

Wylie City Council Regular Meeting

October 10, 2023 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS & RECOGNITIONS

PR1. Fire Prevention Week.

PR2. Domestic Violence Awareness Month.

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 September 26, 2023 Regular City Council Meeting minutes.
- B. Consider, and act upon, Ordinance No. 2023-49 setting the time and place for all regular City Council Meetings in the 2024 calendar year.
- C. Consider, and act upon, a First Amendment to Interlocal Cooperation Agreement for Jail Services between the City of Wylie and the City of Parker, and authorizing the City Manager to execute any necessary documents.
- D. Consider, and act upon, the award of contract #W2024-01-I Community Park and East Meadow Restrooms to RFL, a CorWorth Company, in the amount of \$670,900.00, and authorizing the City Manager to execute any and all necessary documents.
- E. Consider, and act upon, a donation from the Wylie Baseball Softball Association in the amount of \$42,268.20, for the installation of artificial turf at the home plate circles and pitching mounds located at Community Park baseball fields.
- F. Consider, and act upon, a Final Plat of Beaver Creek Estates, Lot 1-10, Block A establishing 10 residential lots on 17.053 acres in the City of Wylie Extra Territorial Jurisdiction, property located at the southeast corner of Beaver Creek Road and Fox Hollow.
- G. Consider, and act upon, a request to construct a new residential structure, located at 111 Keefer Street within the Downtown Historic District.

REGULAR AGENDA

1. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Agricultural (AG/30) to Single Family 10/24 (SF 10/24) on 15 acres, Townhouse District (TH) on 3.8 acres, and Commercial Corridor (CC) on 4 acres. Property generally located at and around 605 Country Club Road (ZC 2023-15).
2. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Neighborhood Services (NS) to Neighborhood Services - Special Use Permit (NS-SUP) on 1.814 acres to allow for a Smoke Shop Use. Property located at 456 Country Club Road Suite 126 (ZC 2023-16).
3. Consider, and act upon, the award of a professional services project order (PSPO) #W2023-84-E for the Historic Downtown Traffic & Drainage Improvements Phase 1, Project to Kimley-Horn and Associates, Inc. in the amount of \$1,367,700 and authorizing the City Manager to execute any necessary documents.
4. Consider, and act upon, Resolution No. 2023-25(R) casting a nomination for a candidate for the Board of Directors of the Collin Central Appraisal District.

WORK SESSION

- WS1. Wylie Fire Rescue overview of the EMS Division providing emergency medical services to the citizens of Wylie, Texas to begin in October 2024.

RECONVENE INTO REGULAR 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 October 6, 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
Prepared By: Stephanie Storm

Account Code: _____

Subject

Consider, and act upon, approval of the September 26, 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

September 26, 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 6:00 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang (6:49 p.m.), Mayor *pro tem* Jeff Forrester, Councilman Scott Williams, Councilman Sid Hoover, and Councilman Gino Mulliqi.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Police Chief Anthony Henderson; Fire Marshal Cory Claborn; Finance Director Melissa Brown; Public Information Officer Craig Kelly; Community Services Director Jasen Haskins; City Secretary Stephanie Storm; City Engineer Tim Porter; Public Works Director Tommy Weir; Purchasing Manager Glenna Hayes; Senior Buyer Chris Rodriguez; Parks and Recreation Director Carmen Powlen; Library Director Ofilia Barrera; Project Engineer Jenneen Elkhaid; Wylie Economic Development Corporation Executive Director Jason Greiner; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor *pro tem* Forrester led the invocation, and Mayor Porter led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. Manufacturing Day.

Mayor Porter presented a proclamation proclaiming October 6, 2023, as Manufacturing Day in Wylie, Texas. Members of the Wylie Chamber of Commerce, WEDC staff, WISD staff, CNC Innovation, Deanan Gourmet Popcorn, Barco Pump, and SAF-Holland were present to accept the Proclamation.

PR2. Hispanic Heritage Month.

Mayor Porter presented a proclamation proclaiming September 15 through October 15, 2023, as Hispanic Heritage Month in Wylie, Texas.

Mayor Porter convened the Council into break at 6:17 p.m.

Mayor Porter reconvened the Council into Regular Session at 6:19 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.

Judy Brewster, representing Wylie Texas Retired Teachers Association, addressed the City Council giving information on Proposition 9, a pension increase for retired teachers.

Tina Stelnicki, Wylie Chamber of Commerce CEO, addressed the Council thanking Council and staff for the assistance at the Wylie Championship Rodeo. Stelnicki presented each Council member with a challenge coin.

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 September 12, 2023 Regular City Council Meeting minutes.**
- B. Consider, and act upon, an agreement authorizing the appointment of Steve Feil as Associate Municipal Court Judge for the City of Wylie effective October 1, 2023, setting terms and stipend of service.**
- C. Consider, and act upon, Resolution No. 2023-19(R) authorizing the City Manager of the City of Wylie, Texas, to execute an Interlocal Agreement by and between the City of Wylie and the Town of Fairview for the performance of governmental functions and service specifically, emergency dispatch services associated with fire, rescue, and emergency medical services first responder general fire services.**
- D. Consider, and act upon, Resolution No. 2023-20(R) authorizing the City Manager of the City of Wylie, Texas, to execute an Interlocal Agreement by and between the City of Wylie and the City of Lucas for the performance of governmental functions and service specifically, emergency dispatch services associated with fire, rescue, and emergency medical services first responder general fire services.**
- E. Consider, and act upon, Ordinance No. 2023-44 of the City of Wylie, Texas, amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Appendix A – Comprehensive Fee Schedule, Article IV (Engineering Fees), amending Section D (Engineering Inspections Fees) regarding the updating of fees in response to the implementation of House Bill 3492; providing for repealing, savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption hereof.**
- F. Consider, and act upon, Resolution No. 2023-21(R) authorizing the City Manager of the City of Wylie to execute the Interlocal Agreement between Collin County, Texas, and the City of Wylie, Texas concerning the construction of E. FM 544 (Stone Road) from Alfred Drive to County Line Road Bond Project #RI07092.**
- G. Consider, and act upon, approval of the Jingle Bell Jog 5K and Fun Run/Walk hosted by the non-profit group, Wally W. Watkins PTA, on December 2, 2023, in Founders Park.**
- H. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for August 31, 2023.**
- I. Consider, and place on file, the City of Wylie Monthly Investment Report for August 31, 2023.**
- J. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of August 31, 2023.**
- K. Consider, and act upon, Resolution No. 2023-22(R) approving the current Investment Policy as required by the Texas Government Code, Chapter 2256, Public Funds Investment Act, Subchapter A - Authorized Investments for Governmental Entities.**
- L. Consider, and act upon, approving the Debt Management Policy.**
- M. Consider, and act upon, approving the revised Financial Management Policies.**

- N. Consider, and act upon, the approval of W2023-120-I for Electrical Installation and Masonry Columns for East Meadow Splash Pad to SDB Contracting Services INC. in the amount of \$132,012.59, through a cooperative purchasing contract with BuyBoard (#581-19) and authorizing the City Manager to execute any and all necessary documents.
- O. Consider, and act upon, the approval of W2023-119-I Electrical Installation and Fabric Shade Structure for Community Park Splash Pad to SDB Contracting Services INC. in the amount of \$143,686.55, through a cooperative purchasing contract with BuyBoard (#581-19) and authorizing the City Manager to execute any and all necessary documents.
- P. Consider, and act upon, the approval of a request to renovate an existing commercial structure, located at 105 W. Jefferson within the Downtown Historic District.
- Q. Consider, and act upon, a Final Plat of Moncada Addition, Lot 1, Block A establishing one lot on 0.59 acres in the City of Wylie Extra Territorial Jurisdiction, property located at 1202 Troy Road.
- R. Consider, and act upon, Ordinance No. 2023-45 for a change in zoning from Agricultural (AG/30) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.821 acres to allow for Drive-Through Restaurant. Property located at 2009 N State Highway 78 (ZC 2023-13).
- S. Consider, and act upon, a Final Plat of Wylie Retail Office Park, Lot 2R, Block A, being a Replat of Lots 2 and 3, Block A of Wylie Retail Office Park, establishing one commercial lot on 2.595 acres, generally located at 2045 N State Highway 78.
- T. Consider, and act upon, Ordinance No. 2023-46 for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.985 acres to allow for Automobile Repair Major use. Property located north of 451 Westgate Way (ZC 2023-12).
- U. Consider, and act upon, a First Amendment to Interlocal Cooperation Agreement for Jail Services between the City of Wylie and the City of Farmersville, and authorizing the City Manager to execute any necessary documents.

Council Action

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

REGULAR AGENDA

- 1. Consider, and act upon, Ordinance No. 2023-47 of the City of Wylie, Texas, amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 78 (Parks and Recreation), Article VIII (Planting, Maintaining Trees, Shrubs on Public Property), Section 78-256(b)(3)a. (Adjacent Landowner Responsibility); increasing the required clearance height of trees and shrubs that extend over the curb line; providing for repealing, savings and severability clauses; providing for an effective date of this ordinance; and providing for the publication of the caption hereof.

Staff Comments

Community Services Director Haskins addressed the Council stating the City Ordinance allows property owners to plant shrubs and trees along a street in an area that is adjacent to their property but in the public ROW. The Ordinance does require the property owner to maintain any trees or shrubs in that area. Staff is recommending an amendment to the Code of Ordinances to increase the clearance height from 13 feet to 15 feet to afford clearance of certain public service vehicles, such as utility and fire trucks.

Council Comments

Mayor *pro tem* Forrester stated he had concerns with raising the height and would like to ensure the trees are maintained at the height but not butchered. Haskins replied the City can encourage and add language in the letter that the trees are cut properly; however, the City cannot enforce that. Forrester asked if the City had to send an arborist out, would the City communicate with them to ensure it is trimmed properly. Haskins replied yes, the City would communicate that with the contractor. Councilman Mulliqi asked if the City would bill the property owner for any expenses incurred if the City has to have an arborist come out. Haskins replied yes, the City will. Councilman Williams stated he is in support of this change as 13 feet is not high enough.

Council Action

A motion was made by Councilman Williams, seconded by Councilman Duke, to approve Item 1 as presented. A vote was taken and the motion passed 6-0 with Councilman Strang absent.

2. **Consider, and act upon, Ordinance No. 2023-48 releasing a portion of the City of Wylie's Extraterritorial Jurisdiction, consisting of a 0.697-acre tract of land located in the Hunters Glen Addition, Lot 1, Blk 1, located at 101 Hunters Glen Drive.**

Staff Comments

Community Services Director Haskins addressed the Council stating during the 88th regular session of the Texas Legislature, Senate Bill 2038 created the ability for property owners to petition a municipality to be released from that municipality's extraterritorial jurisdiction (ETJ). The law requires the petitioner to supply certain information and the City Secretary to verify that information. Once the petition has been verified, the governing body must act on the petition, and as long as all requirements are met as outlined in Sec 42.104 of the Texas Local Government Code, approve the release as required by Sec 42.105. The City Secretary received a petition for the release of 101 Hunters Glen Drive in Dallas County.

Council Comments

Mayor Porter confirmed that with the change in the state law, as long as all of the requirements are met, this becomes a parliamentary procedure of the Council. Haskins confirmed that is correct and if the Council does not take action within 45 days of the petition being validated, then by law they are removed from the ETJ.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Duke, to approve Item 2 as presented. A vote was taken and the motion passed 6-0 with Councilman Strang absent.

3. **Consider, and act upon, the award of bid #W2023-106-B for McMillen Road from McCreary Road to Country Club Road to McMahan Contracting L.P. in the estimated amount of \$21,265,684.73 and authorizing the City Manager to execute any necessary documents.**

Staff Comments

Purchasing Manager Hayes addressed the Council stating staff published a competitive sealed bid for the road improvements and received seven bids. The low bid for construction for \$19,332,440.66 is from McMahan Contracting LP. The total award recommendation for the project is the low bid of \$19,332,440.66 and a 10 percent pre-awarded Change Order amount of \$1,933,244.066, for an estimated total of \$21,265,684.73.

City Engineer Porter addressed Council thanking Purchasing and the Engineering Department for all of the work they have done on this project. The bid came in at \$4-\$5 million under what was anticipated. McMillen Drive will be closed to through traffic from the beginning of construction until approximately May 2025. Porter added residents who live along this section will still have access to their homes, it will just be prohibited through traffic. Shutting down the road during construction saved millions of dollars and at least six months of construction time.

Council Comments

Mayor Porter asked for a general timeline on when utilities will start moving and the actual construction of the road will begin. City Engineer Porter replied they would like to start construction toward the beginning of November,

anticipate a year and a half (May or June 2025) before substantial completion for the road to open, and final completion would be about six months later (November 2025). Mayor *pro tem* Forrester emphasized a savings of \$4 million to the taxpayers on the bond. Council thanked staff for the work they have done on this project.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams, to approve Item 3 as presented. A vote was taken and the motion passed 6-0 with Councilman Strang absent.

4. **Consider, and act upon, the approval of #W2023-86-I Senior Recreation Center Renovation to LMC Corporation in the amount of \$736,877.17 through a cooperative purchasing contract with BuyBoard (#660-21) and authorizing the City Manager to execute any and all necessary documents.**

Staff Comments

Senior Buyer Rodriguez addressed the Council stating staff recommends the award of a contract for Senior Recreation Center Renovations to LMC Corporation for \$736,877.17 as providing the best value to the City.

Parks and Recreation Assistant Director Stowers addressed the Council stating this project will include a full interior renovation, and with financial savings, added parking and exterior finishes to resemble the recently renovated Public Safety Building. Items to be renovated are as follows: new ADA restrooms, expansion of the senior fitness center with surfacing to match the Recreation Center, all new flooring throughout the building, upgrade to the HVAC system to rezone common areas and office spaces, relocating staff offices, and new LED lighting throughout the building.

Council Comments

Mayor Porter thanked staff for their work and for the cost savings which allows the City to get more for the money. Stowers added originally, they were looking at a three-month-long construction project; however, they are anticipating up to six months now. Porter asked if there was a plan that would allow the senior citizens to still be able to gather. Stowers replied yes, they will have open play time at the Recreation Center. Mayor *pro tem* Forrester stated he would like to see a scheduling of activities similar to what they currently do so they do not experience a change in services being provided. Stowers replied that staff could look into it, and added that as of right now they do not have anything programmed. Forrester asked if specific times could be set aside at the Recreation Center for senior citizens to give them the same accommodations that they currently receive. Parks and Recreation Director Powlen replied that during the time in the day when open play is occurring at the Recreation Center, there are usually seniors utilizing the equipment time and will have access to the track. Forrester asked if accessing equipment becomes an issue and, if staff could look at making changes. Powlen replied that the staff would monitor that.

Council Action

A motion was made by Mayor Porter, seconded by Councilman Williams, to approve Item 4 as presented. A vote was taken and the motion passed 6-0 with Councilman Strang absent.

5. **Consider, and act upon, Resolution No. 2023-23(R) casting a nomination for a candidate for the Board of Directors of the Dallas Central Appraisal District.**

Council Comments

Mayor Porter stated there are specific requirements listed in the agenda packet for a candidate, and added if the Council does not have an individual to recommend, the Council is not required to take action.

Council Action

No action taken on Item 5.

6. **Consider, and act upon, Resolution No. 2023-24(R) casting a nomination for a candidate for the Board of Directors of the Rockwall Central Appraisal District.**

Council Comments

Mayor Porter stated there are specific requirements listed in the agenda packet for a candidate, and added if the Council does not have an individual to recommend, the Council is not required to take action.

Council Action

No action taken on Item 6.

EXECUTIVE SESSION

Councilman Strang took his seat at the dais at 6:49 p.m.

Mayor Porter convened the Council into Executive Session at 6:50 p.m.

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.

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

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

ES2. Discuss property located at Hwy. 78 and Spring Creek.

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, 2021-2d, 2021-5a, 2021-6c, 2021-9b, 2021-11b, 2022-1b, 2022-1c, 2022-7b, 2022-9a, 2022-10c, 2023-1a, 2023-1c, 2023-2b, 2023-2d, 2023-3b, 2023-5b, 2023-6b, 2023-6c, 2023-6d, 2023-8a, 2023-8b, 2023-8c, 2023-9a, 2023-9b, and 2023-9c.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 8:21 p.m.

READING OF ORDINANCES

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

City Secretary Storm read the captions of Ordinance Nos. 2023-44, 2023-45, 2023-46, 2023-47, and 2023-48 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Mayor *pro tem* Forrester, to adjourn the meeting at 8:24 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: City Secretary
 Prepared By: Mary Bradley

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2023-49 setting the time and place for all regular City Council Meetings in the 2024 calendar year.

Recommendation

Motion to approve the Item as presented.

Discussion

Article III, Section 9 of the City of Wylie Home Rule Charter states that the City Council shall hold at least one regular meeting each month and as many additional meetings as it deems necessary to transact the business of the City. The City Council shall fix, by ordinance, the date and time of the regular meetings. Special meetings of the City Council shall be held on the call of the mayor or a majority of the City Council members.

By this Ordinance, the dates and times of all regular meetings in 2024 will be set. During the months of November and December one meeting per month has been scheduled due to the holidays. Upon request of the Council, special called meetings and work sessions can be scheduled at any times designated by the City Council and posted in accordance with the Texas Open Meetings Act.

ORDINANCE NO. 2023-49

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, HEREBY SETTING THE REGULAR CITY COUNCIL MEETING DATES FOR CALENDAR YEAR 2024 FOR THE CITY OF WYLIE, TEXAS; PROVIDING FOR SAVINGS, REPEALING AND SEVERANCE CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the City Council normally meets on the 2nd and 4th Tuesday of each month; and

WHEREAS, the City Charter requires the City Council to meet at least once each month; and

WHEREAS, many citizens, City employees and elected officials take vacations or are unavailable during the holidays; and

WHEREAS, the City Council finds it will be beneficial and in the best interests of the public to set forth its regular meeting dates for the calendar year 2024.

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

SECTION 1: The City Council of the City of Wylie, Texas, hereby determines that regular meetings will be held on the 2nd and 4th Tuesdays for the first ten months of 2024 (January through October) and on the 2nd Tuesday in November and December 2024, which shall be on the following dates:

January 9 and 23, 2024	July 9 and 23, 2024
February 13 and 27, 2024	August 13 and 27, 2024
March 12 and 26, 2024	September 10 and 24, 2024
April 9 and 23, 2024	October 8 and 22, 2024
May 14 and 28, 2024	November 12, 2024
June 11 and 25, 2024	December 10, 2024

SECTION 2: Nothing herein shall prohibit the City Council from canceling or changing the regular meeting dates established herein or from holding special or other meetings as allowed by law.

