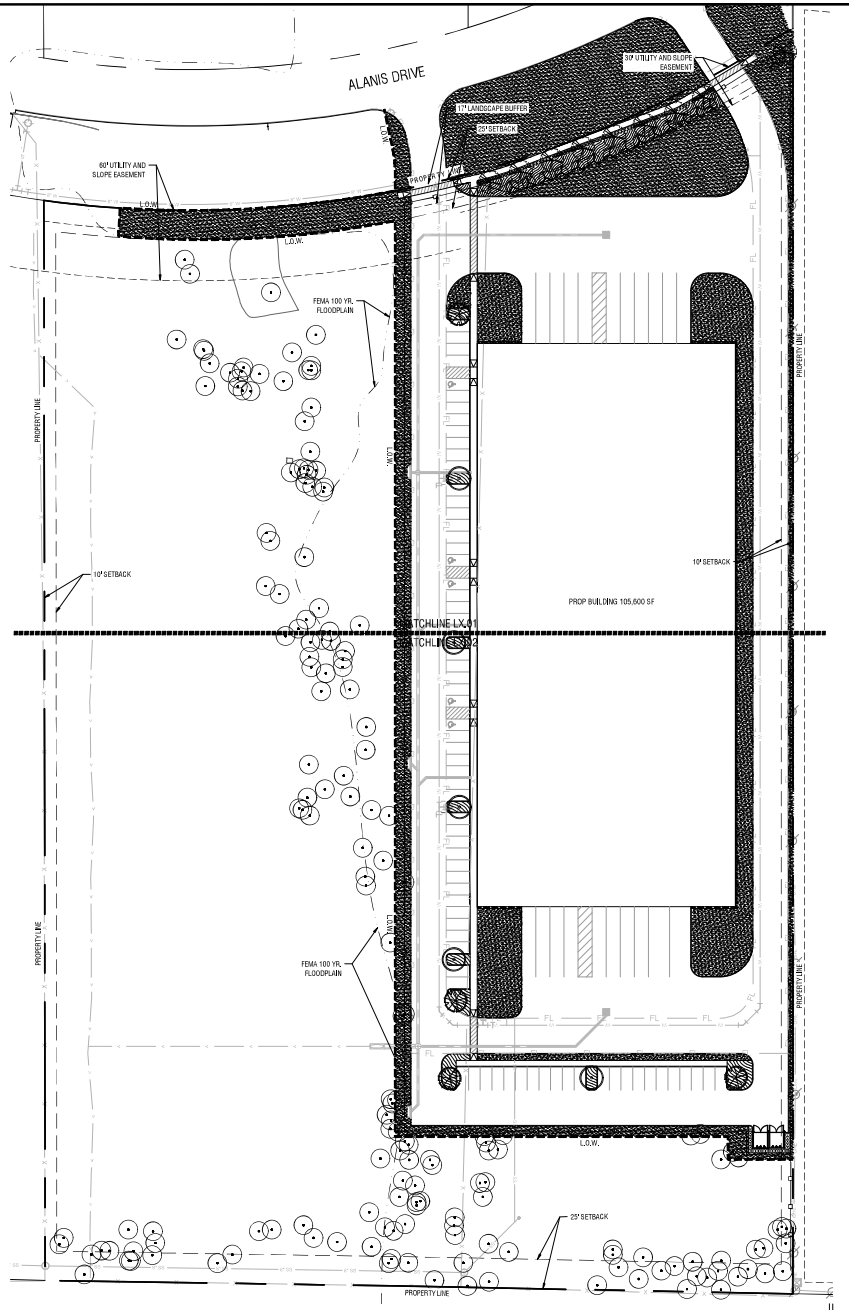
Landscape of Parking Lots	Required	Provided
1 Tree / 12 Parking Spaces	9	9
50 SF Landscape / Parking Space	3,600	3,929
No parking space further than 60' from landscaped area on site	Yes	Yes
Landscaped areas every 12 spaces	Yes	Yes

Street Frontage Landscape	Required	Provided
Alanis Drive		
At least 50% of required front yard developed as 10' landscaped buffer	Yes	Yes
1 Tree (3" cal.)/ 30-40 LF	9	9
4' Meandering concrete walkway on perimeter when adjacent to thoroughfare	Yes	Yes
Visual Screening	Required	Provided
Front Yard (Loading and Service Areas)		
1 Flowering Tree/ 20 LF	15	15
3' wide screening strip, plants 3' in height when planted	Yes	Yes
Side Yard		
Board on Board Fence	Yes	Yes

Figure 4.5 Desirable Landscape Design Requirements	Required (SF)	Provided (SF)
(Desirable) Landscaping 10% more in excess of 50 sq ft./space	3,960	5,915
(Desirable) Increase in minimum width of Landscape Buffer by 20%	No	Yes
(Desirable) Landscaped pedestrian connection to main entrance	No	Yes
(Desirable) Landscaping exceeds the minimum by 10%	153,346	397,291

PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	REMARKS
	Bald Cypress / Taxodium distichum	3" cal. min.	14 - 16' ht		B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS
	Live Oak / Quercus virginiana	3" cal. min.	14 - 16' ht		B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS
	Texas Red Oak / Quercus buckleyi	3" cal. min.	14 - 16' ht		B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS
FLOWERING TREES	**COMMON / BOTANICAL NAME**	**CONT.**	**SIZE**	**SPACING**	**REMARKS**
	Desert Willow / Chilopsis linearis	45 gal	8 - 10' ht		CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.)
	Texas Redbud / Cercis canadensis texensis	45 gal	8 - 10' ht		CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED
SHRUBS	**COMMON / BOTANICAL NAME**	**CONT.**	**SIZE**	**SPACING**	**REMARKS**
	Dwarf Southern Wax Myrtle / Myrica pusilla	5 gal	30" h x 24" w	30" OC	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Green Cloud Texas Ranger / Leucophyllum frutescens 'Green Cloud' TM	5 gal	36" h x 24" w	36" OC	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Regal Mist Pink Muhly Grass / Muhlenbergia capillaris 'Regal Mist'	5 gal	36" h x 18" w	36" OC	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Rose Creek Abelia / Abelia x 'Rose Creek'	5 gal	36" h x 24" w	36" OC	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
GROUND COVERS	**COMMON / BOTANICAL NAME**	**CONT.**	**SIZE**	**SPACING**	
	Bermuda Grass / Cynodon dactylon	sod			REFER TO SPECIFICATIONS
	Purple Wintercreeper / Euonymus fortunei 'Coloratus'	4"pot	8"h x 8"w	12" o.c.	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED



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Kimley»Horn
P.E.#: Date: 03/28/2023
R.A. No. Date: 03/28/2023

KHA PROJECT	068222110
DATE	FEBRUARY 2023
SCALE	AS SHOWN
DESIGNED BY	MJF
DRAWN BY	MJF
CHECKED BY	KLS

STEALTH BTS
WYLIE, TEXAS
PREPARED FOR
ARCO BUSINESS SERVICES

OVERALL LANDSCAPE PLAN

SHEET NUMBER
L0.01

NO.	DATE	BY

REVISIONS

PLANTING NOTES:

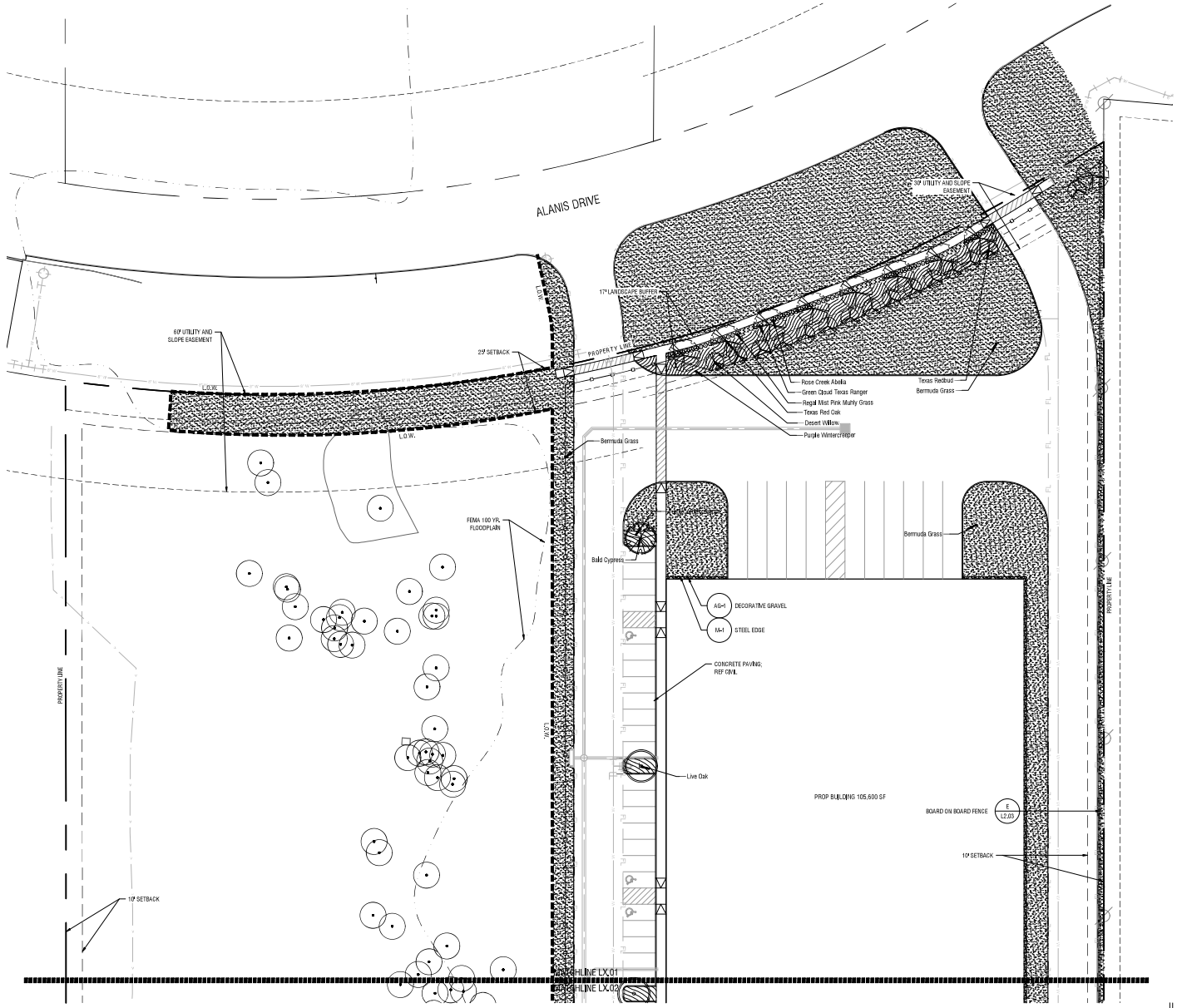
1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR RINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL RNISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
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11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
12. PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
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14. ALL LINE STARULIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
15. TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE A ^ MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE AISLES, AND FIRE LANES SHALL HAVE A 14' MINIMUM CLEAR TRUNK HEIGHT
16. CONTRACTOR TO PROVIDE 18 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.

