



# Wylie City Council

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## Minutes

### City Council Meeting

Tuesday, January 10, 2017 – 6:00 p.m.  
Wylie Municipal Complex – Council Chambers  
300 Country Club Road, Bldg. 100  
Wylie, TX 75098

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#### CALL TO ORDER

*Announce the presence of a Quorum.*

Mayor Eric Hogue called the meeting to order at 6:00 p.m. Interim City Secretary Stephanie Storm took roll call with the following City Council members present: Mayor pro tem Keith Stephens, Councilman David Dahl, Councilman Jeff Forrester, Councilwoman Candy Arrington, Councilman William Whitney III, and Councilwoman Diane Culver.

Staff present were: City Manager, Mindy Manson; Assistant City Manager, Chris Holsted; Development Services Director, Renae Ollie; Fire Chief, Brent Parker; Police Chief, Anthony Henderson; Finance Director, Linda Bantz; City Engineer, Tim Porter; Interim City Secretary, Stephanie Storm, Communications Specialist, Judy Truesdell, and various support staff.

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#### INVOCATION & PLEDGE OF ALLEGIANCE

Jon Bailey from First Baptist Church Wylie gave the invocation and City Engineer Tim Porter led the Pledge of Allegiance.

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#### PRESENTATIONS

- Wylie Way Students (*E. Hogue, Mayor*)

Mayor Hogue and Mayor pro tem Stephens presented medallions to students demonstrating "Shining the Wylie Way." Each nine weeks one student from each WISD campus is chosen as the "Wylie Way Student."

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#### CITIZENS COMMENTS ON NON-AGENDA ITEMS

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

No citizens were present wishing to address Council during Citizens Comments.

## **CONSENT AGENDA**

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

- A. Consider, and act upon, approval of the Minutes of December 13, 2016 Regular Meeting of the Wylie City Council. *(C. Ehrlich, City Secretary)*
- B. Consider, and place on file, the City of Wylie Monthly Investment Report for November 30, 2016. *(L. Bantz, Finance Director)*
- C. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for November 30, 2016. *(L. Bantz, Finance Director)*
- D. Consider, and act upon, Ordinance No. 2017-01, waiving the requirement for an appraisal, and setting a value of \$10 to abandon a portion of Hooper Road, being a variable width Public Right-of-Way, within the W.M. Sachse Survey, Abstract No. 835 and LK Pegues Survey, Abstract No. 703, consisting of 0.529 acres or approximately 23,023 square feet. *(R. Ollie, Development Services Director)*
- E. Consider, and act upon, Ordinance No. 2017-02 to change the zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating approximately 13 residential lots on 5.23 acres, generally located west of Kreymer Lane and north of Stone Road, (1023 S. Kreymer Ln) ZC 2016-13 *(R. Ollie, Development Services Director)*
- F. Consider, and act upon, Ordinance No. 2017-03 amending the zoning from Commercial Corridor (CC) and Light Industrial (LI) to Planned Development- Commercial Corridor (PD-CC), creating a single commercial lot on 4.904 acres, generally located at the southeast corner of FM 544 and Springwell Parkway. ZC 2016-14 *(R. Ollie, Development Services Director)*
- G. Consider, and act upon, Ordinance No. 2017-04 amending Planned Development 2015-11-Single Family District (PD2015-11-SF) to allow a minimum lot size of 7,200 sf on Lots 2-9 Block B, Lots 13-16 & 19-22 Block C, Lots 2-6 & 9-13 Block D, and Lots 2-8 Block F on approximately 38 acres, generally located at the northeast corner of W. Alanis Drive and South Ballard Avenue. ZC2016-16 *(R. Ollie, Development Services Director)*
- H. Consider, and act upon, Resolution No. 2017-01(R) of the City of Wylie, Texas; authorizing the City Manager to execute a five-year renewal of the Atmos Energy Corporation Franchise as adopted by Ordinance 2007-02 and providing for an effective date. *(M. Manson, City Manager)*

## **Council Action**

A motion was made by Councilman Forrester, seconded by Councilwoman Arrington to approve the Consent Agenda as presented. A vote was taken and the motion passed 7-0.

## **REGULAR AGENDA**

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### **Tabled from 12-13-2016**

*Remove from table and consider*

### **Council Action**

A motion was made by Councilwoman Culver, seconded by Councilman Forrester to remove Item #1 from the table and consider. A vote was taken and the motion passed 7-0.