SECTION 3: The City Council's regular meetings shall generally begin at 6:00 p.m. and are usually held at 300 Country Club Road, Building #100, Wylie, Texas in the City Council Chambers in City Hall; however, the exact time and location for each meeting shall be posted in accordance with the Texas Open Meetings Act.

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

SECTION 5: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Wylie hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or

phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

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

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, on this the 10th day of October, 2023.

Matthew Porter, Mayor

ATTEST TO:

Stephanie Storm, City Secretary

2024 Wylie City Council Yearly Calendar

January

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

February

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29		

March

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

April

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

May

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

June

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30						

July

S	M	T	W	T	F	S
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

August

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

September

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

October

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

November

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30

December

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

2024 Council Dates



Wylie City Council

AGENDA REPORT

Department: Police
Prepared By: Anthony Henderson

Account Code: _____

Subject

Consider, and act upon, a First Amendment to Interlocal Cooperation Agreement for Jail Services between the City of Wylie and the City of Parker, and authorizing the City Manager to execute any necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

The purpose of the First Amendment to Interlocal Cooperation Agreement for Jail Services with the City of Parker is to update Section 3.01 (Jail Fees).

The ILA will outline compensation for service rendered to this agency by the Wylie Jail.

RESOLUTION NO. 2023-757
(An Amended Wylie Jail Services Agreement)

**A RESOLUTION OF THE CITY OF PARKER, COLLIN COUNTY, TEXAS,
 PROVIDING FOR THE EXECUTION OF AN INTERLOCAL JAIL
 SERVICES AGREEMENT BETWEEN THE CITY OF PARKER AND CITY
 OF WYLIE.**

WHEREAS, the City of Parker is authorized by state law to execute an amended Interlocal Agreement (ILA) for Jail Services with the City of Wylie; and

WHEREAS, the City of Parker finds it necessary to have Police Jail Service for the health and protection of its residents and their property; and

WHEREAS, Wylie Police Department is an official State of Texas recognized and authorized agency to provide Police Jail Services, and the City of Parker does not provide such services; and

WHEREAS, The City of Parker has budgeted sufficient funds to make the required payments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF PARKER, COLLIN COUNTY, TEXAS:

SECTION 1. The Parker City Council does authorize the Mayor to enter into an amended agreement with the City of Wylie for Police Jail Services in substantially the form attached hereto.

SECTION 2. This resolution shall be effective upon its passage.

APPROVED AND ADOPTED this 19th day of September, 2023.

CITY OF PARKER, TEXAS




 Lee Pettie, Mayor

ATTEST:


 Patti Scott Grey, City Secretary

APPROVED AS TO FORM:


 Amy J. Stanphill, City Attorney
 RESOLUTION NO. 2023-757
(An Amended Wylie Jail Services Agreement)

First Amendment to Interlocal Cooperation Agreement for Jail Services

This First Amendment to Interlocal Cooperation Agreement ("**First Amendment**") is entered into by and between the City of Parker, Texas, a Type A General Law municipality ("**Parker**") and the City of Wylie, Texas, a Home-Rule municipality ("**Wylie**"). Wylie and Agency are at times each referred to herein as a "**party**" or collectively as the "**parties**."

RECITALS:

1. The parties entered into that certain Interlocal Cooperation Agreement dated January 12, 2022, which is incorporated herein by reference for all purposes ("**Original Agreement**"), and together with this First Amendment, (the "**Agreement**"), wherein Agency contracted with Wylie to obtain jail services from Wylie at the Wylie Jail for the handling, processing, housing and detention of persons arrested by the Parker Police Department.
2. The parties desire to amend the Original Agreement as set forth in this First Amendment and to otherwise agree as set forth herein.

NOW, THEREFORE, in consideration of the foregoing and on the terms and conditions hereinafter set forth, and for other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

Section 1: Amendment to Original Agreement, Section 3.01 (Jail Fees):

Section 3.01 (Jail Fees) of the Original Agreement is hereby amended to read as follows:

"3.01 Jail Fees

Agency shall pay to Wylie a fee for each detainee processed into the Wylie Jail and delivered by Agency regardless of the detainee's length of stay ("**Detainee Fee**"). The amount of the Detainee Fee shall be established by administrative order of the Wylie City Manager on an annual basis for each ensuing fiscal year based upon the projected costs of services; provided, however, the initial Detainee Fee shall be one hundred twenty-five dollars (\$125.00) per detainee for the first 24 hour period in custody. Each additional 24-hour period will constitute a separate day and an additional one hundred twenty-five dollars (\$125) per detainee will be charged until changed by administrative order of the Wylie City Manager as provided herein. Any increase or change in the amount of the Detainee Fee or other costs of services shall be effective on the forty-fifth (45th) day after Wylie provides written notice thereof to Agency ("**Notice of Fee Increase**") unless Wylie receives written notice to terminate this Agreement from Agency prior to the expiration of such forty-five (45) day period."

Section 2: Defined Terms

Any term not defined herein shall be deemed to have the same meaning ascribed to it under the Original Agreement.

Section 3: Ratification

The parties hereby ratify and confirm all of the terms, provisions, covenants and conditions of the Original Agreement and acknowledge and agree that the Original Agreement remains in full force and effect, except as amended in this First Amendment.

Section 4: Controlling Agreement

To the extent that any provision contained herein conflicts with the Original Agreement, the provision contained herein shall supersede such conflicting provisions contained in the Original Agreement.

Section 5: Entire Agreement/First Amendment

This First Amendment and the Original Agreement contain the entire agreement of the parties with respect to the matters contained herein. This First Amendment may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the parties hereto.

Section 6: Authority to Execute

The individuals executing this First Amendment on behalf of the respective parties below represent to each other and to others that all appropriate and necessary action has been taken to authorize the individual who is executing this First Amendment to do so for and on behalf of the party for which his or her signature appears, that there are no other parties or entities required to execute this First Amendment in order for the same to be an authorized and binding agreement on the party for whom the individual is signing this First Amendment and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the Effective Date.

Section 7: Counterparts

This First Amendment may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes, and all such counterparts shall, collectively, constitute one First Amendment. An electronic mail or facsimile signature will also be deemed to constitute an original if properly executed and delivered to the other party.

IN WITNESS WHEREOF, the parties have executed this First Amendment and caused this First Amendment to be effective when all the parties have signed it. The date this First Amendment is signed by the last party to sign it (as indicated by the date associated with that party's signature below) will be deemed the effective date of this First Amendment.

City of Wylie, Texas

By: _____

Print Name: Brent Parker

Title: City Manager

Agency: City of Parker, Texas

Date: _____

By:  _____

Print Name: Lee Pettie

Title: Mayor

City of Parker, Texas

Date: 09/19/2023



Wylie City Council

AGENDA REPORT

Department: Purchasing **Account Code:** 112-5614-58150/470-5470-58150
Prepared By: Christopher Rodriguez

Subject

Consider, and act upon, the award of contract #W2024-01-I Community Park and East Meadow Restrooms to RFL, a CorWorth Company, in the amount of \$670,900.00, and authorizing the City Manager to execute any and all necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

The Parks and Recreation Department is seeking approval from City Council to award a contract to RFL, a CorWorth Company, to construct and install new restroom/mechanical rooms at Community Park and East Meadow Trailhead.

This project will include the construction and installation of a new restroom facility for the splash pad and surrounding amenities at Community Park. The existing restroom facility will be removed and replaced with the same number of fixtures, and the orientation will be changed to face the new splash pad. The same restroom/mechanical room will be constructed and installed at East Meadow Trailhead for the future splash pad that will be installed in early summer 2024.

Staff recommends the award of contract W2024-01-I Community Park and East Meadow Restrooms to RFL, a CorWorth Company, in the amount of \$670,900.00 as providing the best value to the City. The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 791 of the Texas Government Code and Section 271 Subchapter F of the Local Government Code; and by doing so satisfies any State Law requiring local governments to seek competitive bids for items.



Wylie City Council

AGENDA REPORT

Department: Parks and Recreation
Prepared By: Brent Stowers

Account Code: _____

Subject

Consider, and act upon, a donation from the Wylie Baseball Softball Association in the amount of \$42,268.20 for the installation of artificial turf at the home plate circles and pitching mounds located at Community Park baseball fields.

Recommendation

Motion to approve the Item as presented.

Discussion

In the fall of 2022 the Wylie Baseball Softball Association reached out to the Parks and Recreation Department about the possibility of adding artificial turf to the homeplate circles and a small portion in front of the pitching mounds at the baseball fields located at Community Park. The Association agreed that they would pay for the materials and installation as a donation if the Department would handle the project.

The Department agreed that these areas were ideal for the amount of wear and tear that the homeplate circles and pitching mounds received. City Council approved a budget amendment in October 2022 to utilize up to \$50,000 from the Acquisition and Improvement Fund-Central Zone, which is where Community Park is located. The purpose of the budget amendment was for the Department to move forward with the project, and to have the Association donate the cost in full after the project was complete.

After researching several vendors staff move forward with DFW Turf Solutions, and was able to complete the project for \$42,268.20. The installation of the artificial turf was completed in late summer of 2023, just in time for the fall baseball season to start. The Parks and Recreation Department is now moving forward with the donation process, and recommends City Council to approve the Wylie Baseball Softball Association for the donation of \$42,268.20 to be placed back into the Acquisition and Improvement Fund-Central Zone.



Wylie City Council

AGENDA REPORT

Department: Planning

Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Final Plat of Beaver Creek Estates, Lot 1-10, Block A establishing 10 residential lots on 17.053 acres in the City of Wylie Extra Territorial Jurisdiction, property located at the southeast corner of Beaver Creek Road and Fox Hollow.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Beaver Creek 17 LLC

APPLICANT: TNP Surveyor

The applicant is proposing to create ten residential lots on 17.053 acres located outside of the City limits within the City of Wylie Extra Territorial Jurisdiction at the southeast corner of Beaver Creek Road and Fox Hollow.

The purpose of the plat is to create ten residential lots from an unplatted parcel of land for the development of single-family homes. Collin County Engineering and Development staff have reviewed and are prepared to accept the plat.

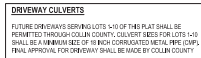
The plat shall dedicate 30' of Right of Way for the future expansion of Beaver Creek Road and Fox Hollow Road.

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 Gov't Code.

P&Z Recommendation

The Commission voted 6-0 to recommend approval.



Designated Representative for
Collin County Development Services

T.B.P.L.S. Registration No. 10194381

INFORMATION
3379
November 15, 2023

 **tnp**

SURVEYOR
TEAGUE MALL & PERKINS, INC.
825 Watters Creek Boulevard, Suite M38
Allen, Texas 75013
214.461.9867 ph 214.461.9864 fx
T.B.P.L.S., Registration No. 10194381
www.tnpinc.com



Wylie City Council

AGENDA REPORT

Department: Planning

Prepared By: Renae' Ollie / Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a request to construct a new residential structure, located at 111 Keefer Street within the Downtown Historic District.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Angelica Hernandez

APPLICANT: Angelica Hernandez

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

The applicant is proposing to construct a 2,193 sf single story Craftsman style residential dwelling on 0.12073 acres (5,259 sf). The design includes an 8:12 pitch gable roof, a 4' open front porch with tapered square columns, and American craftsman standard glass multi-pane windows. The primary exterior material shall be horizontal Hardi Board siding with a width between four and five inches.

The selected paint colors will be from Sherwin Williams Historic Color Palette:

Siding: Roycroft Vellum SW 2833

Trim: Classical White SW 2829

Wavy Decorative Shingles: Craftsman Brown SW 2835

As stated in the book *A Field Guide to American Houses* by Virginia Savage McAlester, identifying features of a Craftsman style house typically includes low-pitched, gabled roof with wide, unenclosed eave overhang; roof rafters usually exposed; decorative false beams or braces commonly added under gables; porches, either full or partial width; with roof supported by tapered square columns; columns or piers frequently extend to ground-level (without a break at level of porch floor); commonly one or one-half stories high, although two story examples occur in every subtype.

The single-family dwelling will conform to the design standards of Article 6.3 as well as other City ordinances and guidelines. Staff Recommends approval subject to additions and alterations as required by City Engineer and Building Inspections Department.

History of property

It is believed that the property was platted sometime between the late 1940's to mid-1950's. A 1921 Sanborn Map shows a structure on the property. It is unknown when the structure was demolished.

If approved, work will begin October 15th with an approximate completion date of seven months.

HRC Recommendation

After some discussion regarding setbacks, the attached garage, and the lack of a porch railing, in which staff explained that the presented plan followed the requirements of the Zoning Ordinance except the railing, the Commission voted 4-1 to recommend approval with the condition that a porch railing be added. The railing has been added and is shown in the exhibit.

SEAL:

DOOR SCHEDULE				
NUMBER	QTY	HEIGHT	WIDTH	DESCRIPTION
D01	1	96"	192"	GARAGE-GARAGE DOOR CHD
D02	2	80"	24"	HINGED-DOOR P04
D03	10	80"	30"	HINGED-DOOR P04
D05	2	80"	36"	EXT. HINGED-DOOR E21
D06	1	80"	48"	DOUBLE HINGED-DOOR P04
D07	1	80"	60"	EXT. SLIDER-GLASS PANEL

PROPOSED LIVING AREA	1,689 SQ F
PROPOSED PORCH/PATIO AREA	104 SQ F
PROPOSED GARAGE AREA	400 SQ F
TOTAL AREA	2,193 SQ F

ADDRESS: 111 KEEFER DR WYLIE, TX 75098
DATE: 9/29/2023
DRAWN BY: ATOR
DESCRIPTION: CRAFTSMAN STYLE SINGLE FAMILY RESIDENCE ONE STORY 4 BEDROOM, 2 BATH
SCALE: 1/4" = 1'
SHEET TITLE: FLOOR PLAN

A-2

THD
TORRES HOMES DESIGNS
INFO@THDTX.COM
214-854-5420

DESIGNER DISCLAIMER: We have exercised great effort and care in the creation of this home design and the completion of these construction drawings. However the designer, have not been contracted to provide personal consultation, site supervision or field inspection services and have no control over the construction materials, methods or sequencing used by the builder. For these reasons, as well as the gross variations in local building codes, the designer assume no responsibility for any damages, including structural failures resulting from errors or omission in these construction drawings. We strongly recommend that you, the homeowner, have these drawings thoroughly reviewed by a licensed architect, professional engineer, certified residential designer or general contractor licensed to practice in your area, in addition to your local building officials, prior to beginning construction.

SEAL:

ADDRESS:
111 KEEFER DR
WYLIE, TX 75098

DATE:
9/29/2023

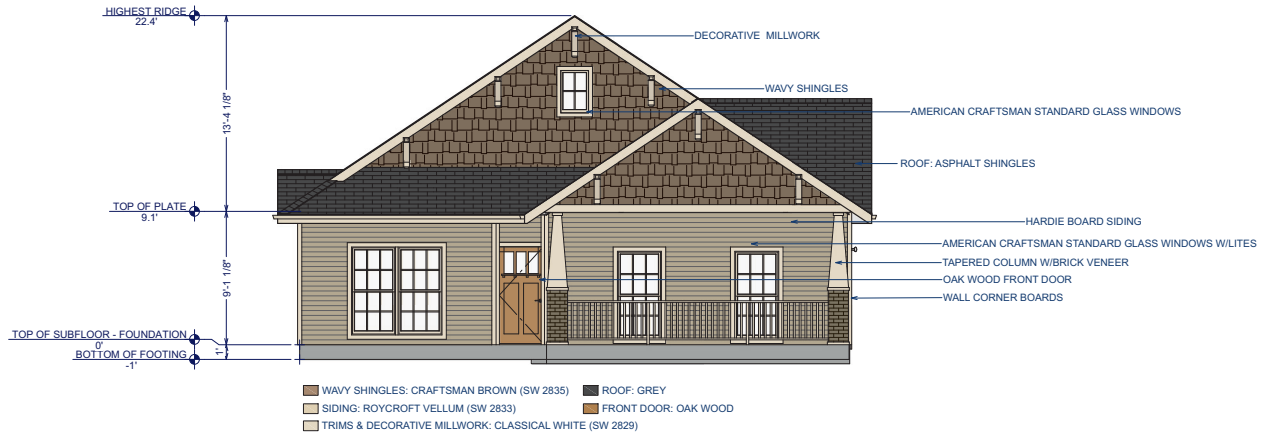
DRAWN BY:
ATOR

DESCRIPTION:
CRAFTSMAN STYLE
SINGLE FAMILY RESIDENCE
ONE STORY | 4 BEDROOM, 2 BATH

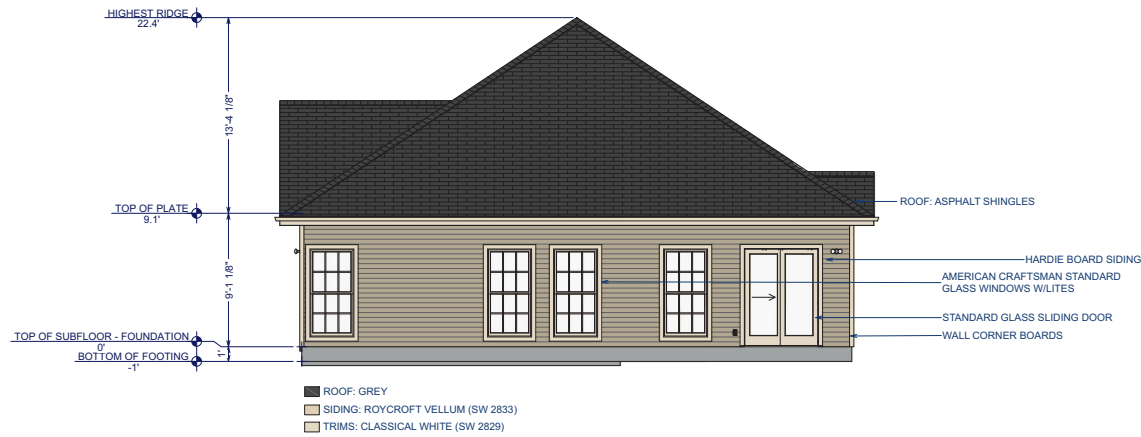
SCALE:
1/4" = 1'

SHEET TITLE:
FRONT & REAR ELEVATIONS

A-3



FRONT ELEVATION



REAR ELEVATION

THD

TORRES HOMES DESIGNS
INFO@THDTHX.COM
214-854-5420

DESIGNER DISCLAIMER: We have exercised great effort and care in the creation of this home design and the completion of these construction drawings. However the designer, have not been contracted to provide personal consultation, site supervision or field inspection services and have no control over the construction materials, methods or sequencing used by the builder. For these reasons, as well as the gross variations in local building codes, the designer assume no responsibility for any damages, including structural failures resulting from errors or omission in these construction drawings. We strongly recommend that you, the homeowner, have these drawings thoroughly reviewed by a licensed architect, professional engineer, certified residential designer or general contractor licensed to practice in your area, in addition to your local building officials, prior to beginning construction.