MATERIALS LEGEND:

AG-1 DECORATIVE GRAVEL (BUILDING)
- TYPE: TEJAS BLACK
- SIZE: 1" -2", 4" MIN DEPTH, (REF. DETAILS)
- INSTALL: REF. DETAILS AND SPECIFICATIONS
- SUPPLIER: JEWELL
- CONTACT: 1.844.576.1364
- ***APPROVAL: SAMPLE, MOCKUP***

M-1 STEEL EDGE (AT GRAVEL)
- MATERIAL: 3/16" x 4" STEEL PLATE
- COLOR: POWDERCOATED (COLOR BLACK)
- SIZE: LENGTHS PER PLAN
- INSTALL: REF. DETAILS. ALL JOINTS TO BE FLUSH AND LEVEL
- ***APPROVAL: CUT SHEET, SAMPLE***

M-2 STEEL EDGE (AT PLANTING)
- MATERIAL: 1/8" x 4" STEEL PLATE
- COLOR: POWDERCOATED (COLOR BLACK)
- SIZE: LENGTHS PER PLANS
- INSTALL: REF. DETAILS. ALL JOINTS TO BE FLUSH AND LEVEL
- ***APPROVAL: CUT SHEET, SAMPLE***



Planting Plan
Scale: 1" = 30'-0"

A

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KHA PROJECT 068222110
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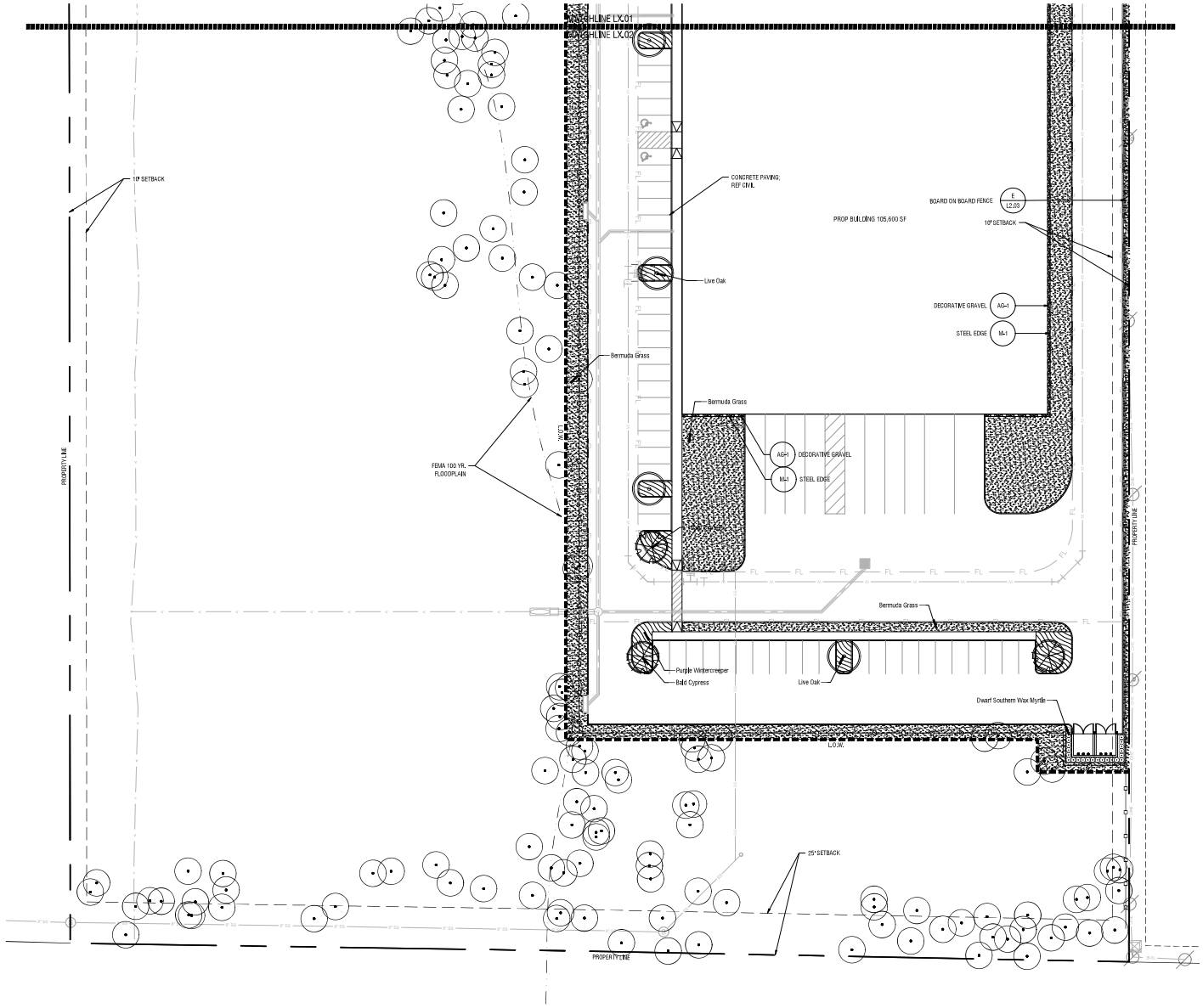
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WYLIE, TEXAS
PREPARED FOR
ARCO BUSINESS SERVICES

PLANTING PLAN

SHEET NUMBER
L2.01

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Planting Plan
Scale: 1" = 30'-0"

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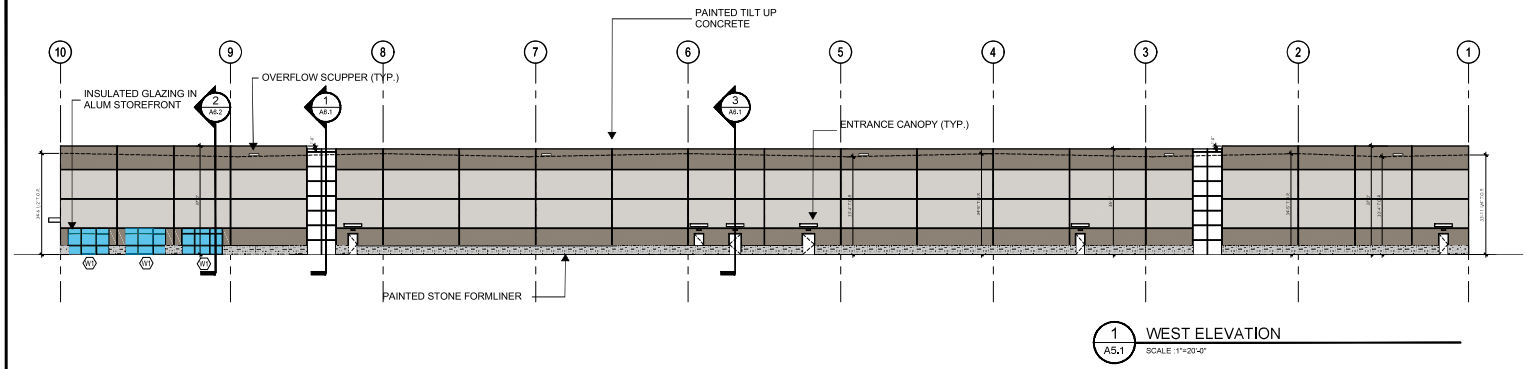
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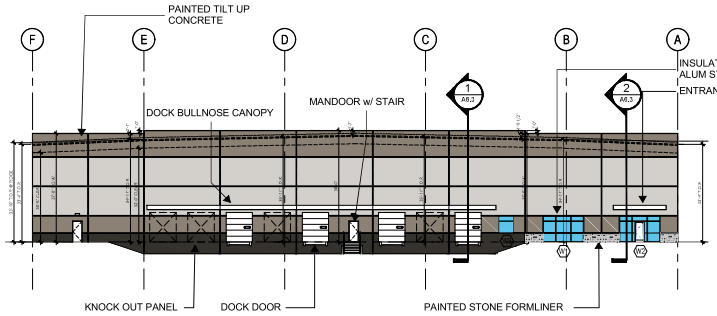
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PLANTING PLAN

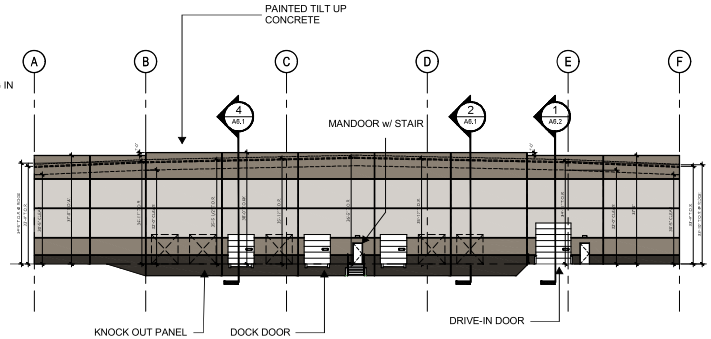
SHEET NUMBER
L2.02



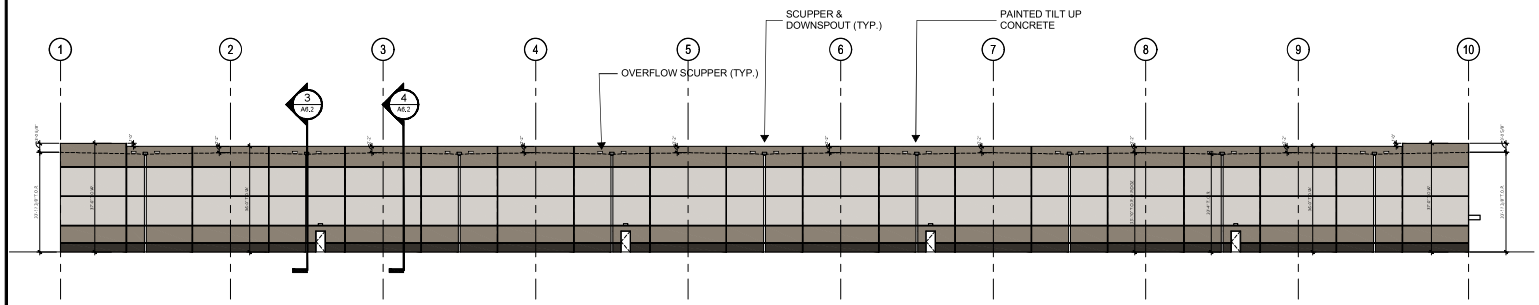
1 A5.1 WEST ELEVATION
SCALE :1"=20'-0"



