



Wylie City Council

NOTICE OF MEETING

Regular Meeting Agenda
January 23, 2018 – 6:00 pm
Wylie Municipal Complex
Council Chambers/Council Conference Room
300 Country Club Road, Building #100

- Eric Hogue Mayor
Keith Stephens Mayor Pro Tem
Diane Culver Place 2
Jeff Forrester Place 3
Candy Arrington Place 4
Timothy T. Wallis, DVM Place 5
David Dahl Place 6
Mindy Manson City Manager
Richard Abernathy City Attorney
Carole Ehrlich City Secretary

In accordance with Section 551.042 of the Texas Government Code, this agenda has been posted at the Wylie Municipal Complex, distributed to the appropriate news media, and posted on the City website: www.wylietexas.gov within the required time frame. As a courtesy, the entire Agenda Packet has also been posted on the City of Wylie website: www.wylietexas.gov.

The Mayor and City Council request that all cell phones and pagers be turned off or set to vibrate. Members of the audience are requested to step outside the Council Chambers to respond to a page or to conduct a phone conversation.

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.

CALL TO ORDER

Announce the presence of a Quorum

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS

- Wylie Way Students

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.

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 January 9, 2018 Regular Meeting of the Wylie City Council. (C. Ehrlich, City Secretary)**
- B. Consider, and act upon, Ordinance No. 2018-01 to change the zoning from Agricultural-30 (AG/30) District to Neighborhood Services (NS) District for commercial purposes on one acre, generally located approximately 1,160 feet west of Westgate Way within the E.C. Davidson Survey, Abs A0266, Tr 18, and more specifically at 1250 W. Brown Street. ZC2017-08 (R. Ollie, Development Services Director)**
- C. Consider, and act upon, Ordinance No. 2018-02 amending Ordinance No. 2017-26 (2017-2018 Budget) for proposed budget amendments for fiscal year 2017-2018; providing for repealing, savings and severability clauses; and providing an effective date of this ordinance. (L. Bantz, Finance Director)**
- D. Consider, and place on file, the City of Wylie Monthly Investment Report for December 31, 2017. (L. Bantz, Finance Director)**
- E. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for December 31, 2017. (L. Bantz, Finance Director)**
- F. Consider, and act upon, the request from the Lt. Robert Welch Charity for a vendor fair at Olde City Park on April 7, 2018, with rain date of April 14, 2018. (R. Diaz, Parks & Recreation Superintendent)**
- G. Consider, and act upon, the acceptance of the resignation of David White and appointment of Phillip Gilbert as a new Board Member to the City of Wylie Parks and Recreation Board to fill the term of January 2018 to June 30, 2018. (C. Ehrlich, City Secretary)**
- H. Consider and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of November 30, 2017. (S. Satterwhite, WEDC Director)**
- I. Consider, and act upon, Resolution No. 2018-03(R) of the City Council of the City of Wylie, Collin, Dallas and Rockwall Counties, Texas, ordering the General Election to be administered by the Collin County Elections Administrator and the City of Wylie on May 5, 2018, for the purpose of electing the positions two (2) Council members (Place 2 and Place 4) of the Wylie City Council, to hold office for a period of three (3) years; Designating locations**

of polling places; Designating filing deadlines; Ordering Notices of Election to be given as prescribed by law in connection with such election. (C. Ehrlich, City Secretary)

- J. Consider, and act upon, Resolution No. 2018-04(R) of the City Council of the City of Wylie, Collin, Dallas and Rockwall Counties, Texas, Appointing Election Officials for the General Election on May 5, 2018, for the purpose of electing the positions of two (2) Council members (Place 2 and Place 4) of the Wylie City Council. (C. Ehrlich, City Secretary)**

REGULAR AGENDA

- 1. Hold a Public Hearing and consider, and act upon, a change of zoning from Single-Family 10/24 (SF-10/24) District to Planned Development for Patio Homes on approximately 18 acres, generally located at the northwest corner of Brown Street and Westgate Way within the D.W. Williams Survey, Abs A1021, Tr 2. ZC2017-09 (R. Ollie, Development Services Director)**

Executive Summary

The applicant is requesting zoning for a Planned Development to allow for single family residential uses on 18.393 acres generally located on the northwest corner of Brown and Westgate.

- 2. Hold a Public Hearing and consider, and act upon, an amendment to Article 5, Section 5.2.F.5 Body Art Studio of the Zoning Ordinance to create a new category for Permanent Cosmetics. ZC 2017-10 (R. Ollie, Development Services Director)**

Executive Summary

The recommendation is to create a new use category for Cosmetic Tattoo by defining permanent cosmetics and excluding it from Body Art or Tattooing. This use would also include micro-blading as a form of semi-permanent make-up that provides a means to partially or fully camouflage missing eyebrow hair with the appearance of simulated hair using fine deposits of pigments.