SEAL:

ADDRESS:
111 KEEFER DR
WYLIE, TX 75098

DATE:
9/29/2023

DRAWN BY:
ATOR

DESCRIPTION:
CRAFTSMAN STYLE
SINGLE FAMILY RESIDENCE
ONE STORY | 4 BEDROOM, 2 BATH

SCALE:
1/4" = 1'

SHEET TITLE:
RIGHT & LEFT ELEVATIONS

A-4



LEFT ELEVATION



RIGHT ELEVATION



Wylie City Council

AGENDA REPORT

Department: Planning

Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Agricultural (AG/30) to Single Family 10/24 (SF 10/24) on 15 acres, Townhouse District (TH) on 3.8 acres, and Commercial Corridor (CC) on 4 acres. Property generally located at and around 605 Country Club Road (ZC 2023-15).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Scott Residential

APPLICANT: Dr. Abdul Lateef Khan

The applicant is requesting a change in zoning on 25 acres from Agricultural (AG/30) to 17.2 acres of land to be zoned Single Family 10/24 (SF10/24), 3.8 acres zoned Townhouse District (TH), and 4.0 acres zoned Commercial Corridor (CC). The property is generally located near 605 Country Club Road north of Fire Station #2 and south of Presidential Estates. The applicant is requesting straight zoning in all zoning districts with no exceptions requested; therefore, should the request be approved, all development will be in compliance with the Zoning Ordinance design standards.

The development generally matches the conceptual plans that were presented at the work session held on April 18th at P&Z and May 9th at City Council, with some modifications based on comments from Commissioners and Council members during the work sessions and staff recommendations.

The single-family portion of the development contains 46 residential lots. The townhome portion contains 30 residential lots. The commercial portion allows for the potential development of approximately 25,000 sq. ft. of commercial space within three separate lots.

The 2.2 acres of open space in the single-family zoning shall be owned and maintained by the Home Owners Association and is proposed to provide two pickle ball courts, a half basketball court, and a playground. There are also common space areas in the townhome area.

The proposed zoning includes the creation of three residential streets with access to Country Club Road. A second point of access is the extension of Washington Place within the Presidential Estates Subdivision that was originally designed for joint access. Based on citizen and Commissioners comments, this access is recommended to be open to emergency response vehicles only.

Country Club Road is categorized as a Type B roadway and is listed as a major thoroughfare within the Thoroughfare Plan, being the highest street capacity, the City maintains. While certain areas of Country Club are busy at certain times of the day, for example, the left turn lane from Country Club to Brown and the right turn lane from Country Club to FM 544, based on the most recent traffic counts, Country Club is under capacity overall. The Comprehensive Plan shows the North Central

Texas Council of Government (NCTCOG) performance measurement for Level-of-Service for the section of Country Club Road adjacent to the subject property being in the “A”, “B”, and “C” category, defined as traffic flow that moves at or above the posted speed limit. Travel time in this category is not hindered because of congestion because traffic volumes are much less than the actual capacity, with few exceptions at limited times of the day; however, due to citizen and Commissioner’s concerns, the recommendation for approval assumes that a Traffic Impact Analysis will be required prior to platting. While it is known that Country Club has capacity, the TIA may identify the need for deceleration lanes, or other traffic needs.

The property to the north is developed with the Presidential Estates single-family subdivision. The property to the south is developed with Fire Station #2. The property to the west is developed as a farm and ranch style single-family home. The property to the east is developed with commercial uses and a bus parking area for the Wylie School district. The subject property lies within the Local Commercial and Low Density Residential sectors of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to 41 property owners within 200 feet as required by state law. At the time of posting, nine responses were received in opposition within the notification area and none in favor of the request. Additionally, 32 protest responses were received outside of the notification area.

If zoning is approved, preliminary and final plats shall be required for the entire development. Additionally, site plan review shall be required for the commercial development.

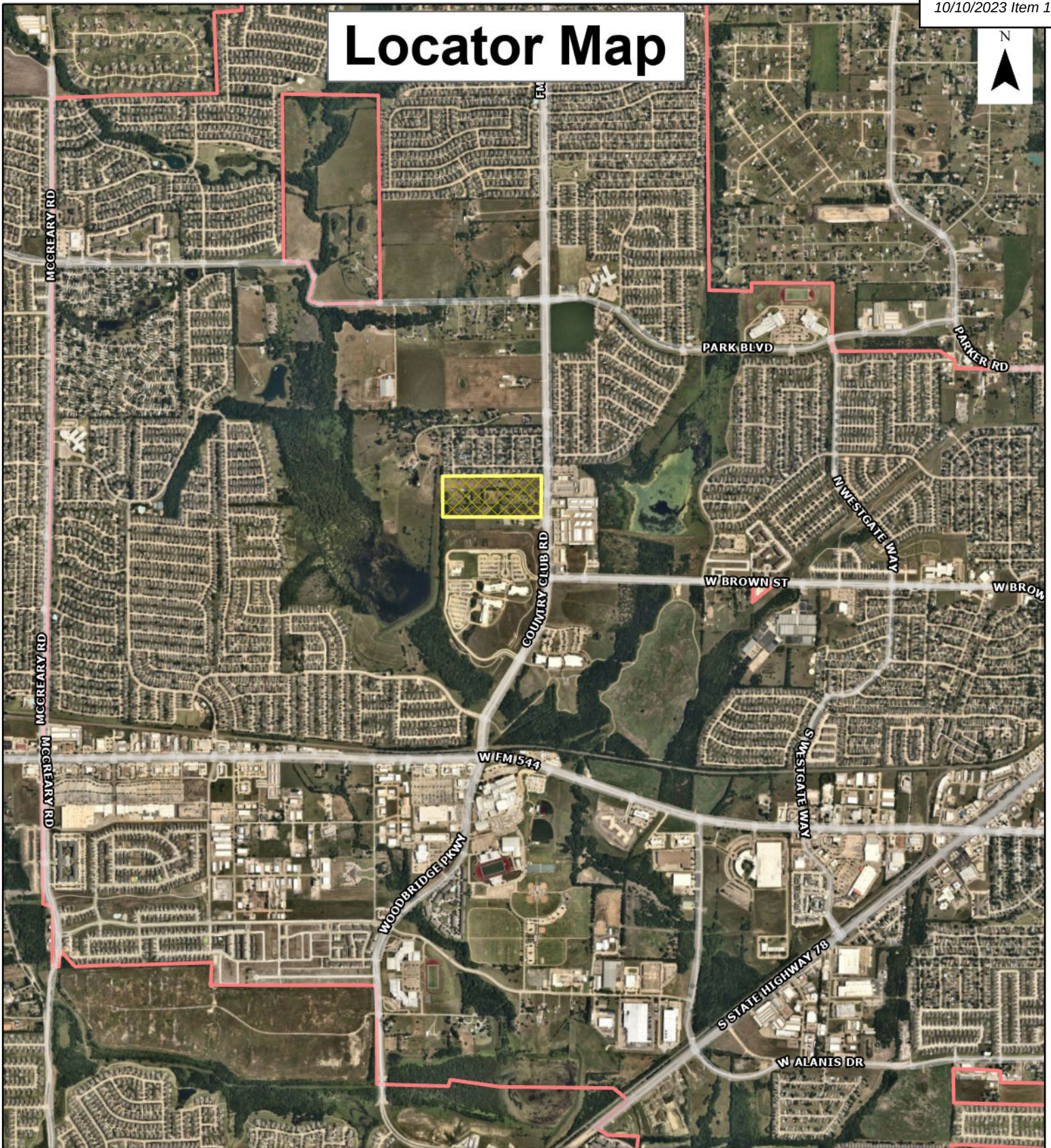
P&Z Recommendation

During the public hearing a majority of citizens against the development expressed concerns that included: concerns about traffic, both on Country Club and within the Presidential Estates neighborhood, potential crime, no need for the commercial zoning, and property values. A few citizens spoke in favor as the development was following the Zoning Ordinance and current future land use plan.

After some discussion centered on citizen comments, the P&Z Commission voted 6-1 to recommend approval with the stipulations that Washington Street access be limited to emergency vehicles only and that a TIA be required prior to platting.

Locator Map

N



ZONING CASE:
ZC 2023-15 College Park

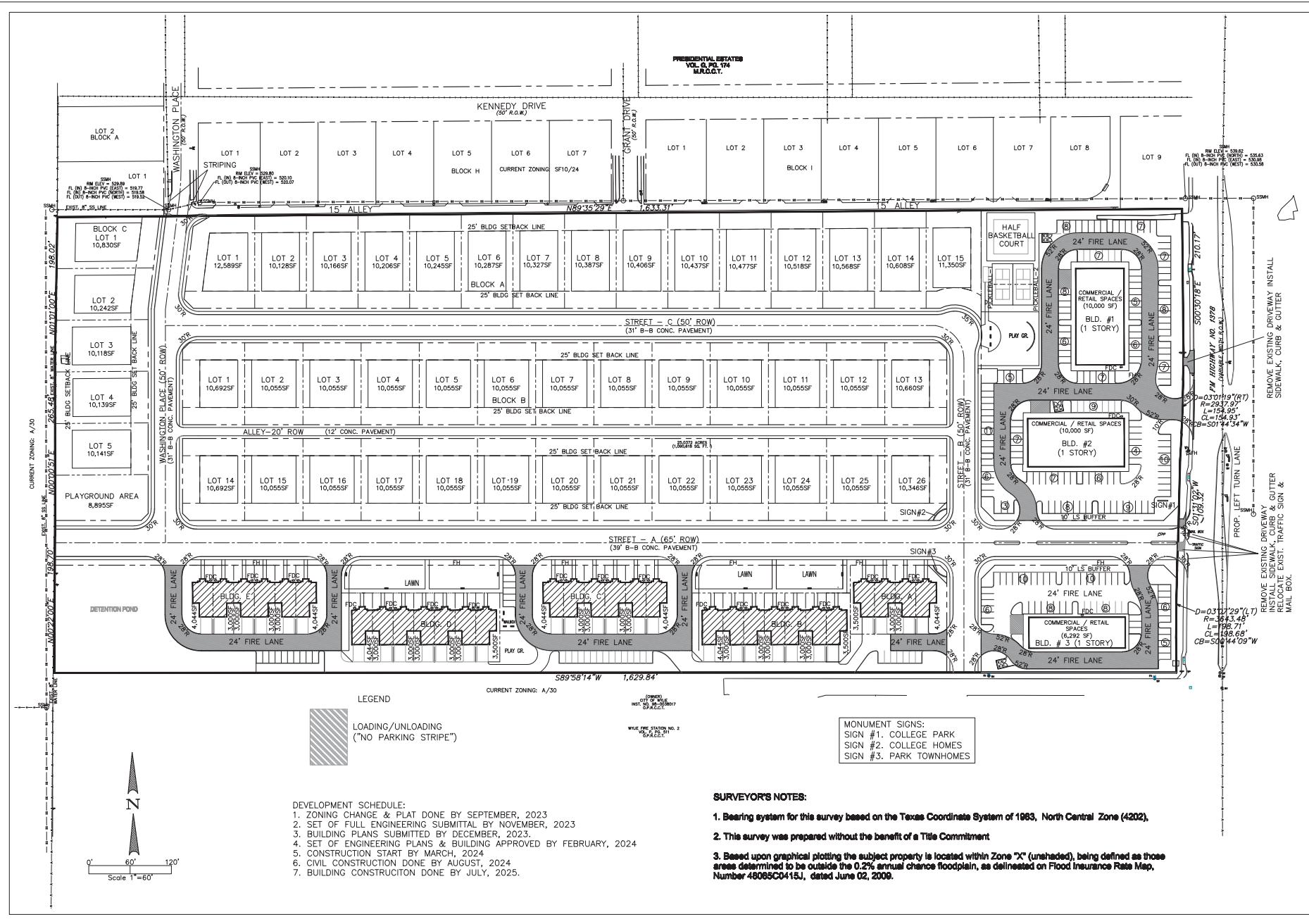
 SUBJECT property

0 0.2 0.4 0.6 0.8 Miles



Date: 7/25/2023

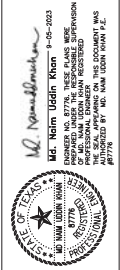




COLLEGE PARK
GEORGE V. GUNNELL SURVEY ABSTRACT NO. 351
CITY OF WASHINGTON, TEXAS
AREA 2534 ACRES
DEVELOPER: SCOTT RESIDENTIAL, LLC
CONTACT: DR. ABDUL LATIEF KHAN
5411 KINOSTON DRIVE
RICHMOND, TEXAS 77406
PHONE: (409) 870 6020

ND & Associates, LLC
2108 Canyon Creek Drive
Garland, Texas 75042
PH: (214) 533 7161
EMAIL: naim1207@yahoo.com
FIRM # F - 13340

NO.	DATE	REVISION
1		
2		
3		
4		



DATE	SCALE
8/05/2023	1" = 60'
DRAWN BY	CHECKED BY
ND	NK
PROJECT	
785-WYL-23	
SHEET NO.	
C-1	



SITE DATA TABLE

	SF – 10/24 (SINGLE FAMILY)	TH (TOWNHOMES)	COMMUNITY COMMERCIAL	COMMON AREAS
TOTAL LAND AREA	15 ACRES	3.8 ACRES	4 ACRES	2.2 ACRES
TOTAL HOUSES	46	30	26,292 SF. BLDG.	
MIN. LOT AREA	10,000 SF.	3,000 SF.		
MIN. LOT WIDTH	75 FEET	30 FEET		
MIN. LOT DEPTH	100 FEET	100 FEET		
MAX. LOT COVERAGE	45%	60%		
MIN. DWELLING SIZE	2,400 SF.	1,200 SF.		
FRONT YARD	25 FEET MIN.	20 FEET MIN.		
SIDE YARD	10 FEET MIN.	0 FEET MIN.		
REAR YARD	25 FEET MIN.	25 FEET MIN.		
BUILDING HEIGHT	40 FEET	40 FEET	50 FEET	
PARKING PROVIDED				215 (9 HC PARKING)

BEING a 25.0372 acre tract situated in the George W. Gunnell Survey, Abstract No. 351, Collin County, Texas and being all of a tract of land described in a deed to Wylie Partners, LP as recorded in Instrument Number 20180530000658260 of the Official Public Records Collin County, Texas (O.P.R.C.C.T.) and all tract of land described in a deed to Abdul R. Khan and Abdul L. Khan, as recorded in Instrument Number 20150608000672830, (O.P.R.C.C.T.) and all of a tract of land described in a deed to Scott Residential, LLC as recorded in Instrument Number 201811050013736830, 201811060013736890 (O.P.R.C.C.T.) and all of a tract of land described in a deed to ALK Real Estate Investment, LLP, as recorded in Instrument Number 20170302000278350 (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set at the northeast corner of said Wylie Partners, LP, and the southeast corner of Presidential Estates, an addition to the City of Wylie as record in Volume G, Page 174, Map Records of Collin County, Texas, and on the west right-of-way line of FM Highway No. 1378 (a variable width right-of-way), for a corner;

THENCE South 00 degrees 30 minutes 18 seconds East along the east line of said Wylie Partners, LP, and on the west right-of-way line of said FM Highway No. 1378, a distance of 210.17 feet to a 1/2-inch iron rod found at the southeast corner of said Wylie Partners, LP and the northeast corner of said Khan tract, and at the beginning of a curve to the right having a radius of 2937.97 feet and a chord bearing and distance of South 01 degrees 44 minutes 34 seconds West, 154.95 feet;

THENCE Along the east line of said Khan tract and the west right-of-way line of said FM Highway No. 1378, and along said curve to the right having a delta of 03 degrees 01 minutes 19 seconds and a arc length of 154.95 feet to a 1/2-inch Iron rod set, for corner

THENCE South 01 degrees 31 minutes 02 seconds West, along the east line of said Khan tract and the west right-of-way line of said FM Highway No. 1378, a distance of 109.32 feet to a 5/8-inch Iron rod found with cap stamped "TXDOT", at the southeast corner of said Khan tract and the northeast corner of said ALK Real Estate Investment, LP, and the beginning of a curve to the left having a radius of 3643.48 feet and a chord bearing and distance of South 00 degrees 44 minutes 09 seconds West, 198.68 feet;

THENCE along the east line of said ALK Real Estate Investment, LP, tract and on the west right-of-way line of said FM Highway No. 1378 and along said curve to the left having a delta of 03 degrees 07 minutes 29 seconds, and an arc length of 198.71 feet to a 1/2-inch iron rod set at the southeast corner of said ALK Real Estate Investment, LP, tract and the north line of a tract of land described in a deed to City of Wylie, as recorded in Instrument Number 98-0038017, (O.P.R.C.C.T.), for a corner;

THENCE South 89 degrees 58 minutes 14 seconds West, along the south line of said ALK Real Estate Investment, LLP tract, and on the north line of said City of Wylie tract a distance of 1629.84 feet to a 1/2-iron rod found at the southwest corner of said ALK Real Estate Investment tract and the northwest corner of said City of Wylie tract, for a corner;

THENCE North 00 degrees 22 minutes 00 seconds East, along the west line of said ALK Real Estate Investment tract, a distance of 198.70 feet to a 3/8-inch Iron rod found at the northwest corner of said ALK Real Estate Investment tract, and the southwest corner of said Scott Residential, LLC, for a corner;

THENCE North 00 degrees 00 minutes 51 seconds East, along the west line of said Scott Residential, LLC tract, a distance of 265.48 feet to a 3/8-inch iron rod found at the northwest corner of said Scott Residential, LLC tract, and the southwest corner of said Wylie Partners, LP tract, for a corner;

THENCE North 01 degrees 01 minutes 00 seconds East, along the west line of said Wylie Partners, LP tract, a distance of 198.02 feet to a 5/8-inch iron rod found at the northwest corner of said Wylie Partners, LP tract, and the southwest corner of said Presidential Estates, for a corner;

THENCE North 89 degrees 35 minutes 29 seconds East, along the north line of said Wyllie Partners, LP tract and the south line of said Presidential Estates, a distance of 1633.31 feet to the POINT OF BEGINNING AND CONTAINING 1,090,618 square feet or 25.0372 acres of land, more or less.