2 A5.1 NORTH ELEVATION
SCALE :1"=20'-0"



3 A5.1 SOUTH ELEVATION
SCALE :1"=20'-0"



4 A5.1 EAST ELEVATION
SCALE :1"=20'-0"

ELEVATION KEY NOTES

1. TILT-UP CONCRETE PANELS W/ REVEALS (PAINTED). REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
2. TILT-UP CONCRETE FLAT PANELS W/ REVEALS (PAINTED) AND FORM LINER. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
3. SCHEDULED OVERHEAD DOOR. SEE FLOOR PLANS AND DOOR SCHEDULE FOR ADDITIONAL INFO.
4. SCHEDULED DOOR AND FRAME. SEE FLOOR PLANS AND DOOR SCHEDULE FOR ADDITIONAL INFO.
5. DOCK STAIR W/ HANDRAILS AND GUARDRAILS (ALL EXPOSED STEEL TO BE GALVANIZED)
6. PRE-FINISHED, GALVANIZED METAL GUTTER AND DOWNSPOUTS. SEE ROOF PLAN FOR ADDITIONAL INFO.
7. 3/4 DEEP HORIZONTAL REVEAL (PAINTED). SEE DETAIL 2/A7.1.
8. SIGNAGE - COORDINATE WITH ELECTRICAL DRAWINGS AND OWNER. CENTER ON TILT PANEL.
9. INSULATED GLAZING IN ALUMINUM WINDOW SYSTEM.
10. DO NOT LOCATE REVEALS IN STRUCTURAL WYTHE BAND AROUND OPENINGS IN INSULATED TILT (DOCK POSITIONS ONLY). SEE DOOR DETAILS FOR FURTHER INFO.
11. KNOCKOUT PANEL FOR 9'-0" X 10'-0" OVERHEAD DOOR AND HYDRAULIC LEVELER. SEE WALL SECTIONS FOR ADDITIONAL INFO.
12. 9'-0" X 10'-0" KNOCKOUT PANEL. SEE WALL SECTIONS FOR ADDITIONAL INFORMATION.
13. MECHANICAL LOUVER/PENETRATION. SEE MECHANICAL DRAWINGS FOR LOCATIONS AND SIZES.
14. PRE-FINISHED SCUPPER, COLLECTION HEAD AND DOWNSPOUTS TO MATCH COPING CAP. SEE ROOF PLAN FOR ADDITIONAL INFO.
15. OVERFLOW SCUPPER. SEE ROOF PLAN FOR ADDITIONAL INFO.
16. "V-GROOVE" REVEAL. OFFSET CENTER OF REVEAL 30" FROM TOP AND BOTTOM AND 36" FROM EACH SIDE. SEE DETAIL XX/XXXX.
17. NOTE: (W) INDICATES WINDOW TYPE. REFER TO SHEET A4XXXXX FOR ADDITIONAL INFORMATION

CONSULTING ENGINEERS
CIVIL: KIMLEY-HORN, 10814 JOLLYVILLE ROAD, BUILDING 2, SUITE 200, AUSTIN, TEXAS 78759, (512) 418-1771
STRUCTURAL: RICHARD ADAMS ENGINEERS, 4830 W KENNEDY BLVD, SUITE 600, TAMPA, FL 33617, (P) 813-289-4600
ELECTRICAL
PLUMBING
FIRE PROTECTION
MECHANICAL

DESIGN BUILDER: ARCO MURRAY, 3333 EXECUTIVE CENTER DRIVE #210, AUSTIN, TEXAS 78731, (P) 512-345-2346, WWW.ARCOMURRAY.COM

ARCHITECT: GMA, 1034 LACLEDE LANDING, SUITE 200, SAINT LOUIS, MO 63101, (P) 314-241-5555, WWW.GMA-ARCHITECTS.COM

PROJECT: STEALTH FINISHING, WILEY, TX

JOB NO : GA1185 / d206
PA : DAB
DATE : 02.27.2023

REVISIONS

SHEET NUMBER
A5.1
EXTERIOR ELEVATIONS

Notes and Bounds Description:

Being a tract of land, situated in the R. D. Newman Survey, Abstract No. 660, in the City of Wylie, Collin County, Texas, and being a part of that called 10.85 acre tract of land, described in deed to The Easterling Family Limited Partnership, as recorded in Volume 5644, Page 5261, of the Deed Records, Collin County, Texas (D.R.C.C.T.) and being all of that called 6.52 acre tract, described in deed to Wylie Economic Development Corporation, as recorded under Document No. 20141216001362890, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described, as follows:

BEGINNING at a 3/8" iron rod found for the northeasterly corner of said 6.52 acre tract, same being in the westerly line of **GLEN KNOLL MOBILE HOME PARK**, an addition to the City of Wylie, as recorded in Volume L, Page 5, of the Map Records, Collin County, Texas (M.R.C.C.T.), same being in the southeasterly monumented line of Alanis Drive;

THENCE South 00°22'28" West, along the common line between said 6.52 acre tract and **GLEN KNOLL MOBILE HOME PARK**, a distance of 1078.65' to a point for corner, being the southeasterly corner of said 6.52 acre tract, same being the southwesterly corner of said **GLEN KNOLL MOBILE HOME PARK**, said corner also being in the northerly line of Lot 1, Block B, of **WOODBRIDGE GOLF CLUB**, an addition to the City of Wylie, as recorded in Volume L, Page 246, M.R.C.C.T., from which a 3/8" iron rod found bears, North 00°22'28" East, a distance of 1.96';

THENCE North 88°29'28" West, along the common line between said 6.52 acre tract and said Lot 1, a distance of 284.12' to a point for corner, being the southwesterly corner of said 6.52 acre tract, same being the southeasterly corner of said 10.85 acre tract, from which a 1/2" iron rod found bears, South 50°22'35" East, a distance of 1.11', and from also which a 5/8" iron rod found bears, North 00°25'28" East, a distance of 2.10';

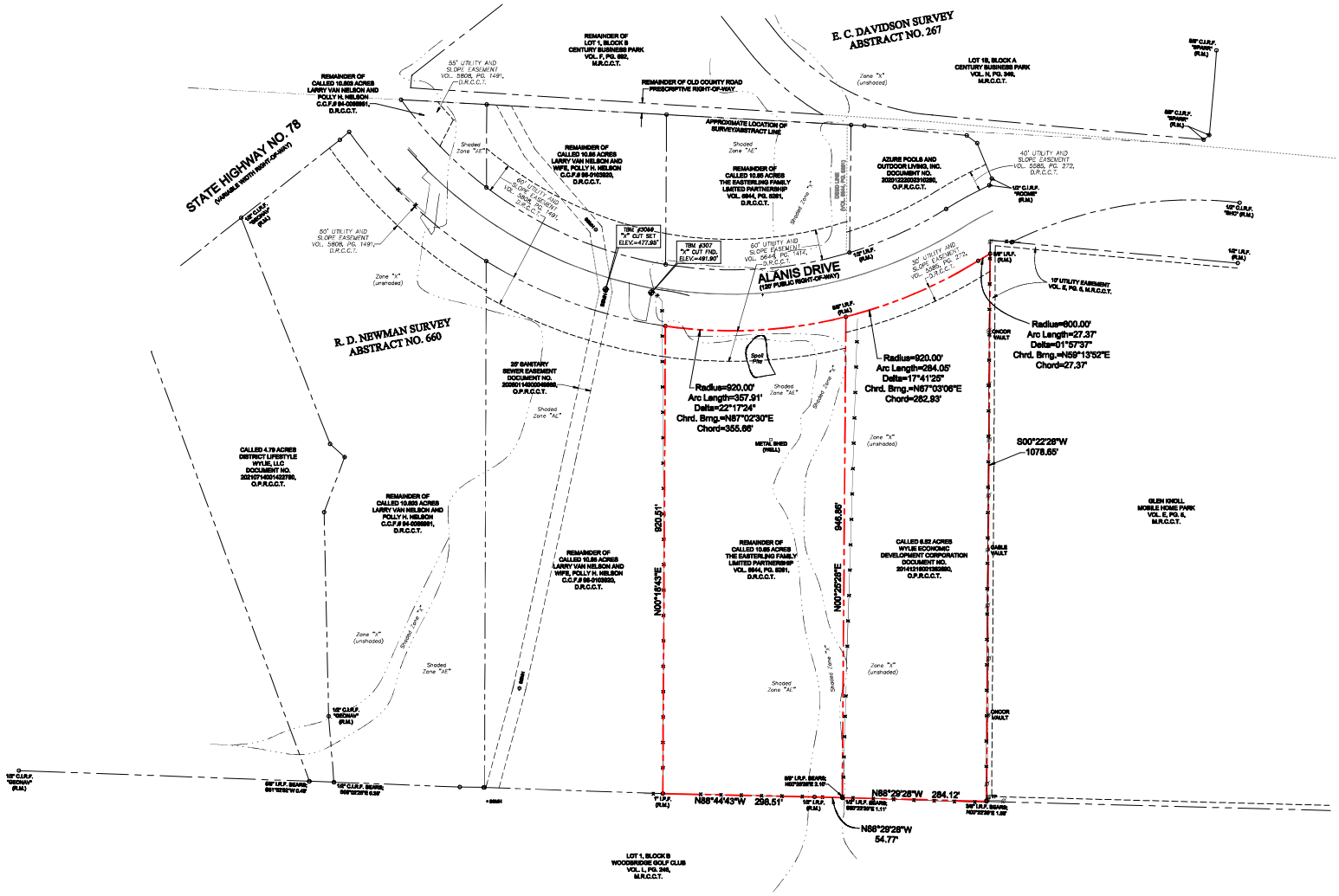
THENCE along the common line between said 10.85 acre tract and said Lot 1, the following (2) two courses and distances:

1. North 88°29'28" West, a distance of 54.77' to a 1/2" iron rod found for an angle point;
2. North 88°44'43" West, a distance of 298.51' to a 1" iron pipe found for the southwesterly corner of said 10.85 acre tract, same being the southeasterly corner of a called 10.85 acre tract, described in deed to Larry Van Nelson and wife, Polly H. Nelson, as recorded under County Clerk's File No. 96-0103920, D.R.C.C.T.;

THENCE North 00°18'43" East, along the common line between said 10.85 acre (Easterling tract) and said 10.85 acre (Nelson tract), a distance of 920.51' to a point for corner in the southerly monumented line of Alanis Drive, same being in a curve to the left, having a radius of 920.00', a central angle of 39°58'49", and a chord which bears, North 78°11'48" East, a chord distance of 629.02';

Thence along said curve to the left, in a northeasterly direction, passing a 5/8" iron rod found along said arc at a distance of 357.91', and continuing in all, a total arc length of 641.97' to a point for corner, being at the beginning of a curve to the right, having a radius of 800.00', a central angle of 01°57'37", and a chord which bears, North 59°13'52" East, a chord distance of 27.37';

Thence along said curve to the right, in a northeasterly direction, an arc length of 27.37' to the **POINT OF BEGINNING** and containing 611,158 square feet or 14.030 acres of land, more or less.