- 3. Hold a Public Hearing and consider, and act upon, an amendment to Article 3, Section 3.3.C Manufactured Home District of the Zoning Ordinance 2005-58 establishing development standards. ZC 2017-11 (R. Ollie, Development Services Director)**

Executive Summary

After the December 5th work session and further research, Staff is requesting to withdraw from consideration an amendment to modify the lot size for Manufactured Home District. A majority of the Planning & Zoning Commission discussion focused on lot sizes between 6,000 sf and 6,500 sf. With the current ordinance having a minimum lot size of 7,200 sf and only one tract of land currently zoned MH; it may not be in the best interest of the city to undertake an amendment at this time.

- 4. Consider, and act upon, acceptance of the Comprehensive Annual Financial Report (CAFR) for FY 2016-2017 after a presentation by the audit firm of Weaver L.L.P. (L. Bantz, Finance Director)**

Executive Summary

The City Charter in Article VII, Municipal Finance, Section 13: Independent Audit requires that at the end of the fiscal year an independent audit be made of all accounts of the City by a certified public accountant. In compliance with the City Charter, our outside auditor, Weaver has performed an audit as of September

30, 2017. This is the fourth year for the audit to be performed by Weaver after their selection to continue as the City's independent auditors following an RFP process done during 2014. Prior to that Weaver had served as the City's auditors for six years. Mr. John DeBurro, Partner-Assurance Services, with Weaver will briefly present the CAFR, including the Independent Auditors' Report and answer any questions that the City Council may have regarding the report.

5. **Consider, and place on file, the 2017 Wylie Economic Development Corporation Annual Report.** (*S. Satterwhite, WEDC Director*)

Executive Summary

As per the WEDC By-laws, each year by January 31st, the WEDC must present to the Wylie City Council its Annual Report. The Report is attached for your review.

6. **Consider, and act upon, approval of Resolution 2018-05(R) authorizing the City Manager to execute a Funding Agreement with Dallas County to establish a preliminary proposed budget for the Pleasant Valley Road Project from Merritt Road to the Dallas County Line.** (*T. Porter, City Engineer*)

Executive Summary

In September 2012, staff submitted an application to Dallas County for funding of improvements to Pleasant Valley Road from Merritt Road to the Dallas County Line. In 2013, Dallas County Commissioners Court approved selections for the 6th call for projects for capital improvements, and on November 5, 2013, the City and County entered into a Master Agreement Governing Major Capital Improvement Program (Master Agreement) by Commissioners Court Order 2013-1923, for the purpose of transportation improvements on roads inside Dallas County.

7. **Consider, and act upon, approval of Resolution 2018-06(R) authorizing the City Manager to execute a Funding Agreement with Dallas County to establish a preliminary proposed budget for the Muddy Creek Bridge project from Country Club Drive to the Dallas County Line.** (*T. Porter, City Engineer*)

Executive Summary

In September 2012, staff submitted an application to Dallas County for funding of improvements to Sachse Road at the Muddy Creek Bridge from Country Club Drive to the existing 4-lane extension of Ballard Avenue. In 2013, Dallas County Commissioners Court approved selections for the 6th call for projects for capital improvements, and on November 5, 2013, the City and County entered into a Master Agreement Governing Major Capital Improvement Program (Master Agreement) by Commissioners Court Order 2013-1923, for the purpose of transportation improvements on roads inside Dallas County.

8. **Consider, and act upon, approval of Resolution No. 2018-07(R) for support for a proposed affordable housing tax credit project, Heritage at Wylie, generally located southeast of the intersection of Vinson Road and Neva Lane at the approximate 2300 block of County Line Road.** (*R. Ollie, Development Services Director*)

Executive Summary

The applicant approached the city with a request to develop a tract of land for multi-family purposes on approximately 13 acres. The site is currently zoned Multi-Family (MF) District. The applicant presented an overview of their proposal at the January 9th Council meeting for an age restricted development not to exceed 136 one and two bedroom units. The apartment homes will be a gated 3 story community. A Conceptual Plan is included (Exhibit B)

READING OF ORDINANCES

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

EXECUTIVE SESSION

Recess into Closed Session in compliance with Section 551.001, et.seq. Texas Government Code, to wit:

- **City Manager Evaluation**

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

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.

CERTIFICATION

I certify that this Notice of Meeting was posted on January 19, 2018 at 5:00 p.m. as required by law in accordance with Section 551.042 of the Texas Government Code and that the appropriate news media was contacted. As a courtesy, this agenda is also posted on the City of Wylie website: www.wylietexas.gov.

Carole Ehrlich, City Secretary

Date Notice Removed