1. ALL USES PERMITTED BY THE CITY OF WYLIE, TEXAS.
2. ALL SURFACE MATERIALS OF PUBLIC STREETS, ACCESS DRIVEWAYS AND SIDEWALKS SHALL MEET OR EXCEED MINIMUM CITY STANDARDS & SPECIFICATIONS.
3. FINAL STREET LAYOUT, LOT CONFIGURATIONS, DIMENSIONS & AREAS MAY VARY PROVIDING NO VARIANCES OF THE CITY OF WYLIE.
4. LANDSCAPE SHALL COMPLY WITH THE CITY OF WYLIE RULES AND REGULATIONS.
5. 6' HIGH MASONRY SCREENING FENCE WILL BE CONSTRUCTED WEST, NORTH & SOUTH SIDE OF THE BOUNDARY LINE.
6. A HOMEOWNERS ASSOCIATIONS WILL BE FORMED TO MAINTAIN COMMON & EASEMENT AREAS AS PER THE CITY REQUIREMENTS.
7. TOWNHOMES LOT WILL HAVE 500 SF GARAGES.

8. SINGLE FAMILY HOUSES OF BLOCK A, LOT 1 TO LOT 15 & BLOCK C, LOT 1 TO LOT 5 WILL HAVE FRONT GARAGE ENTRY (TOTAL 20). SINGLE FAMILY HOUSES OF BLOCK B, LOT 1 TO LOT 26 WILL HAVE REAR GARAGE ENTRY (TOTAL 26).

SCOTT RESIDENTIAL, LLC
CONTACT: DR. ABDUL LATEEF KHAN
5411 KINGSTON DRIVE
RICHARDSON, TEXAS 75082
PH: (469) 870 6020

OCULUS ARCHITECTS, INC.
CONTACT: FOKRUDDIN KHONDAKER, AIA, NCARB
14310 RICH BRANCH DR.
NORTH POTOMAC, MD 20878

ND & ASSOCIATES, LLC
CONTACT: NAIM KHAN, P.E. CFM
603 CHERRY TREE LANE
WYLIE, TEXAS 75098
PH. 214 533 7181
E-MAIL: naim1207@yahoo.com

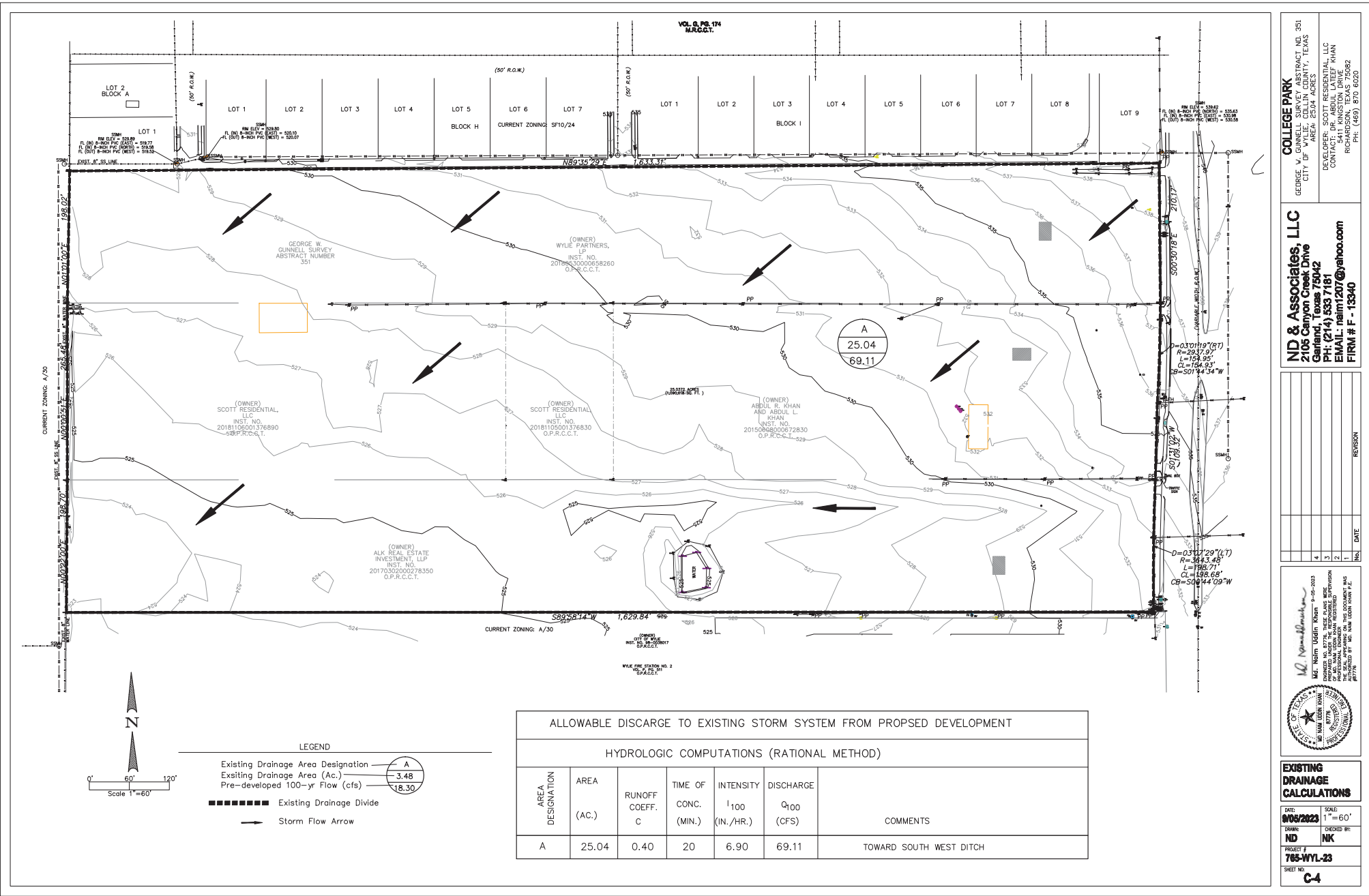
ND & Associates, LLC
2105 Canyon Creek Drive
Garland, Texas 75042
PH: (214) 533 7181
EMAIL: naim1207@yahoo.com
FIRM # F - 13340

[illegible]


 Md. Naim Uddin Khan 9-05-2023
 ENGINEER NO. 87776, THESE PLANS WERE
 PREPARED UNDER THE RESPONSIBLE SUPERVISION
 OF MD. NAIM UDDIN KHAN, A LICENSED
 PROFESSIONAL ENGINEER
 THE SEAL APPEARING ON THIS DOCUMENT WAS
 ISSUED BY: MD. NAIM UDDIN KHAN P.E.
 #87776

DATE: 9/05/2023	SCALE: N.T.S.
DRAWN: ND	CHECKED BY: NK
PROJECT # 765-WYL-23	
SHEET NO: C-2	





COLLEGE PARK
 GEORGE V. GUNNELL SURVEY ABSTRACT NO. 351
 CITY OF WAXAHACH, COLLIN COUNTY, TEXAS
 DEVELOPER: SCOTT RESIDENTIAL, LLC
 CONTACT: DR. ABDUL LATIEF KHAN
 PROJECT ADDRESS: 5411 KINOSTON DRIVE
 RICHARDSON, TEXAS 75082
 PHONE: (469) 870 6020

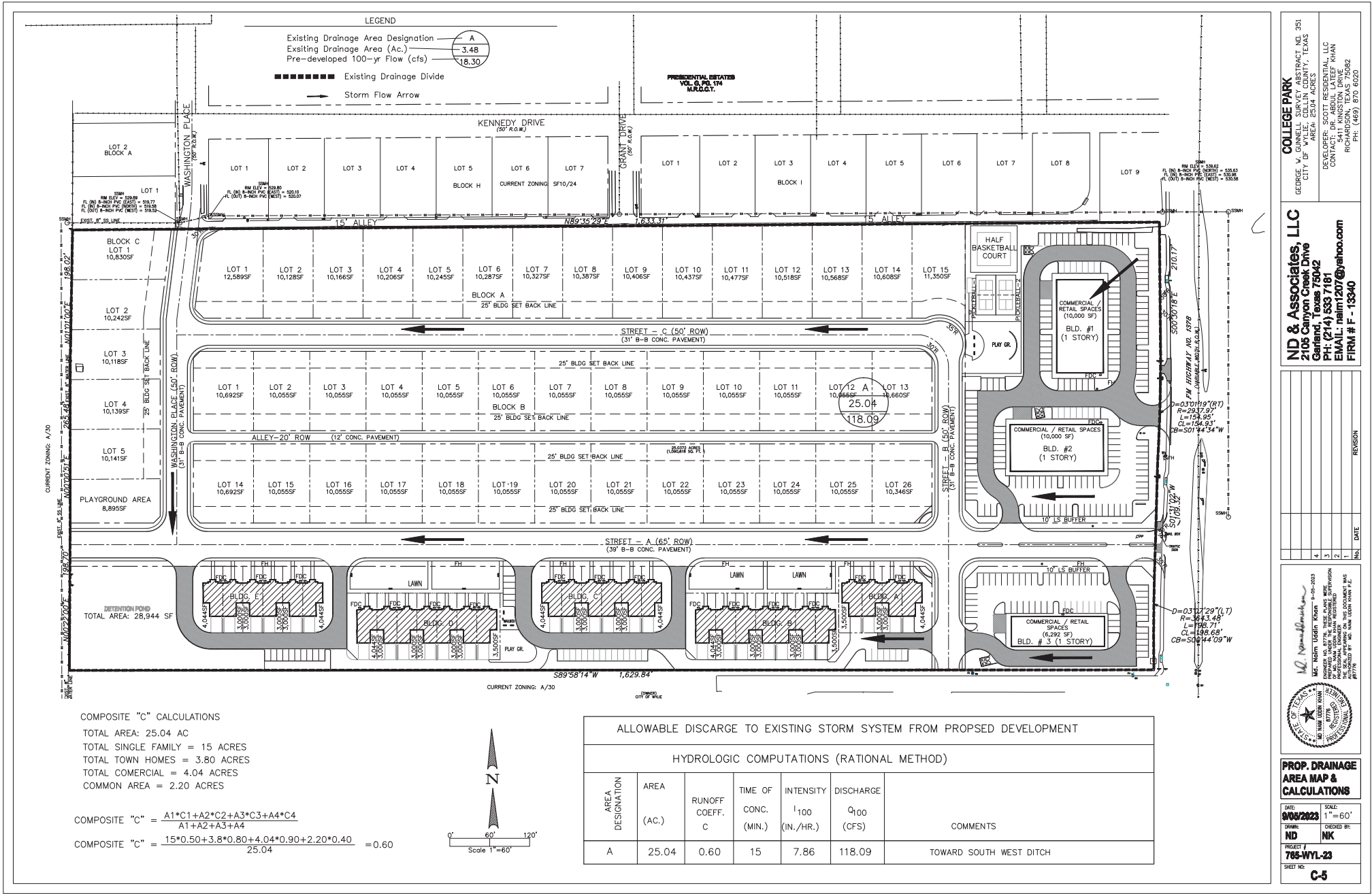
ND & Associates, LLC
 2106 Canyon Creek Drive
 Garland, Texas 75042
 PH: (214) 533 7161
 EMAIL: naim1207@yahoo.com
 FIRM # - 13340

NO.	DATE	REVISION
1		
2		
3		
4		

MD. Naim Uddin Khan
 MD. Naim Uddin Khan
 10/10/2023
 I, the undersigned, being a duly licensed Professional Engineer in the State of Texas, do hereby certify that I am the author of the foregoing and that I am a duly licensed Professional Engineer in the State of Texas.
 REGISTERED PROFESSIONAL ENGINEER
 NO. 7776
 EXPIRATION DATE 10/10/2025

EXISTING DRAINAGE CALCULATIONS

DATE: 09/08/2023
 SCALE: 1"=60'
 DRAWN: ND
 CHECKED BY: NK
 PROJECT: 765-WYL-23
 SHEET NO: C-4



COLLEGE PARK
GEORGE V. GUNELL SURVEY ABSTRACT NO. 951
CITY OF COLLEGE PARK, TEXAS
AREA 2504 ACRES
DEVELOPER: SCOTT RESIDENTIAL, LLC
CONTACT: DR. ABDUL LATEEF KHAN
RICHARDSON, TEXAS 75082
PH: (469) 870 6092

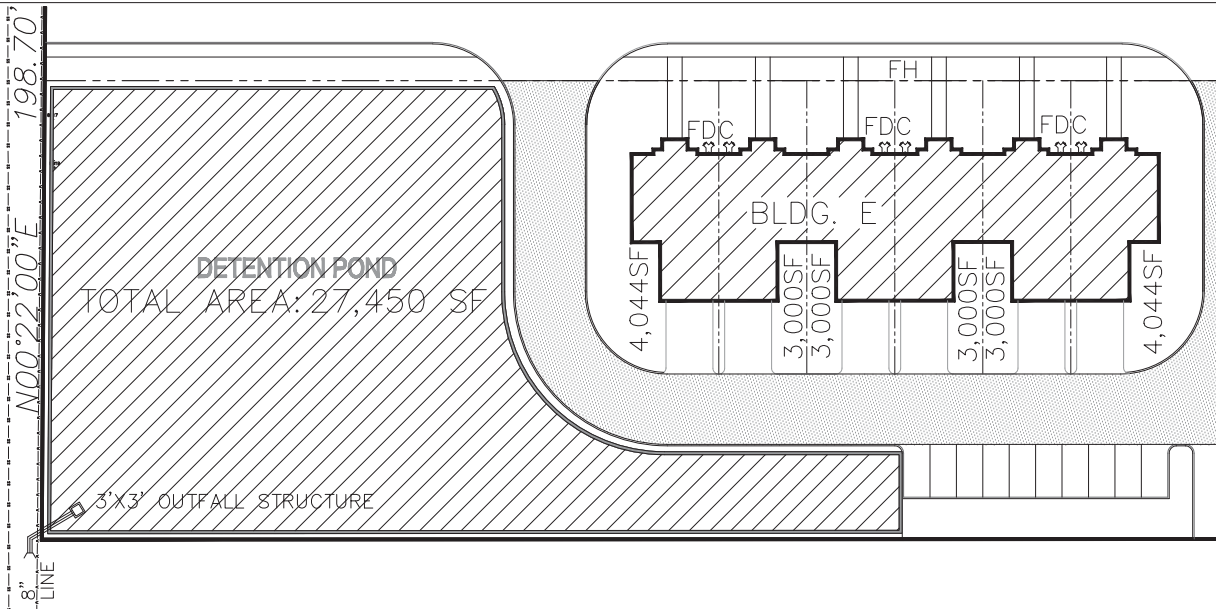
ND & Associates, LLC
2105 Canyon Creek Drive
Garland, TX 75042
PH: (214) 533 7181
EMAIL: ndaimt207@yahoo.com
FIRM # F - 13340

NO.	DATE	REVISION
1		
2		
3		
4		

Mr. Naim Uddin Khan 10-10-2023
ISSUED NO. 8776, THESE PLANS WERE
PREPARED BY ME OR UNDER MY CLOSE
PERSONAL SUPERVISION AND TO THE BEST
OF MY KNOWLEDGE AND BELIEF THEY
COMPLY WITH ALL CITY, STATE AND
FEDERAL REQUIREMENTS.
DATE: 10/10/2023 BY: ND: DATE: 10/10/2023

PROP. DRAINAGE
AREA MAP &
CALCULATIONS

DATE: 10/10/2023 SCALE: 1"=60'
DRAWN: ND CHECKED BY: NK
PROJECT: 785-WYL-23
SHEET NO: C-5



DETENTION POND CALCULATIONS

1. RAINFALL INTENSITY CALCULATIONS

	100-year	25-year	10-year	5-year
e	0.7370	0.7588	0.7739	0.7890
b	86.7090	76.0690	68.9510	64.2590
d	11.0000	11.0000	11.0000	11.0000

2. Determine Allowable Discharge From the Proposed Development

1a. Pre-Developed Flow-Area C

	5-yr	10-yr	25-yr	100-yr
A	25.04	25.04	25.04	25.04
C	0.4	0.4	0.4	0.4
Tc	20	20	20	20
I	4.28	4.84	5.62	6.90
Q (cfs)	42.87	48.48	56.29	69.12

4. THE POND WILL BE ENGINEERED DETENTION POND WITH RETAINING WALL ON ALL SIDES. TOTAL DEPTH OF POND WILL BE 3.6' WHICH INCLUDES 1' FREEBOARD FOR 100-YR RAINFALL EVENT. MULTI-STAGED OUTFALL STRUCTURE WILL BE DESIGNED TO RELEASE 100-YR, 25-YR, 10-YR AND 5-YR RAINFALL. FLOW SPRADER WILL BE BUILT AT OUTFALL TO MAKE THE CONCENTRATED FLOW TO SHEET FLOW. DETENTION POND AREA WILL BE DEDICATED AS A DRAINAGE EASEMENT. POND WALL WILL BE 1' WIDE ON THE TOP AND 2' INSIDE THE EASEMENT. RAMP WILL BE PROVIDE AT MAX 6:1 SLOPE FOR MAINTENANCE VEHICLE POND WILL BE MAINTAINED BY THE HOA

3. Required Storage for 100-YR Storm Event With Maximum Release Rate for 100-YR Storm Event

100-yr	Duration	I-100yr	C	Area	Pick Flow	Inflow	Outflow	Storage
	min.	in/hr		Acre	cfs	cu.ft.	cu.ft.	cu.ft.
10	9.20	0.60	25.04	138.15	82889	41471	41,418	
15	7.86	0.60	25.04	118.03	106225	51839	54,386	
20	6.90	0.60	25.04	103.68	124414	62207	62,207	
30	5.62	0.60	25.04	84.37	151869	82942	66,926	
40	4.78	0.60	25.04	71.84	172404	103678	68,726	
50	4.19	0.60	25.04	62.95	188863	124414	64,450	
60	3.75	0.60	25.04	56.29	202646	145149	57,497	
70	3.40	0.60	25.04	51.08	214540	165885	48,655	
80	3.12	0.60	25.04	46.88	225029	186620	38,409	
90	2.89	0.60	25.04	43.41	234433	207356	27,077	
100	2.70	0.60	25.04	40.50	242972	228091	14,881	
110	2.53	0.60	25.04	38.00	250807	248827	1,980	

c. 10-yr Storm Event (Maximum Release Rate: 48.48 cfs)

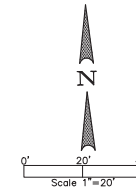
10-yr	Duration	I-10yr	C	Area	Pick Flow	Inflow	Outflow	Storage
	min.	in/hr		Acre	cfs	cu.ft.	cu.ft.	cu.ft.
10	6.54	0.60	25.04	98.20	58920	29086	29,834	
15	5.54	0.60	25.04	83.24	74916	36358	38,558	
20	4.84	0.60	25.04	72.65	87177	43630	43,547	
30	3.89	0.60	25.04	58.51	105325	58173	47,152	
40	3.29	0.60	25.04	49.42	118609	72716	45,893	
50	2.86	0.60	25.04	43.03	129078	87259	41,819	
60	2.55	0.60	25.04	38.26	137725	101803	35,923	
70	2.30	0.60	25.04	34.55	145103	116346	28,757	
80	2.10	0.60	25.04	31.57	151546	130889	20,657	
90	1.94	0.60	25.04	29.12	157274	145432	11,841	
100	1.80	0.60	25.04	27.07	162437	159976	2,461	
110	1.69	0.60	25.04	25.32	167142	174519	-7,377	

b. 25-yr Storm Event (Maximum Release Rate: 56.29 cfs)