SYMBOLS LEGEND

Wire Fence		Water Valve	WV
Wood Fence		Water Meter	WM
Chain Link Fence		Fire Hydrant	
Concrete		Irrigation Control Valve	ICV
Asphalt		Sanitary Sewer Cleanout	CO
Light Standard		Sanitary Sewer Manhole	SSMH
Guy Wire/Anchor		Storm Drain Manhole	STMH
Utility Pole		Gas Meter	GM
Overhead Wires		Gas Valve	GV

General Notes:

1. According to the Flood Insurance Rate Map of the City of Wylie, Collin County, Texas, Map No. 48085C0535J, Map Revised June 02, 2009, and the Letter of Map Revision 08-06-2363P, effective November 25, 2009, the herein described property is located in Zone "X" (unshaded), described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain" and in Shaded Zone "AE", described by said map to be, "Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% annual chance flood, base flood elevations determined" and in Shaded Zone "X", described by said map to be, "Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.

2. The surveyor has relied on the herein described subject deeds with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.

3. Bearings, elevations and coordinates (surface) are based on the City of Wylie GPS Monument No(s). 4 and 5. Surface to Grid conversion factor is 0.999853071, at base point 0,0.

Surveyor's Certification:

I, Michael B. Arthur, Registered Professional Land Surveyor in and for the State of Texas, hereby certify that the plat hereon represents an actual survey made on the ground and that all lines and dimensions shown are correct to the best of my knowledge. There were no visible conflicts found during the time of this survey, except as shown.

ABBREVIATIONS

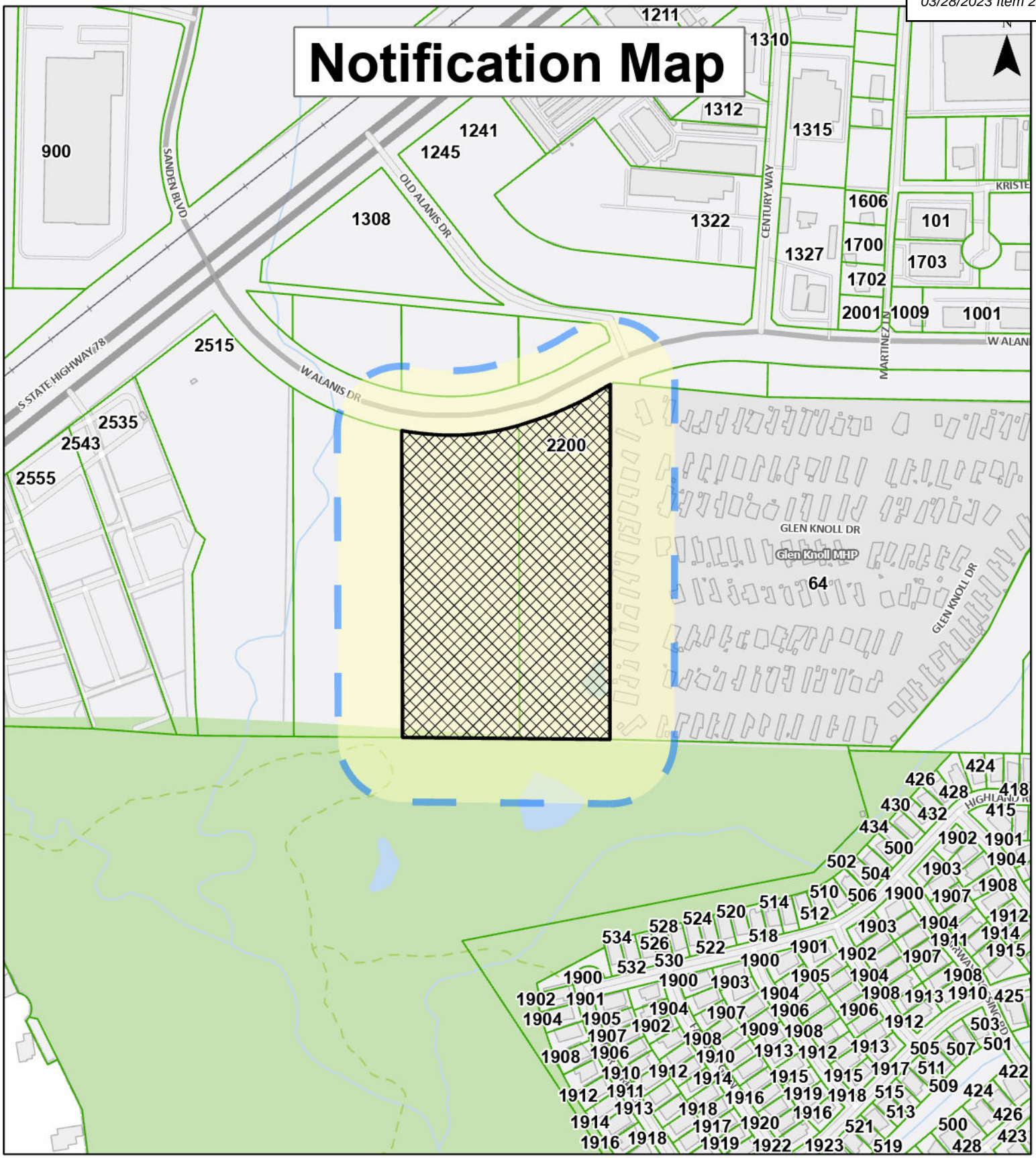
I.R.F. = Iron Rod Found
(R.M.) = Reference Monument
C.I.R.F. = Capped Iron Rod Found
C.I.R.S. = 1/2" Iron rod with yellow plastic cap stamped "RPLS 5686" set
M.R.C.C.T. = Map Records, Collin County, Texas
D.R.C.C.T. = Deed Records, Collin County, Texas
O.P.R.C.C.T. = Official Public Records, Collin County, Texas

GRAPHIC SCALE
1 inch = 100 ft.

BOUNDARY EXHIBIT
R. D. NEWMAN SURVEY
ABSTRACT NO. 660
CITY OF WYLIE,
COLLIN COUNTY, TEXAS

North Texas Surveying, L.L.C.
Registered Professional Land Surveyors
1010 West University
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexassurveying.com
Firm Registration No. 10074200

DATE: 03/08/2022	SCALE: 1" = 100'	DRAWN BY: C.S.H.	CHK'D. BY: M.B.A.	JOB NO.: 2022-0024



ZONING CASE:
ZC 2023-01; Stealth BTS

SUBJECT property 200 foot Notification Buffer

0 200 400 600 800 1,000 Feet

CITY OF WYLIE

Date: 2/6/2023



Wylie City Council

AGENDA REPORT

Department: Planning **Account Code:**

Prepared By: Jasen Haskins, AICP

Subject

Hold a Public Hearing to consider, and act upon, an amendment to Planned Development 2014-28 and a zoning change from Commercial Corridor to Planned Development - Light Industrial (PD-LI) to allow for an expansion of the area where light industrial uses are allowed. Property generally located east of the intersection of Business Way and Commerce Drive (ZC 2023-03).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Wylie Economic Development Corporation **APPLICANT: Kimley-Horn**

The Wylie Economic Development Corporation is requesting to amend Planned Development (PD) 2014-28 and expand the area where light industrial uses are allowed from 2.655 acres to 6.805 acres. The property is generally located east of the intersection of Business Way and Commerce Drive on Lots 5-7, Block A of 544 Gateway Addition.

The purpose of the request is to allow for compatible light industrial uses on three out of seven lots of the development platted as 544 Gateway Addition. The remaining four lots, Lots 1-4 shall remain with the Commercial Corridor zoning designation.

The Zoning Exhibit (Exhibit C) generally shows the location of the existing PD 2014-28 and proposed area of expansion. The exhibit also provides a conceptual layout of a local lumberyard business that is requesting to relocate to Lot 6, Block A of 544 Gateway Addition. If zoning is approved a site plan and amended plat shall be required.

The PD conditions allow for the area labeled as lumberyard on the Zoning Exhibit (Exhibit C) to be developed with a gravel surface. The conditions shall also allow for no screening to be required along the north border facing the railroad right-of-way. Additionally, the PD prohibits the following LI uses:

- Animal Boarding/Kennel without Outside Pens
- Hotel/Motel
- Financial Institution (with or without drive-thru, Alternative)
- Automobile Rental
- Equipment Rental
- Food Processing
- Motor Vehicle Fueling Station
- Truck Machinery & Heavy Equipment Sales, Service or Repair
- Water Treatment Plant, Reservoir or Water Storage
- Industrial (Outside)
- Mini-warehouse (Self-storage)

- Recycling Collection Center

The Future Land Use Plan has the subject property listed as being in the Regional Commercial sector and allows for light industrial uses depending on the compatibility with the surrounding areas. The property is bordered by railroads to the north and east. The properties to the west contain office/warehouse use and church use. The properties to the south contain an office/warehouse use and vacant commercial land owned by the applicant.

Notifications were mailed to 43 surrounding property owners with one response returned in favor and none in opposition of the request.

P&Z Recommendation

After some discussion regarding the gravel surface in the lumber storage area and that Fire and Engineering had reviewed and accepted the proposal, the Commission voted 7-0 to recommend approval.