1. **Consider, and act upon, a request to provide alternative roofing options to the current cedar shingle roof located at 301 N Ballard Avenue, for City of Wylie Brown House.** (*R. Ollie, Development Services Director*)

### **Staff Comments**

Assistant City Manager Chris Holsted addressed Council stating staff had emailed Council a list of properties with the Grand Manor shingle and that Council had done research on some other options and he was there to discuss those options. Mayor Hogue stated he had reached out to Holsted regarding metal roofs but that there was some concerns regarding the turret. He also stated that he was interested in fake cedar shingles due to the historic nature of the house and while he did look at the Grand Manor shingles, he would like to look at other options. Councilwoman Culver stated she also looked at the Grand Manor and the shingle looked no different than any other shingle on a home; it has no aesthetic value for one of the homes that has the most significant historical value to the City. She stated she would like to explore a more viable option for the Brown House. Councilman Dahl also looked at the Grand Manor shingles and sent Holsted some information on a fire retardant cedar shingle. He stated he would like to see a cost for the fire retardant shingle, what the ongoing maintenance on it is, and what the fire code requirements on it are. He stated we have a historic building, could we make a specific variance for a specific type of code to this particular area. Councilman Forrester felt that the Grand Manor had no depth or three dimensional feel to it. He mentioned a company called Euroshake that does a hand split rubber roof covering that does not rot or crack and comes in multiple colors. He felt it was worth looking at. He mentioned that we did need to pay attention to cost as well as wanting to remain as historically viable as possible. Mayor pro tem Stephens looked at the Grand Manor shingles and felt that they did lack dimension and were flat. He stated he would like to find something that looks a little closer in appearance to cedar. Councilman Dahl asked what the requirements were for that house since the house has a historical designation. Councilwoman Arrington stated she did not feel cedar shingles were viable but was not impressed with the homes she saw with the Grand Manor so she is interested in seeing some other options.

### **Council Action**

A motion was made by Councilman Forrester, seconded by Mayor pro tem Stephens to table the request to provide alternative roofing options to the current cedar shingle roof located at 301 N Ballard Avenue, for City of Wylie Brown House until such time staff has viable options to present to council. A vote was taken and the motion passed 7-0.

### **Public Hearing**

2. **Hold the 1st Public Hearing for the annexation of approximately 3,100 linear feet of Sachse Road from Muddy Creek to the Dallas/Collin County line.** 2017-01A (*R. Ollie, Development Services Director*)

### **Staff Comments**

Development Services Director Renae Ollie stated that the item is a request from Dallas County to annex a portion of Sachse Road (an orphan road) for the City to take over the road which would mean the City

would take over the maintenance. Ollie stated per Dallas County they will install 3 inch asphalt overlay as well as additional maintenance and that the work was currently underway. Mayor Eric Hogue asked City Engineer Porter if the plan is to make the roadway 4 to 6 lanes from Ballard to Collin County line. Porter replied that is the plan. Mayor Hogue asked if we are the ones that would be responsible to expand that portion of the road if we take over maintenance. City Manager Manson stated that if we want Dallas County to participate in the future with widening, then it needs to be annexed. The Mayor asked if that agreement was going to be in writing to protect the City in the future when we are ready to expand it. Manson stated that we can definitely ask for that. Councilman Forrester asked if the current construction will help the longevity of the road. Porter stated that they did feel that the current work would lengthen the life span of the road. Councilwoman Culver felt that we needed to get Dallas County's promise to assist later down the road in writing and asked if there was an expected time frame on the expansion. Porter responded that in 2014 Dallas County approved and put money aside for the project. Manson stated that orphan roads have been an issue and the state legislature has changed the annexation laws so that cities can no longer annex up to the road, but have to annex the road. Mayor pro tem Stephens stated he had mixed emotions. He feels like it should look good because it is the first impression entrance into the City; however, he feels like the current work will not hold up for years with the amount of traffic on that particular roadway so he feels we are taking on a huge financial responsibility. Councilman Forrester asked if there are additional costs associated if the road is annexed. Manson stated that it would be just the maintenance of the roadway and the public safety response of police and fire.

### **Public Hearing**

Mayor Hogue opened the public hearing at 6:50 p.m. asking anyone present wishing to address Council to come forward.

No one was present to address Council during the public hearing.

Mayor Hogue closed the 1st public hearing for the annexation of approximately 3,100 linear feet of Sachse Road from Muddy Creek to the Dallas/Collin County line at 6:50 p.m.

### **READING OF ORDINANCES**

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

Interim City Secretary Stephanie Storm read the caption to Ordinance No. 2017-01, 2017-02, 2017-03, and 2017-04 into the official records.

### **ADJOURNMENT**

A motion was made by Mayor pro tem Stephens, seconded by Councilman Forrester to adjourn the meeting at 7:00 p.m. A vote was taken and the motion passed 7-0.

ATTEST:

  
Carole Ehrlich, City Secretary