25-yr	Duration	I-25yr	C	Area	Pick Flow	Inflow	Outflow	Storage
	min.	in/hr		Acre	cfs	cu.ft.	cu.ft.	cu.ft.
10	7.55	0.60	25.04	113.44	68063	33774	34,289	
15	6.42	0.60	25.04	96.47	86321	42217	44,634	
20	5.62	0.60	25.04	84.42	101299	50681	50,638	
30	4.54	0.60	25.04	68.26	122904	67548	55,356	
40	3.85	0.60	25.04	57.86	138863	84435	54,428	
50	3.36	0.60	25.04	50.51	151529	101322	50,207	
60	3.00	0.60	25.04	45.01	162052	118209	43,843	
70	2.71	0.60	25.04	40.73	171072	135096	35,976	
80	2.48	0.60	25.04	37.29	178983	151983	27,000	
90	2.29	0.60	25.04	34.45	186041	168870	17,171	
100	2.13	0.60	25.04	32.07	192422	185757	6,666	
110	2.00	0.60	25.04	30.04	198255	202644	-4,389	

d. 5-yr Storm Event (Maximum Release Rate: 42.87 cfs)

5-yr	Duration	I-5yr	C	Area	Pick Flow	Inflow	Outflow	Storage
	min.	in/hr		Acre	cfs	cu.ft.	cu.ft.	cu.ft.
10	5.82	0.60	25.04	87.39	52436	25721	26,715	
15	4.91	0.60	25.04	73.84	64556	32151	34,305	
20	4.28	0.60	25.04	64.27	77126	38582	38,544	
30	3.43	0.60	25.04	51.55	92787	51442	41,345	
40	2.89	0.60	25.04	43.39	104146	64303	39,843	
50	2.51	0.60	25.04	37.68	113031	77163	35,868	
60	2.22	0.60	25.04	33.42	120326	90024	30,303	
70	2.01	0.60	25.04	30.12	126519	102884	23,634	
80	1.83	0.60	25.04	27.48	131904	115745	16,159	
90	1.68	0.60	25.04	25.31	136673	128605	8,068	
100	1.56	0.60	25.04	23.49	140958	141466	-508	
110	1.46	0.60	25.04	21.95	144852	154327	-9,474	



COLLEGE PARK
GEORGE V. GUNELL SURVEY ABSTRACT NO. 351
CITY OF WILLE, COLLIN COUNTY, TEXAS
AREA 2504 ACRES

ND & Associates, LLC
2105 Canyon Creek Drive
Garland, Texas 75042
PH: (214) 533 7181
EMAIL: ndm1207@yahoo.com
FIRM # F - 13340

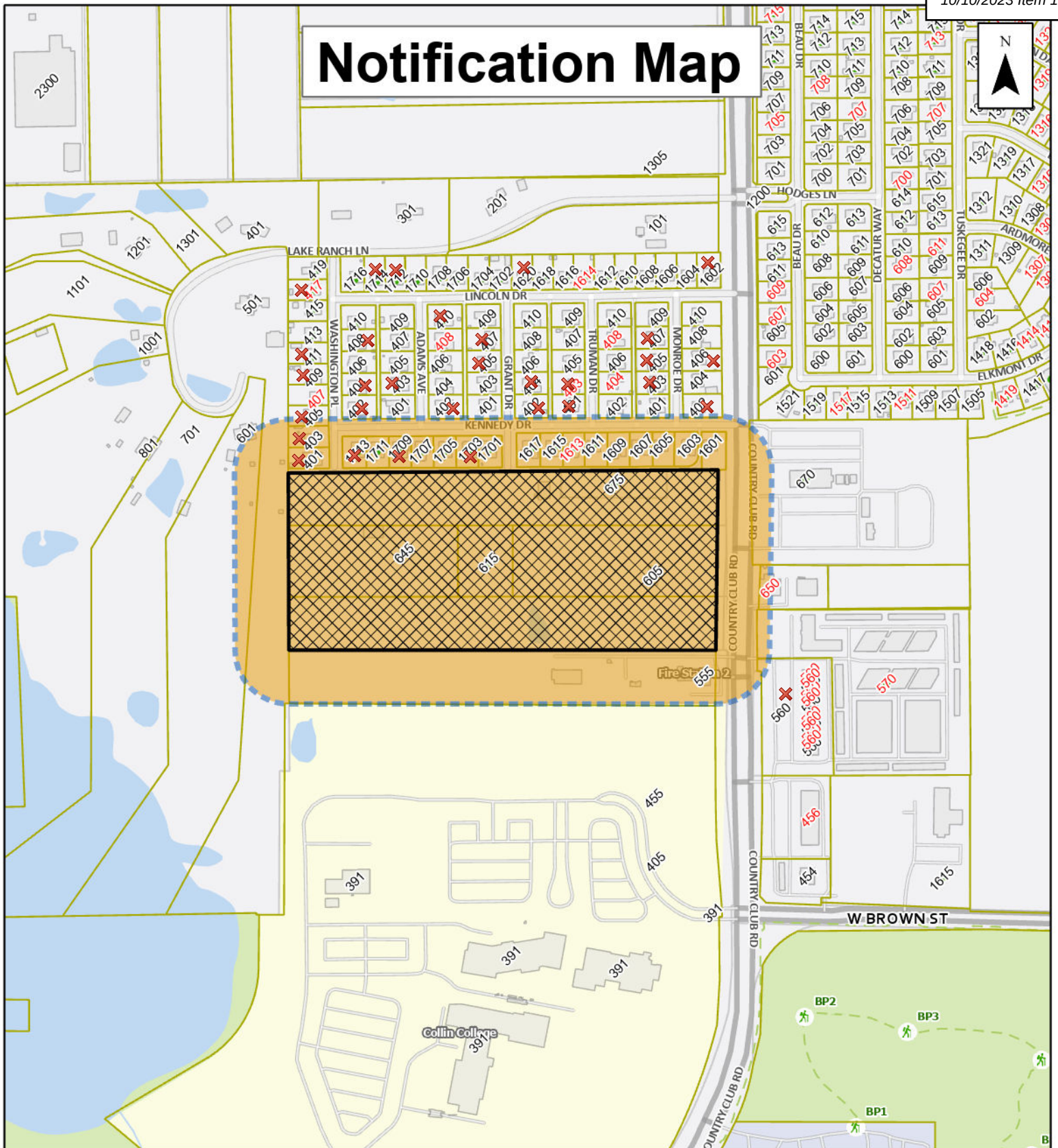
NO.	DATE	REVISION
1		
2		
3		
4		

ND & Associates, LLC
2105 Canyon Creek Drive
Garland, Texas 75042
PH: (214) 533 7181
EMAIL: ndm1207@yahoo.com
FIRM # F - 13340

DETENTION POND PLAN & CALCULATIONS

DATE: 9/26/2023
SCALE: 1"=20'
DRAWN BY: ND
CHECKED BY: NK
PROJECT # 765-WYL-23
SHEET NO. C-6

Notification Map



ZONING CASE:
ZC 2023-15 College Park

 **SUBJECT property**  **200 foot Notification Buffer**

0 200 400 600 800 1,000 Feet



Date: 7/25/2023





Public Comment Form

First Name *

Safety

Middle Name

Lee

Last Name *

Abreo

Address *

Street Address

403 adams ave

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

Presidential estates as of now is a secluded subdivision, With access from only country club road. Adding access from the rear via Washington place will add more access to a quite neighborhood. Adding more homes in proposed area will add increased risk of crime. Presidential estates is a safe feeling community, with only residential traffic and minimal no zero unnecessary traffic.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/17/2023



Public Comment Form

First Name *

Jeannie

Middle Name

Marie

Last Name *

Meares

Address *

Street Address

404 Truman Dr.

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I do not want traffic through my neighborhood. Presidential Estates. We moved here to have less traffic and I enjoy our quiet neighbor hood. I do not have a problem with building on property but do not want my neighbor hood to suffer. what are the percentage of empty apartments in city? Will there be another traffic light for bus barn?

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/17/2023



Public Comment Form

First Name *

Grant

Middle Name

Scott

Last Name *

Goens

Address *

Street Address

407 Grant Dr

Address Line 2

City

wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

This change will add too much traffic to this already congested area.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Grant S. Goens

Date of Signature

9/18/2023



Public Comment Form

First Name *

Nicolas

Middle Name

Last Name *

Gonzalez

Address *

Street Address

409 Washington Pl

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/15/2023



Public Comment Form

First Name *

Russell

Middle Name

Lee

Last Name *

Brooks

Address *

Street Address

1714 Lincoln Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I am AGAINST the requested zoning for Zoning Case #2023-15. Townhouses as well as a commercial presence will cause vastly increased traffic and will endanger my neighborhood, especially as it ties in via Washington Place.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/17/2023



Public Comment Form

First Name *

Eric

Middle Name

Last Name *

Good

Address *

Street Address

404 Washington Pl.

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/18/2023



Public Comment Form

First Name *

Drake

Middle Name

Last Name *

House

Address *

Street Address

403 MONROE DR

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

We do not want the added foot and vehicle traffic this will bring to our neighborhood, nor do we want the additional crime that comes with that traffic

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Drake House

Date of Signature

9/18/2023



Public Comment Form

First Name *

Christopher

Middle Name

Grant

Last Name *

Harwell

Address *

Street Address

401 Truman Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

There is a definite traffic problem in that area right now, this will make it even worse. It's not fair to the residents of Wylie that live in this area to add more people, more cars and more retail to what we already know as an overcompensated and oversaturated area. It would be best served to leave this area as the beautiful green area it is as of now. There are many more negative reasons than positive to change this zoning. Please consider leaving the property alone and not change the zoning at this time. Thank you for your consideration regarding this most crucial decision at this time. It is most appreciated.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/18/2023



Public Comment Form

First Name *

BARRY

Middle Name

Last Name *

HAWKINS

Address *

Street Address

402 WASHINGTON PL

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

There was absolutely no positive outcome, for the home owners in Presidential Estates, if this zoning is approved. Residents on Washington Pl, Kennedy and Lincoln will be subject to increased traffic and with that comes increased crime and accidents.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/18/2023



Public Comment Form

First Name *

Micheal

Middle Name

Last Name *

Harpe

Address *

Street Address

403 Truman Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

We are strongly against the zoning change which includes a throughway from Presidential Estates to the proposed residential and commercial development. The proposed through street from Washinton Pl. will undoubtedly increase traffic by non-residents and an increase in crime in a long-established single-family neighborhood as well as increased traffic on Country Club. Egress from Presidential Estates has become problematic and a new development would only worsen the situation. A commercial development abutting Wylie Fire Station #2 could delay first responders due to the increased traffic.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Micheal Harpe

Date of Signature

9/19/2023



Public Comment Form

First Name *

Mario

Middle Name

Alberto

Last Name *

Montanez

Address *

Street Address

417 Washington Place

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/18/2023



Public Comment Form

First Name *

Gary

Middle Name

G

Last Name *

Light

Address *

Street Address

405 Truman Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/19/2023



Public Comment Form

First Name *

WARREN

Middle Name

L

Last Name *

RUCKER

Address *

Street Address

1712 Lincoln Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/19/2023



Public Comment Form

First Name *

Rhonda

Middle Name

Last Name *

Kirk

Address *

Street Address

402 Monroe Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/19/2023



Public Comment Form

First Name *

Wendy

Middle Name

Joan

Last Name *

Good

Address *

Street Address

404 Washington Place

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

Too many reasons to list here as to why I'm against this particular development.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/19/2023



PUBLIC COMMENT FORM

***Submissions can now be made on-line at <https://records.wylietexas.gov/Forms/PublicComment>
or by scanning the QR code in the upper right hand corner.
(If completing the form below, 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 #2023-15.
☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2023-15.
 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, September 19, 2023 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, October 10, 2023 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Levi D Fox
(please print)
 Address: 407 Washington PL
Wylie TX 75098
 Signature: [Signature]
 Date: 9/18/2023

COMMENTS:



PUBLIC COMMENT FORM

***Submissions can now be made on-line at <https://records.wylietexas.gov/Forms/PublicComment>
or by scanning the QR code in the upper right hand corner.
(If completing the form below, 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 #2023-15.



I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2023-15.

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, September 19, 2023 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, October 10, 2023 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

A. McELROY
(please print)

Address:

1706 LINCOLN DR

Signature:

A. McElroy

Date:

7-19-2023

COMMENTS:

~~Ken~~ Kennedy ST. is already falling
apart. Kenney is TOO NARROW AS IS IT IS.



PUBLIC COMMENT FORM

***Submissions can now be made on-line at <https://records.wylietexas.gov/Forms/PublicComment>
or by scanning the QR code in the upper right hand corner.
(If completing the form below, please type or use black ink)***

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

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☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2023-15.

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, September 19, 2023 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, October 10, 2023 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Tony Parambil
(please print)

Address:

419 Washington Pl
Wylie, TX 75098

Signature:

Tony Parambil

Date:

09/19/2023

COMMENTS:



Public Comment Form

First Name *

Gary

Middle Name

Last Name *

Trentelman

Address *

Street Address

401 Washington pl

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

Increase traffic, electric grid, water runoff, wildlife

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/10/2023



Public Comment Form

First Name *

Viktoria

Middle Name

Last Name *

Bray

Address *

Street Address

402 Adams Ave.

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/8/2023



Public Comment Form

First Name *

Linda

Middle Name

Last Name *

Houle

Address *

Street Address

402 Grant Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Linda Houle

Date of Signature

9/11/2023



Public Comment Form

First Name *

Stephen

Middle Name

Paul

Last Name *

Monier

Address *

Street Address

403 Washington Pl

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

This change will mean the disturbance of a peaceful community of neighbors who have lived here for as much as 30 years. While we recognize the city's desire to grow, we question why it can't be done in a manner that does not disrupt the residents & children along Washington & Kennedy and threaten their peace, quiet & safety. There has already been increasing traffic from Kennedy to Washington, and that's as a dead-end street. We can only imagine how much more this extension will increase traffic. Has every other possibility been exhausted? We implore you to consider other options & the strong feelings of your long-standing residents. These decisions are so critical that they can result in residents deciding to move away from Wylie. While the financial weight of the few that might do this cannot compare to the potential revenue of a new sub division/retail, we hope that there is some value in tax-paying, loyal citizens and what they contribute to the fabric of the city.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/12/2023



Public Comment Form

First Name *

Stephen

Middle Name

Paul

Last Name *

Monier

Address *

Street Address

403 Washington Pl

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

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- ☒ I am AGAINST the requested zoning as explained on the public

Comments

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I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/12/2023



Public Comment Form

First Name *

Aaron

Middle Name

Last Name *

Gallagher

Address *

Street Address

405 Monroe Dr.

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I am vehemently opposed to a rezoning of this tract to a mixed use.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/12/2023



Public Comment Form

First Name *

MARK

Middle Name

Last Name *

OSTERTAG

Address *

Street Address

405 WASHINGTON PL

Address Line 2

City

WYLIE

State / Province / Region

Texas

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I am against the requested zoning.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

mark ostertag

Date of Signature

9/14/2023



Public Comment Form

First Name *

Lindsay

Middle Name

Last Name *

Davis

Address *

Street Address

406 Monroe Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I am against the area between Collin College and the alley behind Kennedy which is currently zoned "agriculture", being rezoned as "mixed use" commercial and residential.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Lindsay Davis

Date of Signature

9/13/2023



Public Comment Form

First Name *

Ronald

Middle Name

Last Name *

Ward

Address *

Street Address

406 Monroe Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

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- ☒ I am AGAINST the requested zoning as explained on the public

Comments

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I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/13/2023



Public Comment Form

First Name *

Melissa

Middle Name

Y

Last Name *

Goens

Address *

Street Address

407 Grant Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

Traffic on Country Club is already heavy. We do not need additional noise and traffic. Please leave our area alone.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/12/2023



Public Comment Form

First Name *

Robert

Middle Name

Last Name *

Morris

Address *

Street Address

407 Monroe Dr.

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Robert J. Morris

Date of Signature

9/11/2023



Public Comment Form

First Name *

Robin

Middle Name

Renee

Last Name *

Morris

Address *

Street Address

407 Monroe Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

Buses already use our neighborhood to turn around in, now more traffic on 78 as well in our neighborhood with the road that will connect the neighborhood. Wylie needs to STOP being greedy and only thinking about money and try to keep our town from being ran down with all the additions and all the land being no more. If we wanted to live in the slums we would of stayed in Dallas.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/12/2023



Public Comment Form

First Name *

Loyd

Middle Name

Last Name *

Campbell

Address *

Street Address

408 Washington Pl

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/13/2023



Public Comment Form

First Name *

Christopher

Middle Name

Kyle

Last Name *

Sanders

Address *

Street Address

410 Adams Ave

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/7/2023



Public Comment Form

First Name *

Ronda

Middle Name

Last Name *

Cheshire

Address *

Street Address

411 Washington Place

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Ronda Cheshire

Date of Signature

9/12/2023



Public Comment Form

First Name *

Paul

Middle Name

Last Name *

Cheshire

Address *

Street Address

411 Washington Place

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/12/2023



Public Comment Form

First Name *

Doug

Middle Name

Last Name *

Smaldino

Address *

Street Address

560 Country Club Road

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I am the owner of the shopping center across the street from the proposed development. I have owned the shopping center since 2019 and I know the area very well. Based on my experience in this submarket area, very few tenants are looking for retail space along Country Club Road. There is already too much retail in the immediate area and it is very hard to find a tenant when a suite become vacant. This proposed development will add over 26,000 square feet of new retail space at a time when there is minimal demand for retail space. This will cause significant vacancy in this submarket for years to come, will add to an already tough leasing environment and will cause visual blight along Country Club Road from this vacancy. This will also cause rents to fall and property values/property tax revenues to decrease as well. These three retail buildings should be removed from the proposal and more housing should be added to this development as more housing is needed in the immediate area.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

DOUG SMALDINO

Date of Signature

9/13/2023



Public Comment Form

First Name *

Elizabeth

Middle Name

Last Name *

Mccraw

Address *

Street Address

1602 Lincoln Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/8/2023



Public Comment Form

First Name *

Jill

Middle Name

Last Name *

Voorhees

Address *

Street Address

1620 Lincoln Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/12/2023



Public Comment Form

First Name *

Samantha

Middle Name

Last Name *

Thompson

Address *

Street Address

1703 Kennedy Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I am strongly against this zoning! As the property owner of this home for 20 years. This will take away privacy, lower value of my investment, and sets up our neighborhood for possible crime/theft.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/9/2023



Public Comment Form

First Name *

Lesley

Middle Name

Wilsker

Last Name *

Wallace

Address *

Street Address

1709 Kennedy Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/11/2023



Public Comment Form

First Name *

Kevin

Middle Name

Last Name *

Scroggins

Address *

Street Address

1713 Kennedy Dr.

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

- I am concerned / afraid of a new thru fair/ street (Washington) next to my property. Children of all ages have played in my yard and on the street safely for many years and this will present a danger to them and other families.