Locator Map



ZONING CASE:
ZC 2023-03; 544 Gateway

SUBJECT property

0 0.1 0.2 0.3 0.4 0.5 Miles

CITY OF WYLIE

Date: 2/7/2023



544 Gateway

EXHIBIT "B"

Conditions For Planned Development

I. PURPOSE:

The purpose of this Planned Development is to amend Planned Development Ordinance 2014-28 by expanding the area where the listed light industrial uses are allowed.

II. GENERAL CONDITIONS:

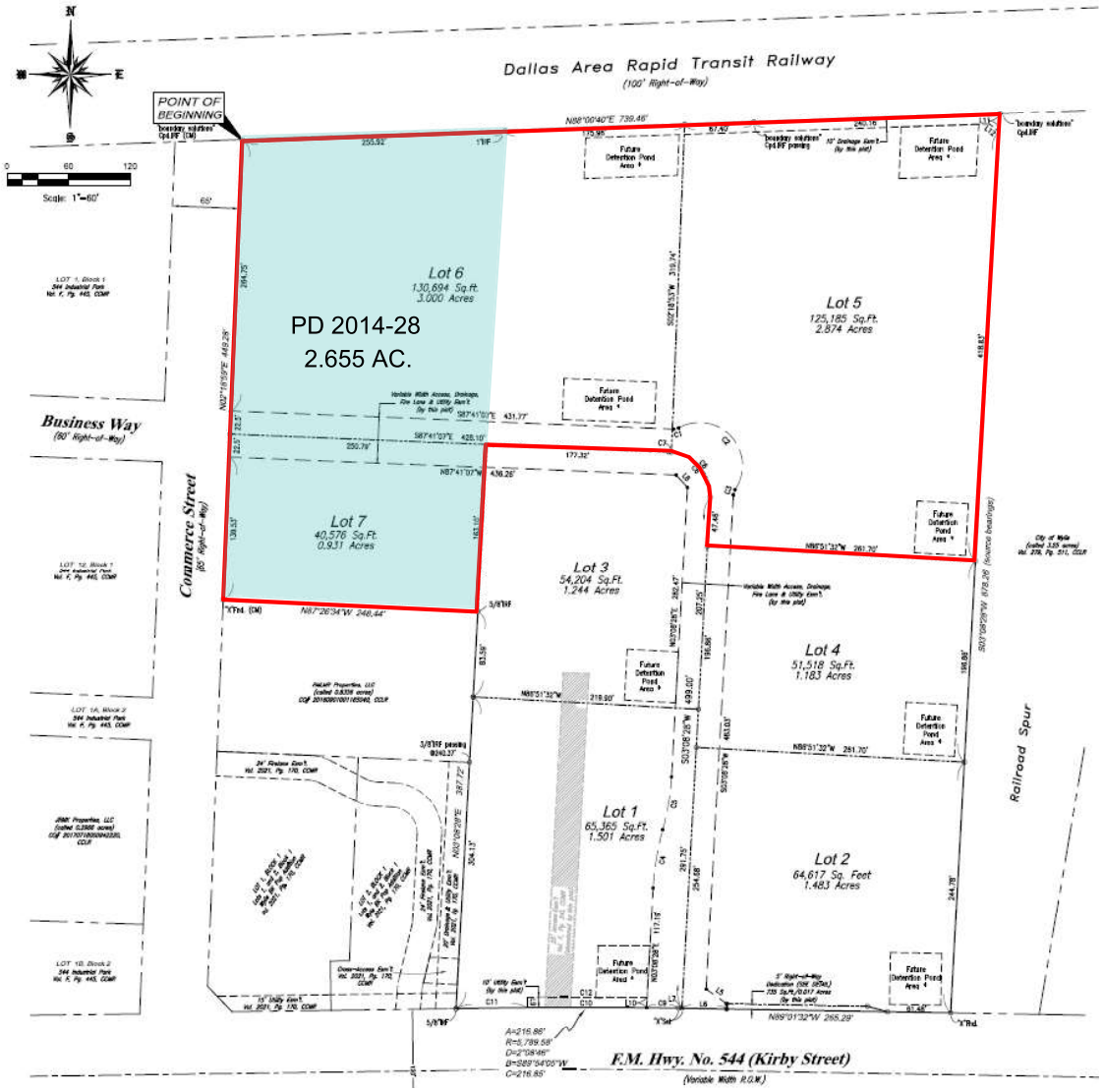
1. This Planned Development shall not affect any regulations within the Zoning Ordinance (adopted as of April 2021), except as specifically provided herein.
2. The design and development of the 544 Gateway development shall take place in general accordance with the Zoning Exhibit (Exhibit C).
3. All regulations of the Light Industrial District (LI) set forth in Article 4, Section 4.2 of the Zoning Ordinance (adopted as of April 2021) are herby replaced with the following:

Figure 4-5 – Light Industrial District (LI)	
Height	
Height of Main Structure (feet)	50
Number of Stories	4
Residential Proximity	3 : 1 slope from residential lot line
Building Placement and Coverage	
Front Yard Setback (feet)	25
Side Yard Setback (feet)	10
Rear Yard Setback (feet)	25
Lot Coverage	50 %
Buffering and Screening	
Service and Loading Areas	May face a public street or adjacent residential uses

III. SPECIAL CONDITIONS:

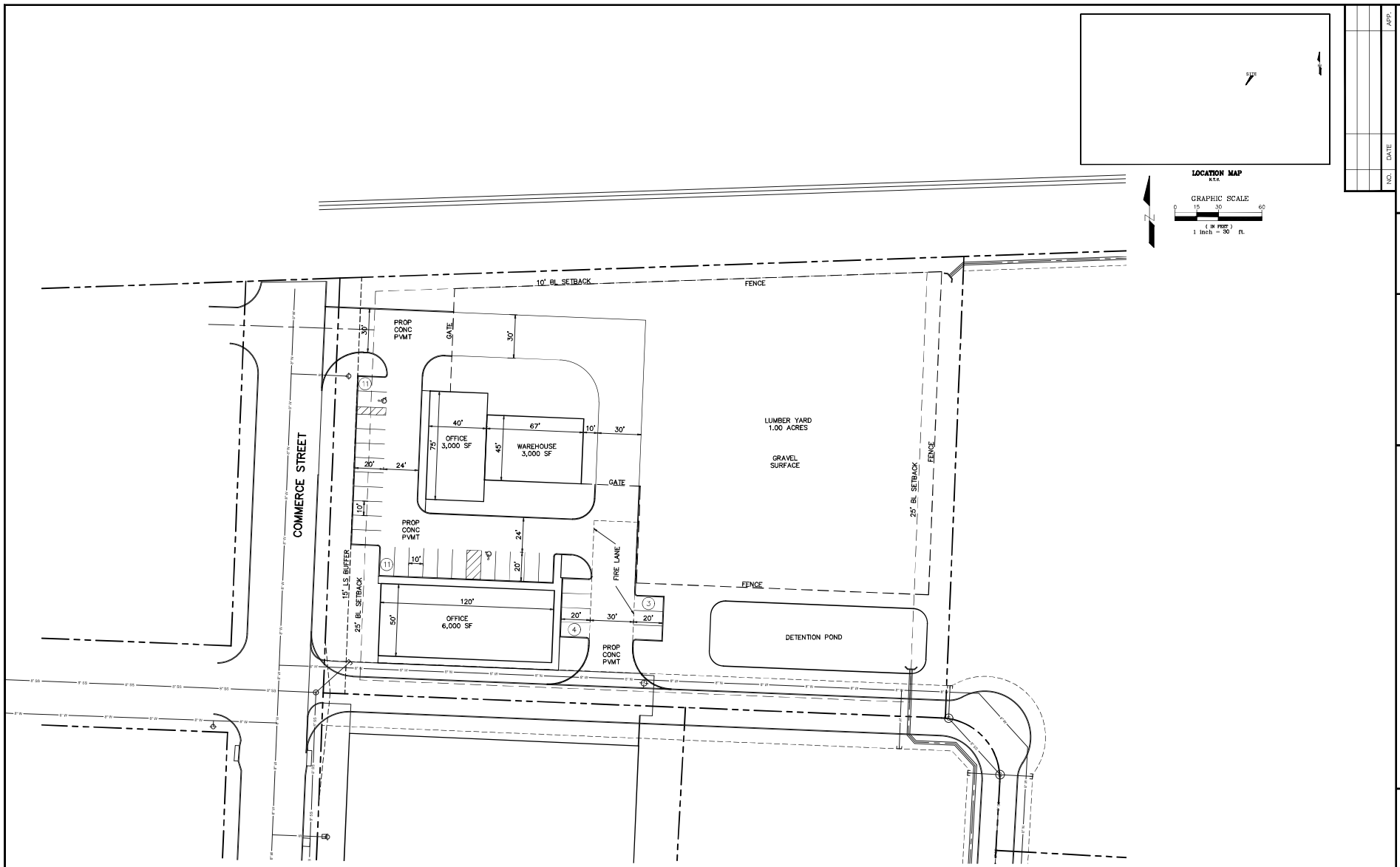
1. The following uses as defined in the Zoning Ordinance shall be permitted as follows on the subject property:
    a. Contractor's Maintenance Yard with accessory outside storage (Retail, Personnel Service & Commercial or Wholesale, Distribution & Storage) permitted by right.
2. The following uses as defined in the Zoning Ordinance shall be prohibited on the subject property:
    a. Animal Boarding/Kennel without Outside Pens
    b. Hotel/Motel
    c. Financial Institution (with or without drive-thru, Alternative)
    d. Automobile Rental
    e. Equipment Rental
    f. Food Processing
    g. Motor Vehicle Fueling Station
    h. Truck Machinery & Heavy Equipment Sales, Service or Repair
    i. Water Treatment Plant, Reservoir or Water Storage
    j. Industrial (Outside)
    k. Mini-warehouse (Self-storage)
    l. Recycling Collection Center
3. No screening required along the north border along the railroad right-of-way.
4. The area labeled as lumberyard on the Zoning Exhibit (Exhibit C) shall be allowed to be developed with a gravel surface.

Zoning Exhibit



Area of Existing PD 2014-28 (2.655 AC.)

Area of Proposed (6.805 AC.)