- The proposed development will bring increased traffic in a quiet peaceful neighborhood, and with that increased traffic will bring a potential increase in various issues, from: noise, crime, litter / filth, to unsafe pedestrian space, psychological issues, accidents. All contribute to a lose lose to the residential home owner.

- I moved here over 20 years ago, and enjoyed living here because of the safe, peaceful, quiet environment it afforded me and my family after a hard days work and school. This proposed development will destroy that.

- Increase traffic increases pollution in several areas. Another big negative, at a time we as a nation and city we should be focusing on reducing pollution, you want to add to it!

-

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/12/2023



Public Comment Form

First Name *

Roxanne

Middle Name

Last Name *

Scroggins

Address *

Street Address

1713 KENNEDY DR

Address Line 2

City

WYLIE

State / Province / Region

TX

Postal / Zip Code

75098-7105

Case # *

ZC #2023-15 645 and 675 FM1378 and 605 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

- I don't want Washington to become a thru street because the new traffic will present a danger to the children that play in this neighborhood. No longer will my yard be safe to play in.
- The new development will bring increased noise, pollution and unwanted traffic.
- Renters do not care for the neighborhood like owners who have invested in their property and area.
- I will no longer have the ability to enjoy a natural scene behind my house. I will be forced to look at whatever is developed.
- No longer will the animals that use this area as a home, their natural habitat will be destroyed!

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/13/2023



Public Comment Form

First Name *

STEVEN D

Middle Name

D

Last Name *

CURTIS

Address *

Street Address

401 MONROE DRIVE

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2023-17 403 S St Hwy 78

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I don't think the Case # above is correct. My notice says Case #2023-15. The property is on Country Club next to the college & fire department.

I AM AGAINST THIS DEVELOPMENT. I'd prefer a single family development next to the neighborhood I live in. Not something close to being an apartment complex. Plus the traffic is already bad. This would make it a lot worse.

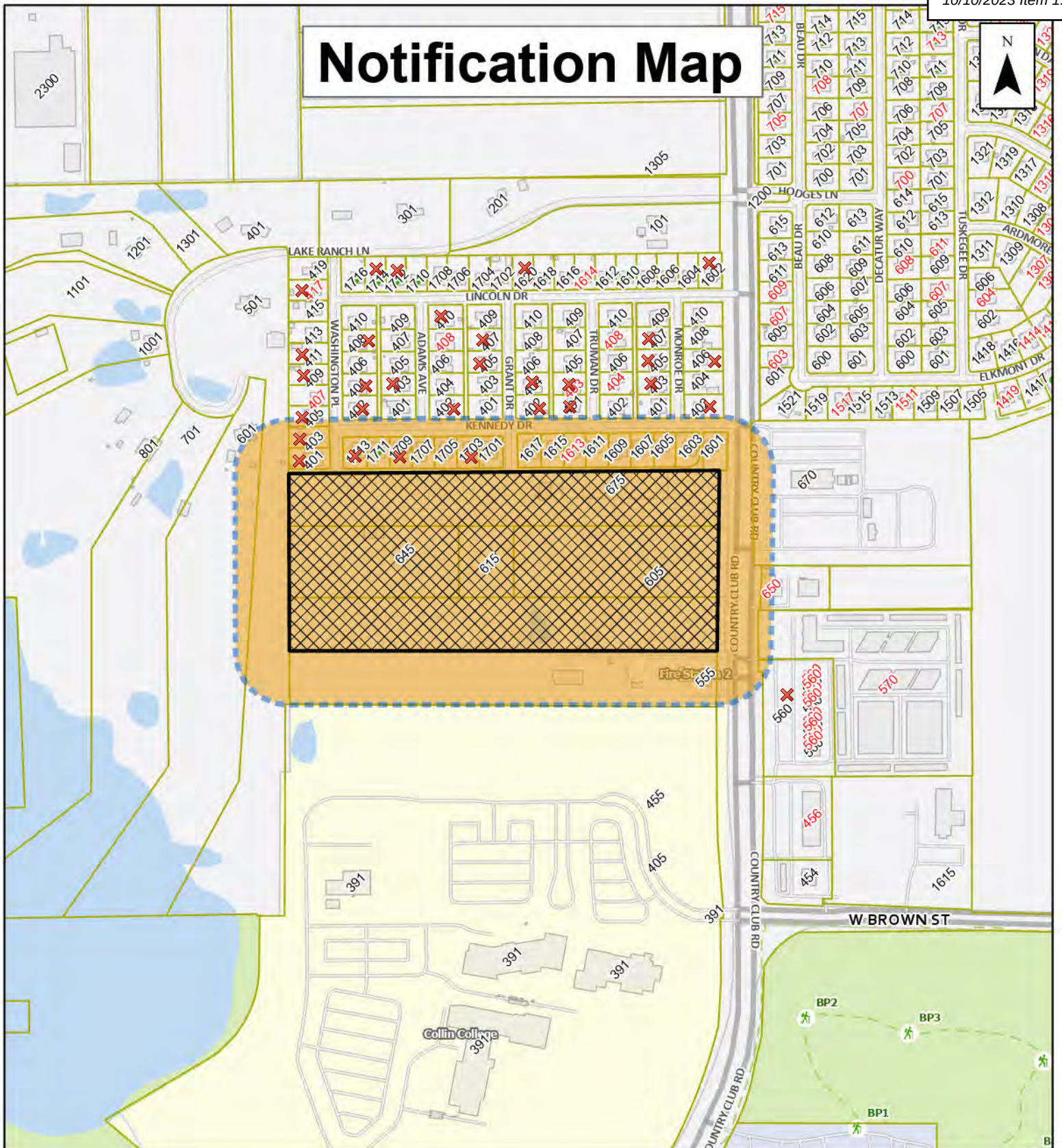
I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/30/2023

Notification Map



ZONING CASE:
ZC 2023-15 College Park

 SUBJECT property  200 foot Notification Buffer

0 200 400 600 800 1,000 Feet



Date: 7/25/2023





COLLEGE PARK

DEVELOPMENT PROPOSAL

SCOTT RESIDENTIAL, LLC

Land Area:

TOTAL LAND: 25.0 AC.



605 Country Club Rd.
Wylie, TX 75098

SINGLE FAMILY HOMES AREA: 15.0 AC.

TOWNHOMES AREA: 3.8 AC.

COMMERCIAL LAND AREA: 4.0 AC.

PLAY AREA: 0.8 AC.

OPEN SPACE AREA: 0.8 AC.

DETENTION POND AREA: 0.6 AC.

Studied: Wylie Adopted 2022 Comprehensive Plan

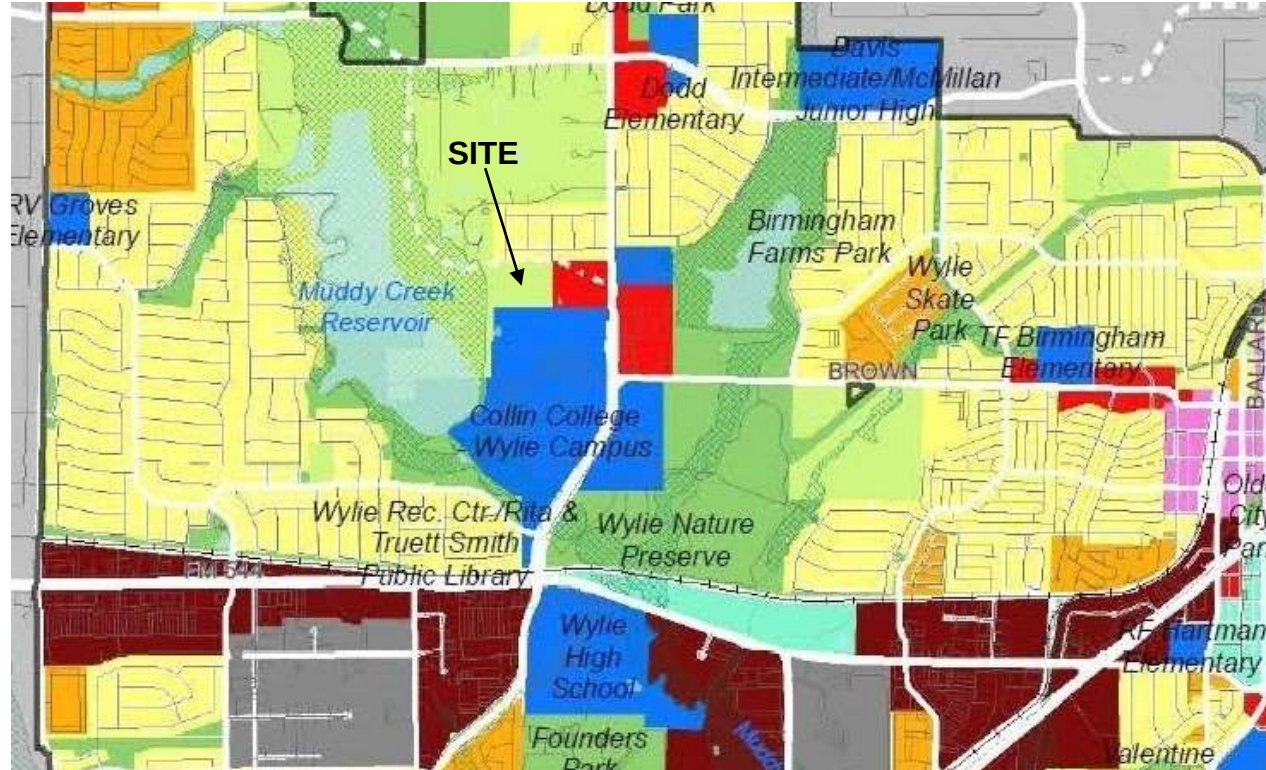
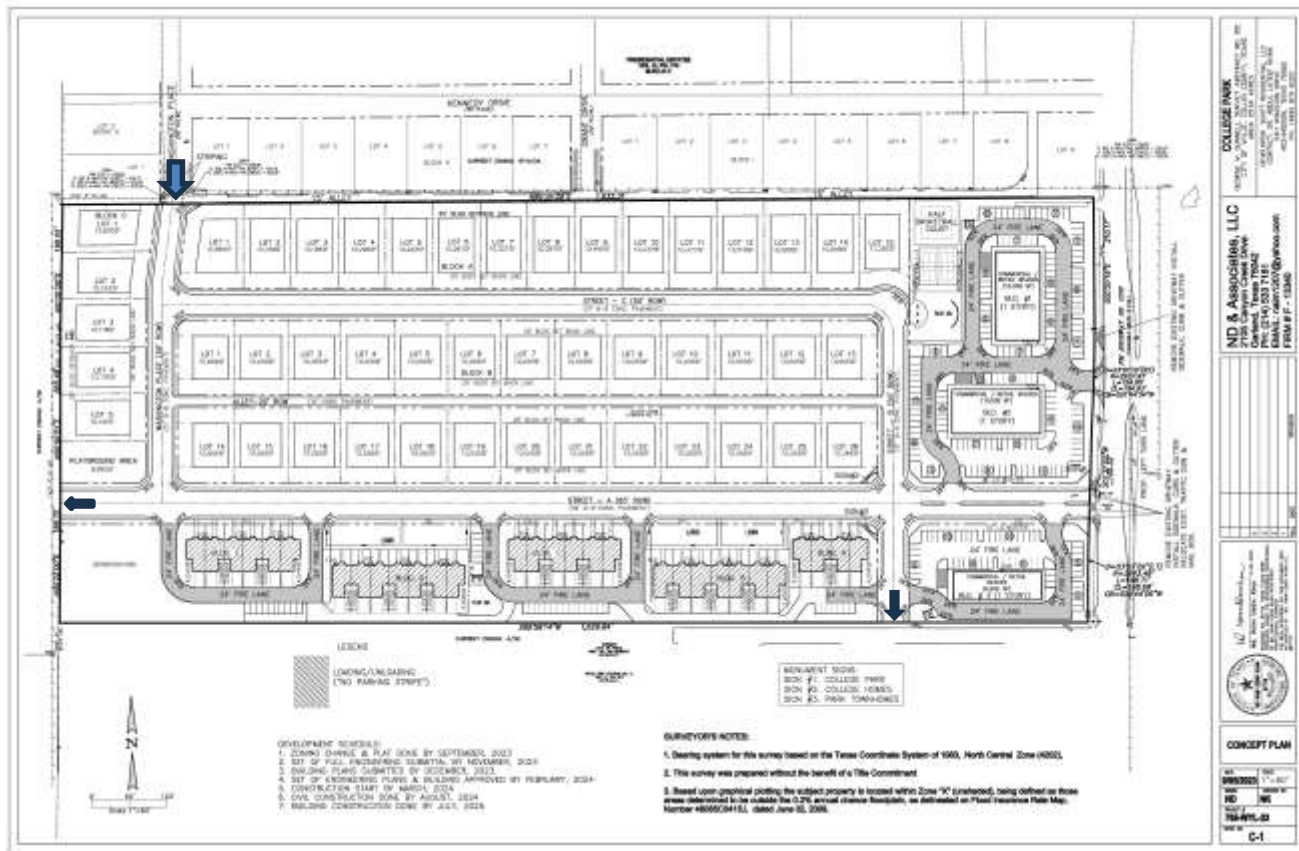


Fig. 5.3 Part Throughfare Plan Fig. 4.6 Part Future Land Use Map (Local Commercial in RED Color)

Zoning Exhibit: Concept Plan



SITE DATA TABLE

	SF - 10/24 (18KGS (44LBS))	TH (TWW+CMCS)	COMUNITY COMBUSTION	COMMON AREAS
STIR LAMP HOUS.	18 KGS	18 KGS	4 KGS	2.2 KGS
YOL. SOLIDS	44		35.00 SF, 3.00	
MAN. 127 MTR	15.00 SF	3.00 SF		
MIL. 127 MTR	76 FEET	36 FEET		
MIL. 127 SOPS	100 FEET	70 FEET		
ADD. 100 TONNAGE	4.00	800		
MIL. BREWING SLS	2,400 SF	1,200 SF		
FRONT WARD	25 FEET WBL	20 FEET WBL		
SIDE WARD	10 FEET WBL	0 FEET WBL		
REAR WARD	25 FEET WBL	20 FEET WBL		
SLUICING ROOF	40 FEET	40 FEET	38 FEET	
PAVING PROPOSE				2.0 SF 10.00 (2000)

TRVERSE North 89 degrees 35 minutes 26 seconds East, along the north line of said Wylie Partens, LP Trust and the south line of said Presidential Estates, a distance of 1681.31 feet to the POINT OF BEGINNING AND CONTAINING 1,090,618 square feet or 25,037/2 acres of land, more or less.

T. TOWNSEND 127 MILL AVE. 200 B' GROVER.

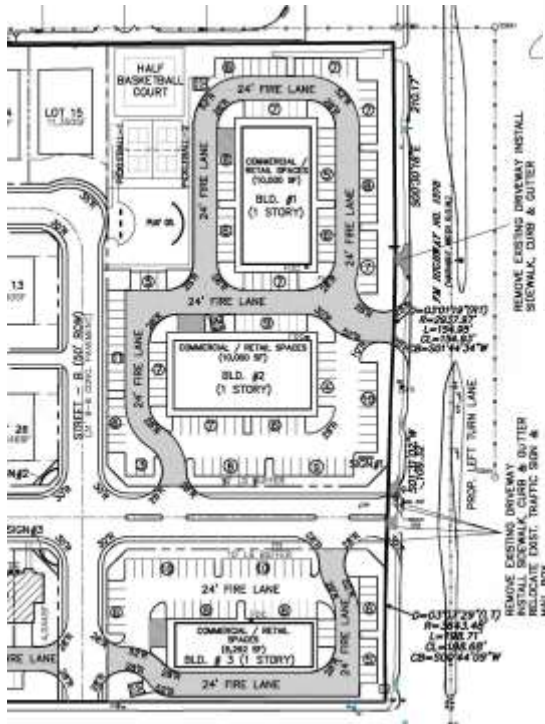
CIVIL ENGINEER
160 & ASSOCIATES, L.L.C.
CONTACT: NASH HARR, P.E.
604 CHERRY TRAIL LANE
WYLLIE, TEXAS 75098
PH: 974.343.7187
E-MAIL: nash1337@wyllie.com

DATE	TIME
04/05/2013	11:11
FROM	TO
NR	NR
MESSAGE	
760-WYL-25	
C-3	

Commercial Area & Trip Generation Details:

605 Country Club Road, Wylie - Trip Generation (ITE Trip Generation Manual, 11th Edition)

ITE #	Use	Quantity	Weekday	AM Peak Hour			PM Peak Hour		
				Total	In	Out	Total	In	Out
210	Single-Family Detached Housing	43 Lots	464	35	9	26	45	28	17
215	Single-Family Attached Housing	32 Units	193	11	3	8	15	9	6
822	Strip Retail Plaza (< 40K SF)	30,000 SF	1,496	59	35	24	170	85	85
Total:			2,153	105	47	58	230	122	108
Internal Capture (AM = 0%, PM = 23%):				--	0	0	54	28	26
Trips to Site:				--	105	47	176	94	82
Pass-by Trips (AM = 0%, PM = 15%):				--	0	0	26	13	13
New Trips to Site:				--	105	47	150	81	69



Slope Roof Backside for Privacy SF:

Building Front Entry TH:



FRONT & BACK ACCESS TH:



Building Elevations SF Front Entry:



Building Elevations SF Backside Garage:





Wylie City Council

AGENDA REPORT

Department: Planning

Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Neighborhood Services (NS) to Neighborhood Services - Special Use Permit (NS-SUP) on 1.814 acres to allow for a Smoke Shop Use. Property located at 456 Country Club Road Suite 126 (ZC 2023-16).

Recommendation

Motion to deny a request for a change in zoning from Neighborhood Services (NS) to Neighborhood Services - Special Use Permit (NS-SUP) on 1.814 acres to allow for a Smoke Shop Use. Property located at 456 Country Club Road Suite 126 (ZC 2023-16).