DEVELOPER
DAY LUMBER COMPANY
LANDON DAYI

ENGINEER
VASQUEZ ENGINEERING, LLC
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD
SUITE 440, LB 44
GARLAND, TEXAS 75042
972-278-2948 TELE

NO.	DATE	APP:

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

THIS DOCUMENT IS FOR INTERIM REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES. JUAN J. VASQUEZ, P.E. TEXAS NO. 98682 DATE 01/30/2023 VASQUEZ ENGINEERING, L.L.C. TX REG. # F-12266

DEVELOPER
DAY LUMBER COMPANY

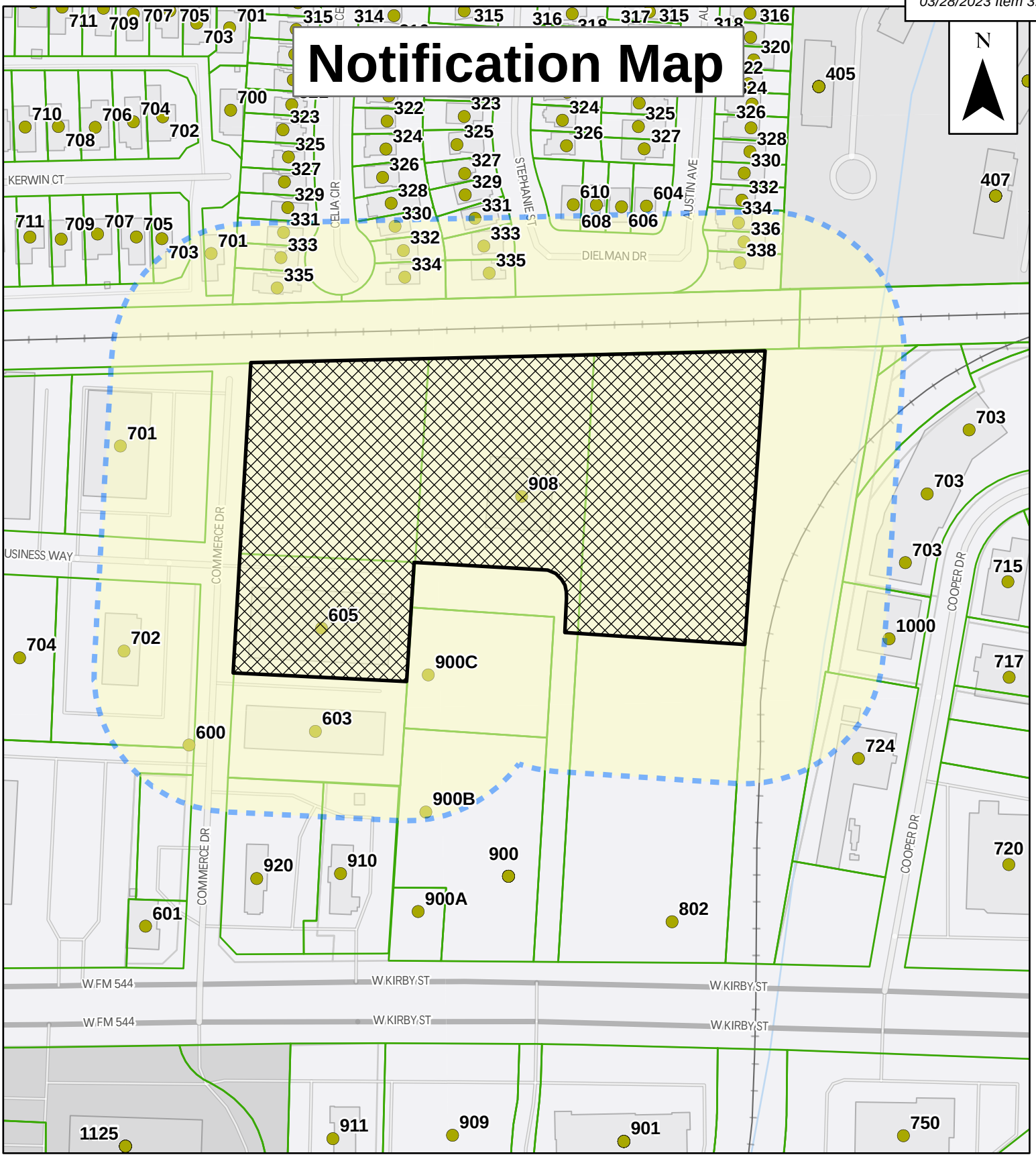
SITE PLAN

DAY LUMBER
LOT 6, FM 544 GATEWAY ADDITION
CITY OF WYLIE

Scale: 1" = 30'
Designed by: JJV
Drawn by: RAM
Checked by: JJV
693-Dwg\SP SITE PLAN.dwg
Date: 01/30/2023

SHEET
SP1

Notification Map



ZONING CASE:

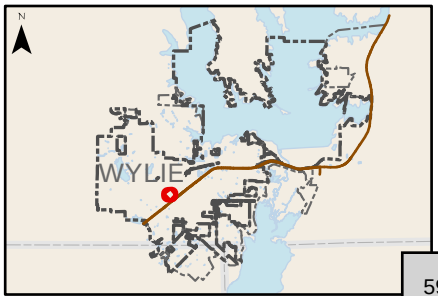
ZC 2023-03; 544 Gateway

SUBJECT property 200 foot Notification Buffer

0 50 100 200 300 400 500 Feet

CITY OF WYLIE

Date: 2/7/2023



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 #2023-03.

____ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2023-03.

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, March 07, 2023 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of City Council meeting: Tuesday, March 28, 2023 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Daniel S. Ross
(please print)

Address: 703 Cooper Dr.
Wylie, Tx. 75098

Signature: Daniel S Ross

Date: 2-27-23

COMMENTS:

CITY OF WYLIE

Wylie City Council

AGENDA REPORT

Department: Engineering **Account Code:**

Prepared By: Tim Porter

Subject

Consider, and act upon, signing of the Memorandum of Understanding (MOU) between Dallas-Fort Worth Regional Intelligent Transportation System Partners concerning guiding principles for multi-agency communication, data, and video sharing and authorizing the City Manager to execute any necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

The Dallas-Fort Worth Metropolitan Area is currently involved in the planning, programming, and implementation of Intelligent Transportation System (ITS) programs and projects that conform to National ITS Architecture and Standards set by the Federal Highway Administration's (FHWA) Fixing America's Surface Transportation Act or "FAST Act." On Friday, March 3, 2023, City of Wylie staff submitted to the North Central Texas Council of Governments (NCTCOG) two items (one project with two phases) for consideration in their program. Submittal in the program does not commit the City or NCTCOG to funding projects, but places the City's needs on a list for potential future funding.

The MTP (Mobility 2045 Update) through the NCTCOG requires that all public sector traffic operations systems be integrated to share data and video. Signing the Memorandum of Understanding Between Dallas-Fort Worth Regional Intelligent Transportation System Partners Concerning Guiding Principles for Multi-Agency Communication, Data and Video Sharing (MOU) confirms an agency's political and organizational support of this initiative, in collaboration with staff support of the sharing concept.

The MOU:

- confirms an agency's interest and intent to share communication media, data, and video with regional partners.
- establishes agency's interest in participating through a connection to a regional network.
- allows agencies to determine which data and video is shared.
- allows agencies to use this document to further define data sharing for the Regional ITS Architecture.
- affords agencies the opportunity to determine which resources will be allocated and the sources of funding.
- provides no obligation to do more than participate in planning efforts for the regional network. Agencies can steer the technical and conceptual direction, cost implications and speed of development of the sharing initiative.
- allows various agencies to demonstrate commitment to share with each other without the need for numerous agreements between agencies.

Staff recommends the signing of this MOU document packet to be submitted to the NCTCOG. If chosen, each project could receive up to 80% funding, with the City providing the remaining match.

North Central Texas Council Of Governments

TO: Surface Transportation Technical Committee
Public Works Directors

DATE: August 1, 2016

FROM: Michael Morris, P.E.
Director of Transportation

SUBJECT: Memorandum of Understanding between Regional Intelligent Transportation System Partners

Please find attached (see Attachment 1) the Memorandum of Understanding (MOU) between Dallas-Fort Worth Regional Intelligent Transportation System (ITS) partners. This MOU outlines the roles and responsibilities of partner agencies with respect to the development of multi-agency communication network for data and video sharing. The purpose of this MOU is to confirm an entity's interest and intent to share communication media, data, and video with regional partners.

This MOU was drafted as a next step in the maturing of our regions' transportation system through integrated data and video sharing between partner agencies. As you are aware, the North Central Texas Council of Governments (NCTCOG) is responsible for the development and maintenance of the Regional ITS Architecture. The architecture is a blueprint for transportation integration and technological advancement through agreements and implementation. In addition, Mobility 2040: The Metropolitan Transportation Plan for North Central Texas (Mobility 2040) was recently adopted by the Regional Transportation Council. One policy outlined in the plan requires all traffic operations systems, between public-sector entities, to be integrated to share data and video. Both the Regional ITS Architecture and Mobility 2040 stress the importance of sharing data and video among regional partners to facilitate successful operation of the region's transportation facilities. The attached MOU initiates the sharing of data and video between multiple partner agencies under one agreement.

The MOU further establishes a Regional Network Committee comprised of representatives from the entities executing the MOU. This Committee will move forward with formation of a regional network, providing natural progression toward regional sharing of communications infrastructure, data, and video. The Committee will determine the scope, schedule, framework, components, and other criteria related to the regional network, which will allow agencies to share data and video with other agencies without the cumbersome task of developing a myriad of agreements. Structure and cost of the regional network will be established through the efforts of the Regional Network Committee. Any costs attributable to the regional network will be subject to future acceptance and concurrence of Regional Network Committee participants. Executing the MOU does not obligate any of the participants to expenses or costs without additional action.

In addition, future funding eligibility for ITS projects is contingent upon executing this MOU, as indicated in the Non-Competitive Project Selection Criteria Traffic Signal and Intelligent Transportation System Projects (see Attachment 2).

616 Six Flags Drive, Centerpoint Two
P. O. Box 5888, Arlington, Texas 76005-5888
(817) 640-3300 FAX: 817-640-7806 ⊕ recycled paper
www.nctcog.org

August 1, 2016

If your organization is interested in partnering to develop a multi-agency communication network for data and video sharing, please consider executing the attached MOU and providing us with names of prospective participants on the Regional Network Committee. If you have questions about this MOU, please contact Natalie Bettger at 817-695-9280 or Marian Thompson at 817-608-2336.

Michael Morris, P.E.

MT:lk
Attachments

cc: Natalie Bettger, Senior Program Manager, NCTCOG
Marian Thompson, Transportation System Operations Supervisor, NCTCOG

ATTACHMENT 1

MEMORANDUM OF UNDERSTANDING BETWEEN DALLAS-FORT WORTH REGIONAL INTELLIGENT TRANSPORTATION SYSTEM PARTNERS CONCERNING GUIDING PRINCIPLES FOR MULTI-AGENCY COMMUNICATION, DATA AND VIDEO SHARING

This Memorandum of Understanding (MOU) is entered into between the Dallas-Fort Worth Regional Intelligent Transportation System (ITS) partner agencies (Partners). The purpose of this MOU is to outline the roles and responsibilities of each Partner with respect to development of multiagency communication, data and video sharing on a regional network.