Discussion

OWNER: Asif Anwar

APPLICANT: Asif Anwar

The applicant is requesting a Special Use Permit (SUP) on 1.814 acres to allow for a Vape Shop use at 456 Country Club Road, Suite #126. The existing retail suite measures 1,363 sq. ft. The current zoning is Neighborhood Services (NS) and the requested SUP is to allow for Smoke Shop use.

The SUP conditions contain exemptions to the Zoning Ordinance by allowing a smoke shop use within the Neighborhood Services District and allowing for the use to be exempt from the following provisions found in Section 5.2.F.26:

- No smoke shop shall be established within 1,500 feet of another smoke shop.
- Shall not be closer than 300 feet to a public or private school measured in direct line from property line to property line, and in direct lines across intersections, due to Primrose Daycare.

The property to the north is developed with a multi-tenant retail building which contains a smoke shop which was in place before the ordinance amendment requiring SUPs for Smoke Shops. The adjacent property to the south is developed with a convenience store. The property to the east is developed with a daycare center. The property to the west is developed with a community college. The subject property lies within the Local Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to six property owners within 200 feet as required by state law. At the time of posting, one response was received in favor and two in opposition.

If zoning is approved, a finish out permit for the retail suite and Certificate of Occupancy shall be required prior to the business opening.

P&Z Recommendation

After some discussion regarding the proximity to an existing vape shop and a beer and wine store that also sells tobacco items, and the need to not provide exemptions to a recently passed ordinance, the Commission voted 7-0 to recommend denial. In light of the recommendation, a supermajority vote of Council would be required to approve the request.

Locator Map



ZONING CASE:
ZC 2023-16 House of Vapes SUP

 SUBJECT property

0 0.1 0.2 0.3 0.4 Miles



Date: 8/24/2023



House of Vapes

EXHIBIT "B"

Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit is to allow for a Smoke Shop use within the Neighborhood Services Zoning District.

II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations of the Neighborhood Services District (NS) set forth in Article 4, Section 4.1 of the Comprehensive Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
2. The design and development of the House of Vapes development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).

III. SPECIAL CONDITIONS:

1. This Special Use Permit shall allow for a Smoke Shop use within the Neighborhood Services zoning district.
2. This Special Use Permit shall be exempt from the following provisions found in Section 5.2.F.26 of the Zoning Ordinance (adopted as of June 2023):
 - a. No smoke shop shall be established within 1,500 feet of another smoke shop.
 - b. Shall not be closer than 300 feet to a public or private school measured in direct line from property line to property line, and in direct lines across intersections.

DATE:

CLIENT APPROVAL:



MEASUREMENTS

BUILDING LENGTH: 25'0"

BUILDING HEIGHT: 25'0"

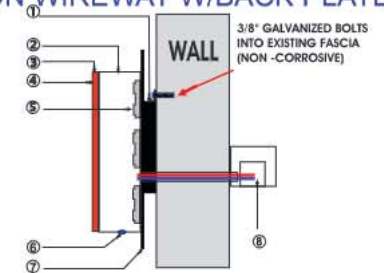
SIGN HEIGHT: 3'4"

SIGN LENGTH: 12'0"

SIGN SQ. FT. 40.8

SIDE-SECTION VIEW

LED CHANNEL LETTER ON WIREWAY W/BACK PLATE



- ① WIREWAY
- ② RETURN
- ③ TRIM CAP
- ④ ACRYLIC FACE
- ⑤ LEDS
- ⑥ WEEP HOLES
- ⑦ BACK PLATE
- ⑧ LED POWER SUPPLY

CLIENT: HOUSE OF VAPES

PHONE:

EMAIL:

ADDRESS:
456 COUNTRY CLUB RD STE: 126CITY/STATE:
WYLIE, TX 75098

SQ FT: 40.8

ELEVATION: WEST

SIGN BUILDERS DFW
972 • 522 • 8578 DALLAS, TX
UL
LISTED

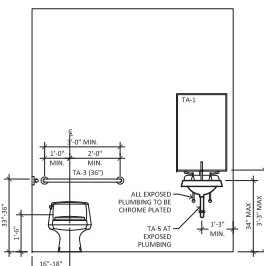


Technical drawing of the backrest assembly showing dimensions and part labels:

- Overall height: 38" TO 42"
- Overall width: 39" TO 41"
- Top rail dimensions: 5/16" MIN. and 3/4" MAX.
- Top rail part labels: TA-3 (HF) and TA-3 (42")
- Bottom rail part label: TA-4

2 SCALE: 1/2" = 1'-0"

2 SCALE: 1/2" = 1'-0"



SCALE: 1/2" = 1'-0"

SCALE: 1/2" = 1'-0"

1. PROVIDE CHALK LINES OF PARTITION LAYOUT ON THE SLAB FOR OWNER APPROVAL PRIOR TO FRAMING.
2. PARTITIONS WHICH TERMINATE AT EXTERIOR WINDOW MULLIONS ARE TO BE LOCATED CENTERLINE OF WALL AND MULLION AND PERPENDICULAR TO WINDOW WALL. PROVIDE 1/2" MINIMUM WALL GAP MATCHING STOREFRONT AT WINDOW MULLION AND SILL SEALANT AS REQUIRED. REFERENCE DETAIL 1/4A-0.
3. FRAME FACED GYPSUM BOARD: PROVIDE LEVEL FOUR (4) GYPSUM BOARD FINISH THROUGHOUT U.O. USING PAPER JOINT TAPE, BEDDED WITH 1/2" THICK NON-DILUTED POLYMER PORTLAND CEMENT MORTAR WITH READ-MIXED VINYL-BASED JOINT COMPOUND. IN PLENUM AREAS ABOVE CEILING PROVIDE LEVEL ONE (1) GYPSUM BOARD FINISH.
4. PROVIDE LEVEL FOUR (4) PAINT FINISH THROUGHOUT U.O. TAPE, FILL, AND SAND EXPOSED JOINTS, EDGES, AND CORNERS TO PRODUCE A FINISHED SURFACE. PROVIDE RECEIVE FINISHES. FEATHER COATS OF JOINT COMPOUND TO 1/8" THAT CAMBER IS MAXIMUM 1/32". PROVIDE LIGHT SAND TEXTURE U.O.
5. DIMENSIONS ON FLOOR PLAN TAKE PRECEDENCE OVER OTHER PLANS. ARCHITECT TO BE NOTIFIED OF ANY DEVIATION FROM DIMENSIONS ON DRAWINGS PRIOR TO CONSTRUCTION. DIMENSIONS DESIGNATED ON FLOOR PLAN TO BE USED FOR ALL DIMENSIONS MARKED "X". MEAN A TOLERANCE OF NO GREATER OR SMALLER THAN 2" FROM INDICATED DIMENSION. VERIFY DIMENSIONS EXCEEDING TOLERANCE WITH ARCHITECT.
6. VERIFY DIMENSIONS OF ALL PARTITIONS TO BE CONSTRUCTED TO MODIFYING COLUMN FURNISHING, RELOCATING PITS, AND SIMILAR ITEMS. ADJUST ALL OTHER FIELD CONDITIONS REQUIRED TO FIT PLANS.
7. DETAIL APPROVALS OF PARTITIONS AND FIT-FINISH REQUIRED FOR PARTITIONS TO BE CONSTRUCTED TO FIT FINISH.
8. PROVIDE ALL FRAMING, BRACING, BLOCKING, NAILERS, AND SHIMS AS REQUIRED FOR DOOR FRAMES, MEP WORK, ACCESSORIES, AND PARTITIONS.
9. PROVIDE STRUCTURAL SUPPORT TO ALL EXISTING CONSTRUCTION AS REQUIRED TO INSTALL NEW OR DEMOLITION WORK.
10. WHERE FLOOR OUTLIES ARE TO BE REMOVED, PROVIDE TEMPORARY BRACING AND SHORING TO SUPPORT EXISTING CONSTRUCTION.
11. ALL PENETRATIONS (PIPING, CONDUIT, DUCTWORK, ETC.) THROUGH ANY FIRE RATED ASSEMBLY (STRUCTURAL ROOF DECK, WALL, OR FLOOR) SHALL BE COMPLETELY SEALED. LARGE OPENINGS SHALL BE SEALED WITH METAL NUT (OR CORUGUM) AND CONCRETE TOPPING. THIS SHALL BE APPLIED TO ALL PENETRATIONS THROUGH EXISTING CONSTRUCTION.
12. REPLACE ANY EXISTING DOOR THRESHOLDS WHICH DO NOT COMPLY WITH ADA. THRESHOLDS AT DOORWAYS SHALL NOT EXCEED 1/2" IN HEIGHT. RAISED THRESHOLDS AND FLOOR LEVEL CHANGES SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2. PATCH AND FINISH WALK-AREA SURFACING.

A small diagram showing a hexagonal lattice structure. It consists of six hexagons arranged in two rows of three. The top row has nodes labeled A1, A13, and A18. The bottom row has nodes labeled A19, A16, and A17. Lines connect the nodes in a hexagonal pattern.

 NOTES APPLY THROUGHOUT

1. ALL NEW PARTITIONS ARE TO BE TYPE J SERIES, U.I.O. ALL PLUMBING PARTITIONS ARE TO BE TYPE 11 U.I.O. REFERENCE PARTITION DETAILS FOR PARTITION TYPES. REFERENCE REFLECTED CEILING PLAN FOR CEILING HEIGHTS. PROVIDE CONJOINT JOINTS 2/11.02.
2. HOLD PARTITIONS TIGHT TO STRUCTURE AND EXISTING PLUMBING.
3. ALL PARTITIONS ARE REQUIRED TO HAVE SOUND ATTENUATION RATING OF 40 DB.
4. ADD PATCH, AND REPAIR ALL EXISTING PARTITIONS AS REQUIRED.
5. ALL DIMENSIONS TO BE VERIFIED AND ANY DISCREPANCIES PROMPTLY REPORTED TO ARCHITECT.
6. VERIFY EXISTING CONDITIONS, PROVIDE PARTITION TYPES AS INDICATED.
7. DIMENSIONS ARE FROM FINISH FACE OF WALL INCLUDING FINISHED PLUMBING. DIMENSION STRINGS DO NOT INCLUDE WALL TYPES.
8. ALL DIMENSIONS ARE AT 45 OR 90 DEGREES, U.I.O. DIMENSIONS LOCATING DOORS ARE TO BE FROM THE WINDOW SILL OF JANUARY 11.02.
9. DIMENSIONS TO BE FROM THE FINISH FACE OF THE WINDOW SILL OR THE ANKERHOLM OBJECT, U.I.O.
10. REPAIR THE PARTITION TYPE IS SIMILAR TO FIRE, SMOKE OR FIRE/SMOKE LOCATING DOORS ARE TO BE FROM THE WINDOW SILL OF JANUARY 11.02.
11. VERIFY IN LEU OF ACOUSTICAL SEALANT AT THE PERIMETER OF THE PARTITION.
12. UO NEW QUANTITY AND CONDITION OF EXISTING DOORS AND DOOR FRAMES BEFORE PURCHASING ANY NEW MATERIALS. REUSE EXISTING WHERE POSSIBLE. DOORS ARE TO BE TOUCHED UP FOR LIKE NEW CONDITION.
13. NOT USED.
14. AT ENTRY DOORS, PROVIDE ONE EACH ADA COMPLIANT SIGN NOTING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". COORDINATE FINISH WITH OWNER, REFERENCE SIGNAGE SCHEDULE.
15. RELOCATE EXISTING FIRE EXTINGUISHER AS REQUIRED.
16. COORDINATE NEW EXTERIOR STOREFRONT SPECIFICATIONS WITH BUILDING OWNER.
17. PRIOR TO BID CONTRACTOR TO PROVIDE EXTERIOR DOOR AND WINDOW SILL, MODIFY AS REQUIRED TO MEET TAS.
18. PROVIDE NEW WIRING DEVICES, AND COVER PLATES THROUGHOUT. COLOR: WHITE.
19. INSTALL EXISTING WINDOW COVERINGS WHERE POSSIBLE. REPAIR OR REPLACE ANY DAMAGED ITEMS. PROVIDE NEW AS REQUIRED TO MATCH EXISTING.
20. RELOCATE EXISTING AND PROVIDE NEW GRAB BARS TO MEET ADA/TAS AS REQUIRED. REFERENCE 02 AND 03 1.02.01.
21. REPLACE ALL BROKEN STOREFRONT GLASS WITH NEW TO MATCH EXISTING.

SYMBOL	DESCRIPTION	MOUNTING	HEIGHT
	USB PORT RECEPTACLE	WALL	18" A.F.F.
	20A, 125V, 2 POLE, 3 WIRE GROUNDING DUPLEX RECEPTACLE	WALL	18" A.F.F.
	LIGHTING AND/OR POWER PANELBOARD	VARIES	
	WALL SWITCH	WALL	
	20A, 125V, 2 POLE, 3 WIRE GROUNDING DUPLEX RECEPTACLE	CEILING	
	NEW 20A, 125V, 2 POLE, 3 WIRE GROUNDING DUPLEX RECEPTACLE	WALL	18" A.F.F.

SYMBOL	DESCRIPTION	MOUNTING	HEIGHT
	THERMOSTAT	WALL	
	EXISTING TELEPHONE/DATA OUTLET, ROUTE 3/4" CONDUIT WITH PULL STRING TO ACCESSIBLE CEILING.	WALL	18" A.F.F.
	NEW TELEPHONE/DATA OUTLET, ROUTE 3/4" CONDUIT WITH PULL STRING TO ACCESSIBLE CEILING.	WALL	18" A.F.F.

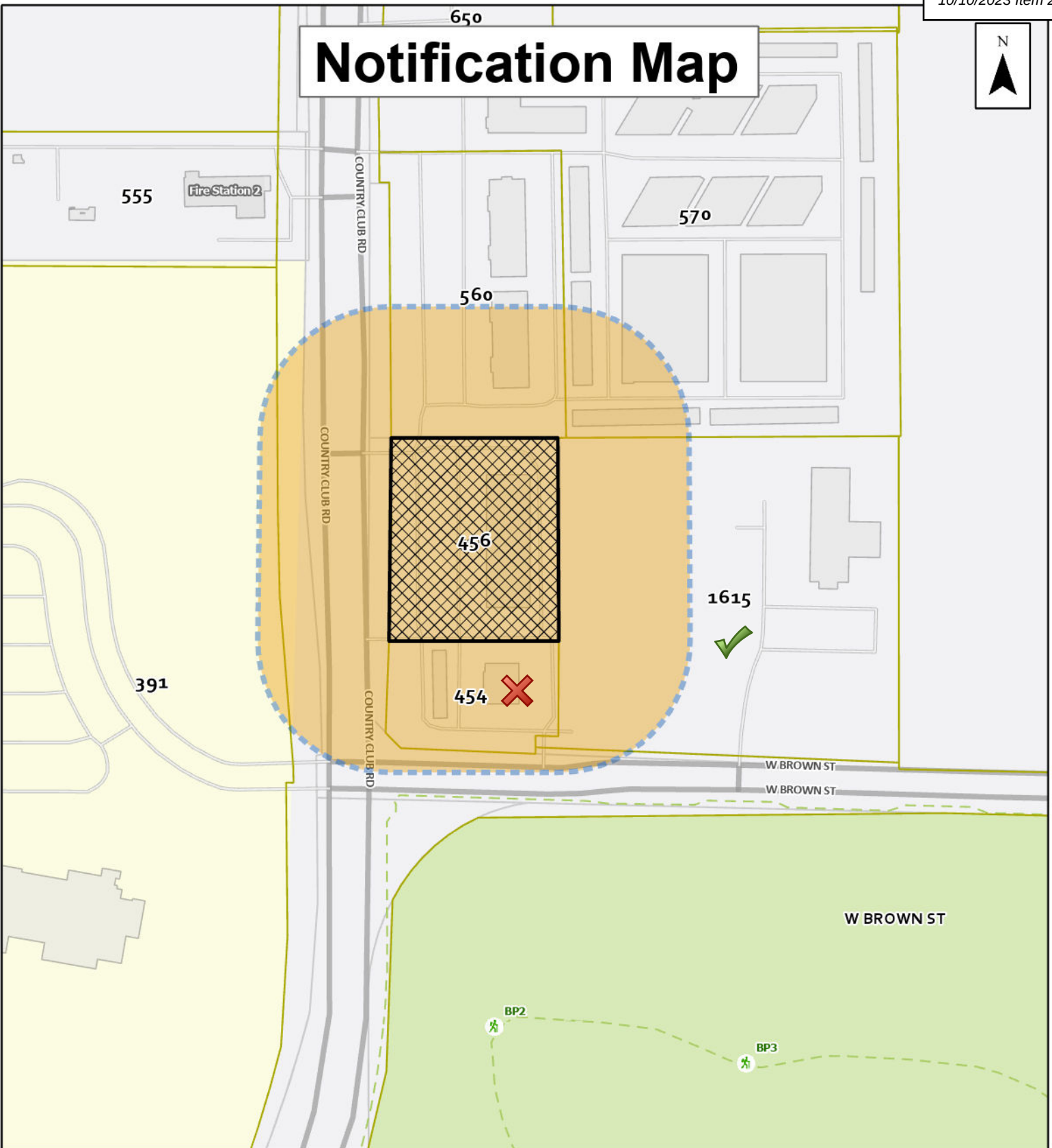
1. SCOPE OF ELECTRICAL WORK SHALL BE ON THE TELEPHONE/ELECTRICAL PLAN AND THE REFLECTED CEILING PLAN. CONTRACTOR SHALL REFERENCE PLANS FOR QUANTITY AND LOCATION OF OUTLETS. DO NOT RELOCATE OUTLETS WITHOUT PRIOR APPROVAL. COORDINATE ALL ELECTRICAL WORK WITH OTHER VENDORS SUCH AS MECHANICAL, PLUMBING, DATA WIRING, LIFE SAFETY SUB CONTRACTORS, APPLIANCES, AND CASEWORK CONTRACTOR. WHERE CONFLICTS OCCUR, CONTRACTOR SHALL CONTACT ARCHITECT IMMEDIATELY.

WHERE TELEPHONE OR DATA OUTLET ARE SHOWN ON THE PLANS, CONTRACTOR SHALL PROVIDE A PLASTER RING, 3/4" CONDUIT, AND 1/2" PLATE STRIPS. CONTRACTOR SHALL EXTEND A MINIMUM OF 6" ABOVE TOP OF PARTITION. DATA/TELEPHONE WIRING IS PROVIDED AND INSTALLED BY OTHERS.

ALL PENETRATIONS THROUGH ROOFS, DEMISING WALLS, ETC. REQUIRED FOR ELECTRICAL CONDUITS AND RACEWAYS SHALL BE THE RESPONSIBILITY OF BUILDING MANAGEMENT. ALL PENETRATIONS SHALL BE PROPERLY SEALED TO RETAIN FIRE RATING AND SHALL BE 100% WATER TIGHT.