WHEREAS, the North Central Texas Council of Governments is responsible for the maintenance of the North Texas Intelligent Transportation System Regional Architecture, a blueprint for transportation integration and technological advancement through agreements and implementation; and

WHEREAS, the policy in Mobility 2040: The Metropolitan Transportation Plan for North Central Texas, a long-term transportation plan that defines a vision for the region's multimodal transportation system, requires the integration of all traffic operations systems between public sector entities, including sharing of data and video; and

WHEREAS, A regional communications network is necessary for the purpose of exchanging transportation-related information when required; and

WHEREAS, the North Central Texas Council of Governments will facilitate development of a regional network by establishing a North Central Texas Regional Communications Network Committee (Committee) comprised of the Partners that have executed this MOU; and

WHEREAS, the North Central Texas Regional Communications Network Committee will develop and put forth the standards, guidelines and structures necessary to establish, operate and maintain a regional network, including but not limited to a submittal, review and approval process; and

WHEREAS, physical connection points between Partners' networks will be necessary to establish a regional network and existing connections should be used to the extent possible; and

WHEREAS, redundant paths should be created to minimize system downtime due to disruption in service (i.e., cable cut) and redundancy will be a goal, and redundant physical paths may not be possible in all cases and the need for redundancy will be evaluated against the risks of failure and the costs to provide redundancy; and

WHEREAS, a Request for Authorization of Fiber Optic Cable and/or Related Infrastructure and Connectivity forms and diagram will be developed, and the Committee must approve each such request prior to an agency's participation.

NOW, THEREFORE, in consideration of these premises, and the Parties agree as follows:

Section 1. Partners' Responsibilities

1. Each Partner agrees to participate in the Committee and to provide input to Committee decisions.
2. The Committee will be comprised of representatives of agencies executing this MOU.

3. Each Partner with fiber optic cable or comparable wireless communications agrees to allow the use of two available fibers in dedicated fiber paths or bandwidth in the wireless path and for the exchange of regional transportation information (data and video) with any agency that participates on the shared regional network.

4. Each Partner agrees to provide its own hardware necessary to connect to the regional network, including but not limited to cabling, switches, firewall, and work stations.

5. Each Partner with communication links to the regional network agrees to provide reasonable efforts to maintain the connection of their local communication systems with those of other Partners. "Communication link" is intended to include fiber, wireless and other approved connectivity methods.

6. Each Partner agrees to continue participation in the regional network until the Partner provides written notice to the other Partners of its termination of participation.

7. Each Partner agrees to share the cost of operating and maintaining the proposed regional network, provided, however, that the amount of each Partner's share of any costs will be fixed by future agreement(s) and nothing in this MOU shall render a Partner liable for the payment of any costs without further action by each Partner. Each Partner will provide input into the total cost and sharing of cost to be set by future agreement(s).

8. Each Partner will be responsible for the cost of operating and maintaining its own portion of the regional network.

9. Each Partner will be responsible for the cost of establishing the connection(s) it desires and recognizes that regional funds may be available to provide Partners with a single connection to the network.

10. Each Partner agrees to develop and provide Center to Center plug-in for its respective internal system(s), including a Center to Center Data Extractor, Provider and Collector to retrieve and provide desired data with the purpose of establishing the regional exchange of information.

11. Each Partner agrees to use the regional video standard to exchange video on the regional network, should a regional video standard be developed and adopted.

12. To the extent permitted by law, each Partner agrees to indemnify and hold harmless other Partners for the failure of communications or devices beyond Partners' control.

13. Each Partner agrees to share any and all transportation data it provides on the regional network with Partners, or to limit accessibility as needed.

14. Each Partner agrees not to transmit, exchange or otherwise share video or data obtained solely from the regional network with entities not participating in the regional network.

15. Each Partner agrees to share real time status of ITS devices and ITS data to the extent possible for purposes of distribution to the public via the regional traveler information system.

16. Each Partner agrees not to record any network video without the express written consent of the Partner providing such video.

17. Each Partner agrees to log and update real time transportation data for distribution to other Partners to the extent practical and funded.

18. Each Partner agrees to provide maintenance for its own portion of the network.

19. Each Partner agrees to allow the use of shared data in training and outreach to support and improve regional operations.

Section 2. North Central Texas Council of Governments' Responsibilities

1. NCTCOG agrees to investigate the possibility of funding for the network and one connection to the network for each Partner.

2. NCTCOG agrees to establish and moderate the Committee.

Section 3. General Provisions

1. The regional network will not damage nor degrade the ability of any Partner's network to perform its normal operation.

2. Hardware and other equipment will be required to be compatible with the existing network. Hardware and other equipment will need to be determined on a case-by-case basis until a standard configuration can be developed and as new technology becomes available.

3. ITS data sharing methods will in no way allow for or risk the exposure of IT security measures and internal IT structures.

4. Costs for shared portions of the network will be determined as the regional network is developed, and standards and standard operating procedures will be established by consensus among the Committee.

5. The Committee will identify what types of data and video will be entered into the traveler information system, and acceptable uses of such data, as the concept is developed.

6. The types of shared data and acceptable uses of such data will be determined as the concept is developed.

7. Priorities and permissions will be developed and implemented to optimize network performance and security.

8. Processes and participants for submittals, requests, approvals and responsibilities will be developed by the Committee.

9. The Committee will review and approve requests for new Partners or other changes related to the regional network.

10. The entity responsible for maintaining the regional network will be determined by the Committee.

11. A Partner may cancel or discontinue participation either completely or in part by providing one hundred eighty (180) days prior written notice to the regional network Partners.

12. Concepts developed for this program should be vendor neutral.

13. Technical capabilities and requirements of the regional network will be evaluated as the regional network is developed.

14. The Partners recognize that future agreements will be needed to effectuate and implement a regional network.

15. A more detailed agreement will be executed among the parties to effectuate and carry out the intent of the principles contained herein.

16. This MOU may be amended at any time upon mutual agreement of the parties.

17. The effective date of this MOU is the date of last signature by the parties hereto.

18. This MOU may be executed in two or more identical counterparts, each of which is deemed an original but all constitute one and the same instrument. An electronic mail and/or facsimile signature will also be deemed to constitute an original if properly executed and delivered to the parties.

[*Signature pages follow*.]

Signed and Duly Executed by the Parties Below:

_____

Mike Eastland Date
Executive Director
North Central Texas Council of Governments

Signed and Duly Executed by the Parties Below:

_____

Name Date
Position
Agency

ATTACHMENT 2

Non-Competitive Project Selection Criteria
Traffic Signal and Intelligent Transportation System Projects

Agencies interested in submitting an application for funding should provide information as noted in **Eligibility Criteria Step 1.** After submitting basic information, the agency or city should request an in-person meeting/conference call for Q&A with NCTCOG's Project Management and TIP Teams. Additional NCTCOG staff may participate as needed. Projects will be approved for funding through evaluation of the non-competitive project selection criteria. NCTCOG staff will screen for the following requirements:

Eligibility Criteria

Step 1

1. Agency to provide the project description, project schedule, design, timetable and other supporting documentation to the extent available.
    a. Project name and a brief description of the project (one paragraph) and its goals
    b. Map of the project location (electronic shape file, latitude/longitude or PDF)
        i. If central system or citywide, please indicate and no map is required.
    c. Contact information for the requesting agency project manager or appropriate staff
    d. Cost estimate including anticipated local match
    e. Please note: project sponsorship must include a commitment to provide at least 20 percent of the total project cost from a local source, in order to qualify for federal funding.
2. If the project is selected, the project sponsor will pay for any cost overruns.
    a. If data is available or collected, the project sponsor will share any project data with NCTCOG
    (e.g. if traffic counts are collected, must share information with NCTCOG)
        i. Formatting or file type requirements have not been established; may recommend using NCTCOG's format when established.
    b. If the project is selected, the project sponsor will protect project equipment from theft and vandalism during construction and after final construction acceptance.
        i. Protection may be validated by a statement and description of the protective measures.

Once NCTCOG staff has determined that the requirements in Step 1 have been met, staff will review and evaluate the eligibility requirements in Step 2.

Step 2

NCTCOG staff will verify all of the following eligibility requirements are met:

Project is consistent with the current NCTCOG long-range transportation plan located here: http://www.nctcog.org/trans/mtp/

1. Project is located on Routes of Significance (ROS) or a minimum of 30% of the project is located on ROS www.nctcog.org/trans/its/documents/RoS_Map_update.pdf
    a. http://www.nctcog.org/trans/its/documents/RoS_Listing.pdf
2. Project meets all applicable requirements under Code of Federal Regulations
    a. Project is consistent with the Regional ITS Architecture http://www.nctcog.org/trans/its/RegITSArch/index.asp
    b. Project development will follow the systems engineering process http://ops.fhwa.dot.gov/publications/seitsguide/section3.htm
3. Project achieves reduction in VOC and NOx
4. Project reduces impacts of recurring and non-recurring congestion
5. Project benefit cost analysis as calculated by NCTCOG must yield a benefit cost ratio of 1 or greater
6. Interim: Project sponsor's Transportation Management Center is connected to the regional network and is sharing communication networks and data for regional use.
7. Future: Project sponsor has executed the MOU Concerning Guiding Principles for Multi-Agency Communication, Data and Video Sharing

Once NCTCOG staff has determined that eligibility requirements in Step 2 have been met, the project will progress to Step 3.

Step 3

Project will be considered for funding if five or more of the following criteria are met:

1. Project sponsors is providing more than 20% local match.
2. Project is multijurisdictional
3. Project fills in gaps in the existing Intelligent Transportation System (ITS) infrastructure by completing critical systems
4. Project leverages transportation resources by targeting investment, where possible, to facilities undergoing reconstruction
5. Project shares communication and data exchange through Lonestar or C2C
6. Project encourages multimodalism (e.g. bike/ped and transit or freight)
7. Project results in energy savings such as LED signal bulbs or solar
8. Project leverages, creates, or enhances sustainable funding sources including public/private sector (such as sustainable funding for 511)
9. Project can demonstrate increased safety
10. Project supports the development and expansion of automated performance measures
11. Project provides direct benefits to emergency services and incident response (e.g. police and fire)
12. Project provides ITS Central Control and Communications between ITS Central System and field devices
13. Project provides V2V or V2I or promotes innovative ITS concepts

If an ITS project is selected, the requesting agency should complete the ITS architecture consistency form prior to the approval of award funds by STTC/RTC. That form is located here: http://www.nctcog.org/trans/its/regitsarch/documents/ITS_Architecture_Consistency_Blank.pdf

Internal Comments and Activities
Future: NCTCOG staff may provide application forms to COG jurisdictions. NCTCOG will establish a timeframe to execute the Memorandum of Understanding between Dallas-Fort Worth Regional Intelligent Transportation System Partners Concerning Guiding Principles for Multi-Agency Communication, Data And Video Sharing **(**MOU). In the future this may be an ITS funding eligibility requirement.

To Be Monitored by NCTCOG for Internal Purposes

1. Total funds in TIP
2. Percentage of total TIP is allocated for traffic signals
3. Percentage of total TIP is allocated for ITS

a. Funds for a project selected using ITS funds, or whose eligibility is based on ITS criteria, are limited to use on an ITS project. Scope changes will require review and approval by NCTCOG.

4. Funding allocations or limitations per requesting agency

ATMS Signal System Upgrade (Phase 1)

Project Objective

Wylie would like to implement a comprehensive ATMS project to proactively monitor its traffic signal system. Wylie recently took over 16 traffic signals from TxDOT on two highly congested corridors of regional significance, SH 78 & FM 544. The City currently doesn't have any communication or ATMS to maintain the signal system. The objective of Phase 1 of the project would be to implement a traffic signal system to increase efficiency in traffic operations, reduce congestion and improve mobility, increased safety and security, incident management, and greatly enhanced mobility on regional corridors.

Project Scope

1. Install ATC signal controllers
2. Install central and local ATMS software
3. Install and develop a signal communication system
4. Install CCTV at select intersections
5. Incorporate citywide school zone flasher system
6. Install a small video wall TMC

Key Partnerships

1. City Departments (Utilities, Parks, IT, Police & EMS)
2. Collin County
3. TxDOT
4. Freight (Kansas City Southern Intermodal) on SH 78

Key Project Elements:

1. ATMS System will have an architecture that will support center-to-center data and video sharing with adjacent agencies
2. Extends ATMS (Fills gaps) on Key Regional Corridors
    a. Signals on FM 544 (Plano Parkway) are maintained by the City of Plano to the west (who has a robust ATMS). TxDOT maintains the signals in Murphy and has a system. Wylie is the only agency that doesn't have a system on FM 544.
    b. Signals on SH 78 are maintained by the City of Garland to the south (who has a robust ATMS). TxDOT maintains the signals in Sachse and Lavon and has a system. Wylie is the only agency that doesn't have a system on SH 78.
3. Communicates with other departments
    a. The communication system will be an open architecture system that will also be utilized by the water department and parks department
4. Video and data sharing with first responders
    a. The project will provide shared video and monitor capabilities with Wylie PD and EMS.
5. System will be designed using the preferred NCTCOG regional architecture
6. Signal system will provide enhanced operations on SH 78 and can leverage the NCTCOG Freight Mobility Study. In the NCTCOG 2022 critical urban fright corridors scorecard, SH 78 was the third highest rated freight corridor.

ATMS Signal System Upgrade (Phase 2)

Project Objective

Phase 2 of the ATMS Signal System Upgrade will include implementation of additional ITS field devices for enhanced signal control, incident management, data sharing, travel time dissemination, and signal performance measures. The project will install CCTV at strategic locations, install weathers stations, and install enhanced vehicular detection to replace legacy systems.

Project Scope

1. Install CCTV cameras
2. Replace legacy vehicular detection systems
3. Install roadway weather systems
4. Provide signal performance measures, regional data sharing, and travel time information

Key Partnerships

1. City Departments
    a. Utilities
    b. Parks
    c. IT
    d. Police & Fire
2. TxDOT
3. Collin County

Key Project Elements:

1. Enhanced vehicular detection systems will increase safety by utilizing dilemma zone protection on SH 78 & FM 544 and provide additional video to TMC for incident management
2. Signal performance measures will be used to improve signal diagnostics, signal timing enhancements, and improve signal operating efficiency
3. Weather stations will be located at key locations for improve safety and provide warnings for sever weather
4. Additional CCTV cameras will be used for improved safety and incident management

APPENDIX A

March 2023

NCTCOG Regional ITS Deployment Plan Project Listing

Agency	Project	Brief Description	Potential Stakeholders	Benefits	Cost	ITS Funding Criteria Met	Funding Identified	Timeframe
City of Wylie	ATMS Signal System Upgrade (Phase 1)	This project will upgrade legacy signal controllers, install central system software, signal communications and CCTV. The City currently does not have an ATMS and has recently taken control of 16 TxDOT signals	City, TxDOT, County	This project will advance the level of control of intersection operations, signal timing and improve arterial mobility along SH 78, a key freight corridor, and FM 544, enhance first response teams, and data sharing capabilities	$1.8M	Yes	No	Mid-Term
City of Wylie	ATMS Signal System Upgrade (Phase 2)	This project will implement additional CCTV cameras at strategic locations, upgrade intersection detection, install weather stations, and incorporate performance metrics	City, TxDOT, County	This project will enhance first response teams, data sharing, performance metrics, traffic engineering, and regional incident management.	$1M	Yes	No	Mid-Term

CITY OF WYLIE

Wylie City Council

AGENDA REPORT

Department: Parks and Recreation **Account Code:**

Prepared By: Brent Stowers

Subject

Discuss the City of Wylie's Tree Survey.

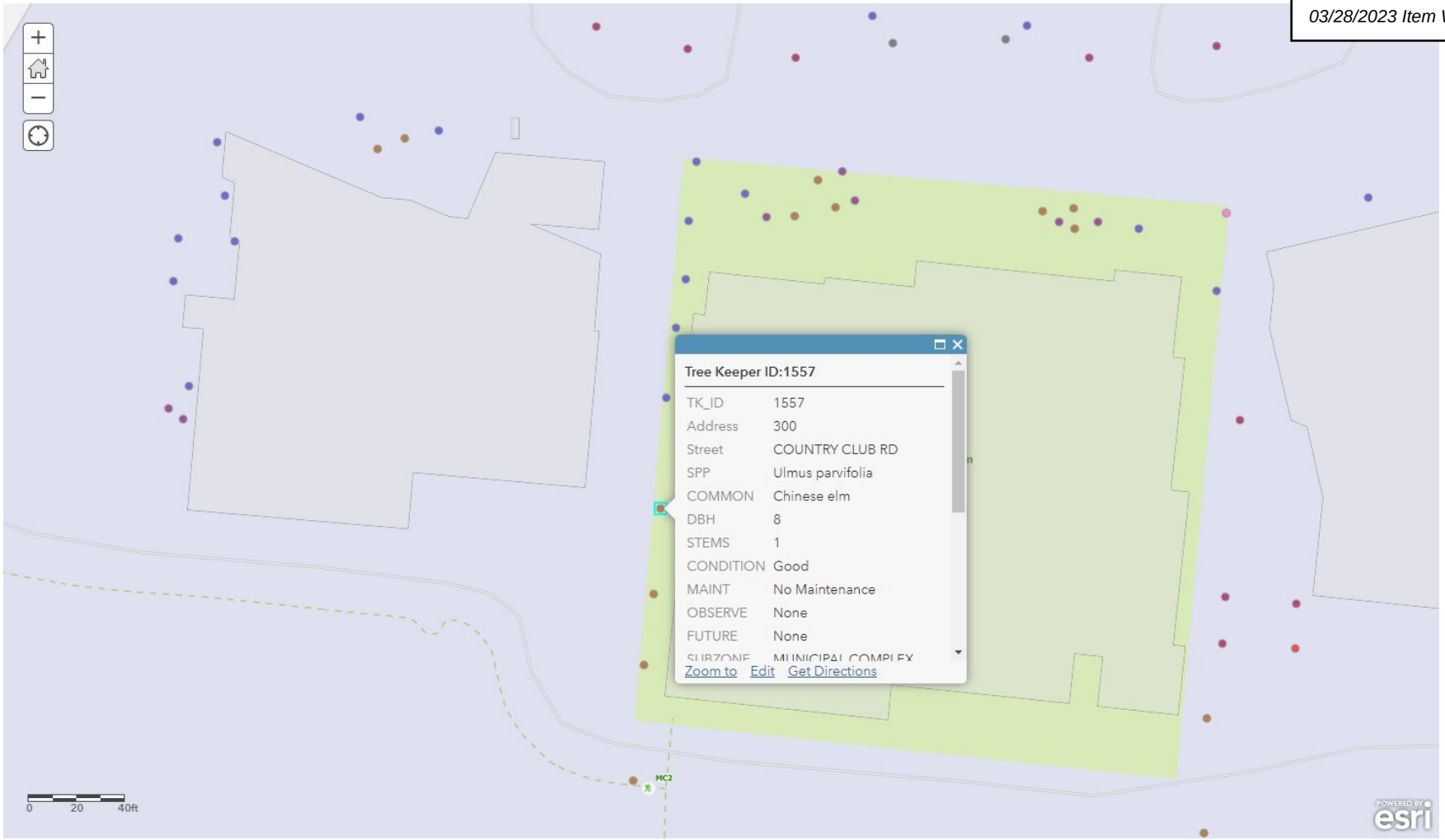
Recommendation

Discussion.

Discussion

Parks and Recreation staff will discuss the tree survey that was conducted in 2017 by the Davey Resource Group.


COUNTRY CLUB RD
COUNTRY CLUB RD
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COUNTRY CLUB RD
COUNTRY CLUB RD
COUNTRY CLUB RD
BP1
BP5
BP6
MC7
PS2
MC1
Municipal Complex
Wylie Recreation Center
MC2
BP6
MC14
MC5
MC4
Municipal Com
0
100
200ft
POWERED BY esri


Tree Keeper ID:1557
TK_ID 1557
Address 300
Street COUNTRY CLUB RD
SPP Ulmus parvifolia
COMMON Chinese elm
DBH 8
STEMS 1
CONDITION Good
MAINT No Maintenance
OBSERVE None
FUTURE None
SUBZONE MUNICIPAL COMPLEX
Zoom to Edit Get Directions
MC2
0 20 40ft
esri

Wylie City Council

AGENDA REPORT

Department: City Manager **Account Code:**

Prepared By: Renae Ollie

Subject

Discuss property surrounding the northern peninsula of Lavon Lake.

Recommendation

Discussion.

Discussion