KEY	DESCRIPTION	MANUFACTURER/STYLE	COLOR/ FINISH	REMARKS
F-1	SEALED CONCRETE			
P-1	FLAT PAINT	PPG	DELICATE WHITE PPG1001-1	PAINT THROUGHOUT
C-1	24" x 48" LAY-IN CEILING MATCH EXISTING.	-	WHITE	

1. PROVIDE (2) 8"X8" SAMPLES OF ALL FINISHES TO ARCHITECT FOR APPROVAL PRIOR TO ORDER
2. ALL FLOORING IS F-1, ALL WALLS ARE P-1, AND ALL CEILINGS ARE C-1, U.I.O.



ZONING CASE:
ZC 2023-16 House of Vapes SUP

 SUBJECT property  200 foot Notification Buffer

0 50 100 200 300 400 Feet



Date: 8/24/2023





Public Comment Form

First Name *

Deepak

Middle Name

Last Name *

Madhav

Address *

Street Address

1615 W Brown St

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-16 456 Country Club

Response *

- ☒ I am FOR the requested zoning as explained on the public notice
- ☐ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Deepak Madhav

Date of Signature

9/8/2023



Public Comment Form

First Name *

Oswaldo

Middle Name

Last Name *

Morales

Address *

Street Address

955 Meadowbrook Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-16 456 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

This is being submitted on behalf of our property at 454 Country Club Rd. We are against the requested Zoning change for the Vape Shop. We need to protect our youth and having this in our neighborhood is detrimental to our youth.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Oswaldo Morales

Date of Signature

9/10/2023



Public Comment Form

First Name *

Doug

Middle Name

Last Name *

Smaldino

Address *

Street Address

560 Country Club Road

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC #2023-16 456 Country Club

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

There are already eight (8) smoke shops within a 1 mile radius of this proposed shop. The space should be used for another use.

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

Date of Signature

9/18/2023



Wylie City Council

AGENDA REPORT

Department: Engineering

Prepared By: Christopher Rodriguez

Account Code: 473-5473-5850

Subject

Consider, and act upon, the award of a professional services project order (PSPO) #W2023-84-E for the Historic Downtown Traffic & Drainage Improvements, Phase 1 Project to Kimley-Horn and Associates, Inc. in the amount of \$1,367,700 and authorizing the City Manager to execute any necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

The 2021 Bond Election approved \$5M in funding for improvements to the downtown Wylie area. Since that time, City staff has worked with design engineers to perform both a traffic study and drainage study of the subject area and are now ready to move forward with the design of downtown infrastructure to support those study findings.

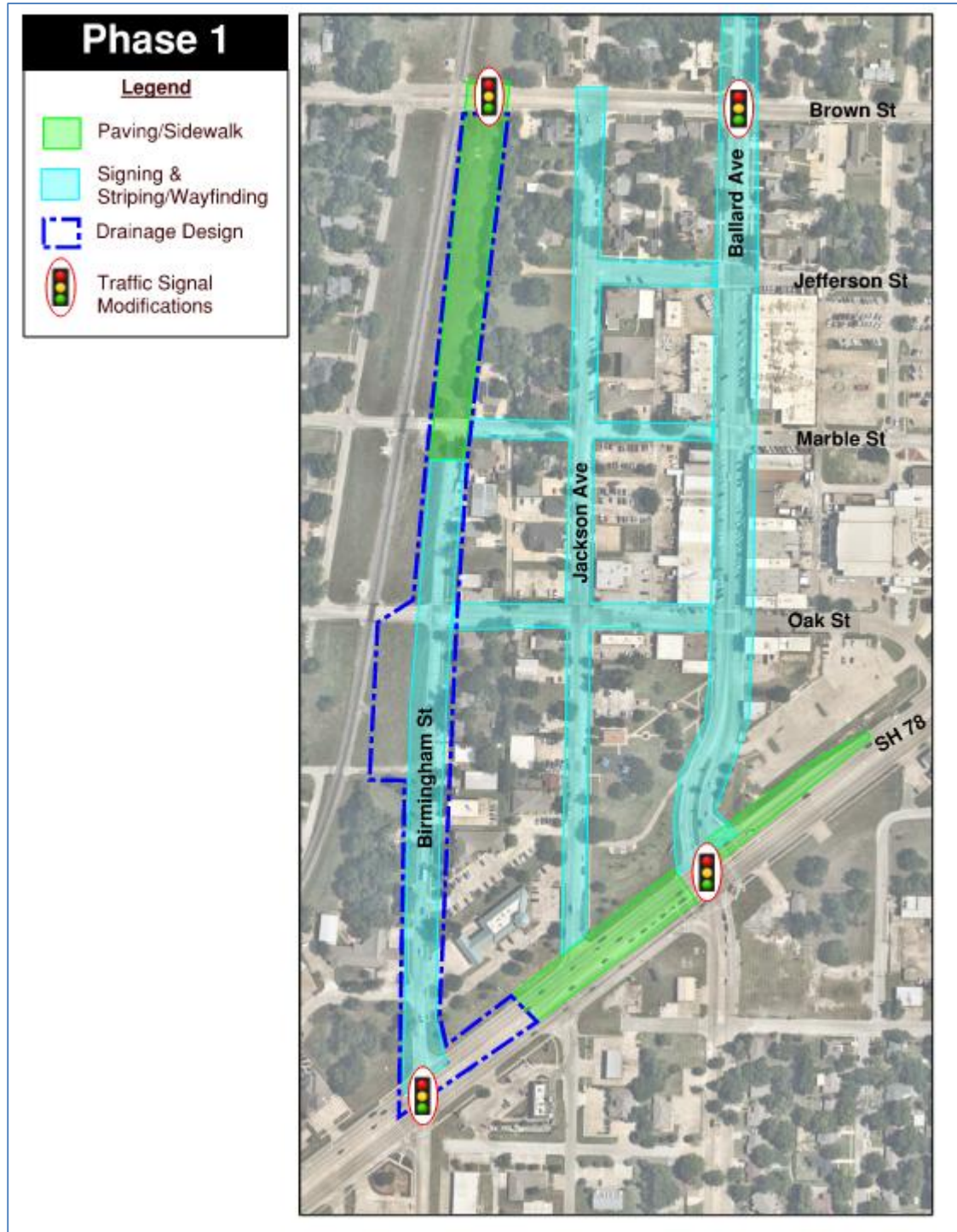
The engineering design scope is a combination of services to identify the look of downtown and establish the one-way routes as outlined and approved by the City Council. The limits of Phase 1 of the Historic Downtown Traffic & Drainage Improvements Project are shown on Exhibit A, and are more specifically outlined below:

- Downtown Implementation Strategy (including Schematics and Theme Development)
- Signal Improvements at four intersections: Brown/Ballard, SH 78/Birmingham, SH 78/Ballard, and Brown/Birmingham.
- Design of Revised Left Turn Lanes on Hwy 78 at Ballard Avenue.
- Storm Drainage Improvements.
- Signing and Striping on existing roadways and proposed one-way configuration.
- Development of Wayfinding Signage and Theme.
- Design of the Extension of Birmingham Street from Marble Street to Brown Street.
- Signal Timing Plans for Downtown Signalized Intersections.
- Bid and Construction Phase Services.

Staff recommends the award of this PSPO to Kimley-Horn and Associates, Inc. as the most qualified firm to provide professional and consulting services for the Historic Downtown Traffic & Drainage Improvements, Phase 1 Project. This PSPO is issued under Master Agreement for Professional and Engineering Services (MAPES) #W2021-8-E. Staff has determined Kimley-Horn and Associates, Inc. to be the most qualified firm for this project in Category J Traffic Engineering, Traffic Planning & Street Lighting, in accordance with Government Code 2254.



Exhibit A: PHASE 1 PROJECT AREA





Wylie City Council

AGENDA REPORT

Department: City Secretary
 Prepared By: Mary Bradley

Account Code: _____

Subject

Consider, and act upon, Resolution No. 2023-25(R) casting a nomination for a candidate for the Board of Directors of the Collin Central Appraisal District.

Recommendation

Motion to approve Resolution No. 2023-25(R) casting a nomination for _____ as a candidate for the Board of Directors of the Collin Central Appraisal District.

Discussion

Per Texas Property Tax Code Sec. 6.0301: The Appraisal District is governed by a board of directors. Nine directors are appointed by the taxing units that participate in the district as provided by this section. . . To be eligible to serve on the board of directors, an individual . . . must be a resident of the district and must have resided in the district for at least two years immediately preceding the date the individual takes office.

Starting January 1, 2024, the Board of Directors will include three (3) publicly elected directors in addition to the five (5) appointed directors which are still elected by the taxing units that participate in the Appraisal District. Each taxing unit may nominate one to five board candidates. Appointed directors will begin staggered four-year terms on January 1st of even-numbered years, and elected directors will begin staggered four-year terms on January 1st of odd-numbered years. Another significant change in this new section is that the tax assessor-collector is now a voting ex officio member to ensure there are no tie votes.

Per Texas Property Tax Code Sec. 6.03(d): The voting entitlement of a taxing unit that is entitled to vote for directors is determined by dividing the total dollar amount of property taxes imposed in the district by the taxing unit for the preceding tax year by the sum of the total dollar amount of property taxes imposed in the district for that year by each taxing unit that is entitled to vote, by multiplying the quotient by 1,000, and by rounding the product to the nearest whole number. That number is multiplied by the number of directorships to be filled. The City of Wylie's unit number of votes is 53.

Per Texas Property Tax Code Sec. 6.03(g): Each taxing unit . . . that is entitled to vote may nominate by resolution adopted by its governing body one candidate for each position to be filled on the board of directors. The presiding officer of the governing body of the unit shall submit the names of the unit's nominees to the chief appraiser before October 15. **This election is for a single one-year term to expire on December 31, 2024.**

Per Texas Property Tax Code Sec. 6.03(j): Before October 30, the chief appraiser shall prepare a ballot, listing the candidates whose names were timely submitted under Subsection (g) . . . alphabetically according to the first letter in each candidate's surname, and shall deliver a copy of the ballot to the presiding officer of the governing body of each taking unit that is entitled to vote.

There is not a list of candidates for this portion of the Board of Directors election; therefore, Council can nominate who they think would be best.

RESOLUTION NO. 2023-25(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, CASTING A NOMINATION FOR A CANDIDATE FOR THE BOARD OF DIRECTORS OF THE COLLIN CENTRAL APPRAISAL DISTRICT IN ACCORDANCE WITH SECTION 6.03(G) OF THE TEXAS PROPERTY TAX CODE, AND DIRECTING THAT THE CITY SECRETARY NOTIFY INTERESTED PARTIES OF SAID ACTION.

WHEREAS, The Chief Appraiser of the Collin Central Appraisal District has been charged with the responsibility of conducting the election process to determine the membership of the Board of Directors of the Collin Central Appraisal District, according to the Property Tax Code of Texas; and

WHEREAS, each of the incorporated cities and towns shall have the right to nominate by an official resolution one candidate for each position to be filled on the Board of Directors; and

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

SECTION 1. The City Council of the City of Wylie, Texas does hereby nominate _____ as a candidate for the Board of Directors of the Collin Central Appraisal District.

SECTION 2. The City Secretary is hereby directed to submit the official nomination, written Resolution, and notify all appropriate parties of this action.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas on this 10th day of October 2023.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary



Collin Central Appraisal District

September 28, 2023

Stephanie Storm, TRMC, City Secretary
Wylie City
300 Country Club Rd., Building 100, 1st Floor
Wylie, TX 75098

RE: Election of Collin Central Appraisal District Board of Directors
Number of votes allocated to: Wylie City

Dear Ms. Storm:

In accordance with the Texas Property Tax Code, the Appraisal District's five directors are to be elected by the taxing units that participate in the Appraisal District. Each taxing unit may nominate one to five board candidates. The District's Board of Directors serve a one-year term, with the next term beginning January 1, 2024.

Nominations

Nominations will cease the end of calendar day, October 15, 2023. Nominations must be made in an open meeting and a written resolution from the presiding officer of your governing body must be received by my office no later than October 15, 2023.

Allocation of Votes

Each taxing unit's vote allocation is based on their tax levy compared to the grand total levy for all taxing units. Wylie City will have **53** vote(s) to cast for the appointment of the 2024 - 2025 board of directors of the Appraisal District.

Ballots

My office will prepare and mail a ballot to the presiding officer of each taxing unit that has at least one vote. The mailing of ballots is scheduled for October 30, 2023.

Sincerely,

Marty Wright
Chief Appraiser



Collin Central Appraisal District

September 28, 2023

To: Collin Central Appraisal District taxing entities

From: Marty Wright, Chief Appraiser

RE: Election of Collin Central Appraisal District Board of Directors

Ladies and Gentlemen,

The purpose of this letter is to provide an overview of the election process, and provide a detailed timeline for each phase for taxing entity appointed Board of Director's members. The process for electing the District's Board of Directors is outlined in the Texas Property Tax Code (TPTC) § 6.03. The deadline dates for the election are statutory and controlled by TPTC § 6.03.

On July 24, 2023, Governor Greg Abbott signed Senate Bill 2 into law which has added TPTC § 6.0301. In accordance with the new section, the District's Board of Directors makeup has changed significantly. The Legislature has seen fit to increase the total number of directors from five (5) appointed and one voting tax assessor-collector director, to nine (9) total directors.

Starting January 1, 2024 the Board of Directors will include three (3) publicly elected directors in addition to the five (5) appointed directors which are still elected by the taxing units that participate in the Appraisal District. Each taxing unit may nominate one to five board candidates. Appointed directors will begin staggered four-year terms on January 1st of even-numbered years, and elected directors will begin staggered four-year terms on January 1st of odd-numbered years. Another significant change in this new section is that the tax assessor-collector is now a voting ex officio member to ensure there are no tie votes.

This election is for a single one-year term to expire on December 31, 2024.

CALENDAR OF EVENTS FOR APPOINTED MEMBERS ON JANUARY 1, 2024

Title of Event: Allocation of Votes

Deadline: Before October 1st, (September 28, 2023)

Action: Calculate the number of votes for each entity and notify the county judge, commissioners of the county, and presiding officers for cities, towns, school districts and college district.

Responsible for Action: Chief Appraiser

Tax Code: 6.03 (e)

Summary of Action: There are 5,000 total votes to be distributed based on tax levy. Each taxing unit's vote allocation is based on their tax levy compared to the grand total levy for all taxing units. Each taxing unit's vote allocation will be delivered to the taxing unit in late-September.

Example: If a taxing unit's tax levy calculates to be 10% of the grand total levy for all taxing units, the taxing unit would be allocated 500 votes.

Title of Event: Nomination of Candidates

Deadline: Before October 15th, (since October 14th is a Saturday the deadline will shift to next business day). **Deadline for delivery of nominating Resolution, received by the Chief Appraiser, is end-of-day October 16, 2023.**

Action: Nominate up to one (1) candidate for each position to be filled on the Board of Directors. All five (5) of the board positions are included in this election, therefore each taxing unit can nominate a maximum of five (5) candidates.

Responsible for Action: Governing body of each entity and entity's presiding officer.

Tax Code: 6.03 (g)

Summary of Action: A taxing unit's nomination(s) by written Resolution can be submitted at any time, as long as it is received by the Chief Appraiser by end-of-day October 16, 2023. The Resolution must include the name and address of each candidate nominated. To be eligible to serve on the board, an individual must be a resident of the district and must have resided in the district for at least two years immediately preceding the date they take office.

Note: This is the nominations part of the process and the written Resolution associated with this phase of the election should only include nominations of candidates.

Title of Event: Delivery of Ballots

Deadline: Before October 30th, (Since October 29th is a Sunday, the deadline will shift to the next business day.) **Deadline for delivery of ballots is end-of-day October 30, 2023.**

Action: Prepare and deliver a ballot listing the candidates whose names were timely submitted by a taxing unit.

Responsible for Action: Chief Appraiser

Tax Code: 6.03 (j)

Summary of Action: The Chief Appraiser will deliver a ballot listing the candidates, with their names sorted alphabetically by surname, to the presiding officer for each taxing unit. Additionally, each ballot will list the taxing unit name and their vote allocation. The ballots will be mailed the third week of October.

Title of Event: Taxing Units Cast Their Votes

Deadline: Before December 15th, (December 14, 2023). **Deadline for delivery of voting Resolution, received by the chief appraiser, is end-of-day December 14, 2023.**

Action: Taxing unit determines its votes in public session by Resolution.

Special Action (Tax Code Amendment): Taxing Units with 5% or more of the total votes **MUST** determine its votes by Resolution adopted at the **FIRST** or **SECOND** OPEN meeting of the governing body held after the Chief Appraiser delivers the ballot and the Resolution must be submitted to the chief appraiser not later than the **THIRD** day following the date the Resolution was adopted. Taxing units with 250 or more votes are affected by this Tax Code change.

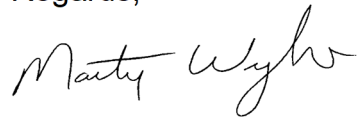
Responsible for Action: Governing of each entity and entity's presiding officer.

Tax Code: 6.03 (g), 6.03 (k and k-1 effective 1-1-2022)

Summary of Action: The governing body of each taxing unit entitled to vote shall determine its vote by Resolution. If an entity marks their votes next to the nominees name on the Ballot received from the Chief Appraiser, the marked Ballot must have an accompanying Resolution adopted in a public meeting determining the tax unit's votes. The Resolution adopted in an open meeting of the taxing unit, or a copy of marked Ballot accompanied by the taxing unit's voting Resolution must be received by the Chief Appraiser by end-of-day December 14, 2023. **Taxing units with 250 or more votes, please refer to the "Special Action (Tax Code Amendment)" section above concerning the deadlines for adopting your vote Resolution and submitting the Resolution to the Chief Appraiser.**

Title of Event: Election Results**Deadline:** Before December 31st, (December 30, 2023)**Action:** Count the votes and declare the five (5) candidates who receive the largest cumulative vote totals elected to a four-year term, beginning January 1, 2024.**Responsible for Action:** Chief Appraiser**Tax Code:** 6.03 (k)**Summary of Action:** The Chief Appraiser will submit the election results before December 31, 2023 to each taxing unit and to the candidates.

Regards,



Marty Wright, CCA, RPA
Chief Appraiser



Wylie City Council

AGENDA REPORT

Department: Fire
 Prepared By: Fire – Brandon Blythe

Account Code: _____

Subject

Wylie Fire Rescue overview of the EMS Division providing emergency medical services to the citizens of Wylie, Texas to begin in October 2024.

Recommendation

Discussion.

Discussion

An overview of Wylie Fire Rescue's EMS Division to start in October 2024, providing emergency medical services to the citizens of Wylie, Texas.