



Wylie City Council

Minutes

City Council Meeting

Tuesday, February 14, 2017 – 6:00 p.m.
Wylie Municipal Complex – Council Chambers
300 Country Club Road, Bldg. 100
Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Mayor Eric Hogue called the meeting to order at 6:00 p.m. City Secretary Carole Ehrlich 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; Library Director, Rachel Orozco; City Engineer, Tim Porter; City Secretary, Carole Ehrlich, Public Information Officer, Craig Kelly, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

- Pledge of Allegiance by Boy Scout Troop 441 of Wylie

Fire Chief Brent Parker gave the invocation and Scout Troop 78 presented the colors and led the Pledge of Allegiance.

PRESENTATIONS

- Wylie Way 2nd 9 weeks Presentation (*E. Hogue, Mayor*)

Mayor Hogue presented a medallion to Madilyn Ngo for "Shining the Wylie Way."

- CWD Annual Report – Robert Medigovich, CWD Municipal Coordinator

Greg Roemer, President and owner of CWD, gave their annual report for solid waste pickup, Green Extreme Events, and sponsorship within the City for 2016.

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.

Councilwoman Culver reminded those present of the annual Robert Welch 5K Run scheduled for April 2017. She explained that donated baby items were the focus for this year's event and could be donated to the organization.

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 24, 2017 Regular Meeting of the Wylie City Council.** *(C. Ehrlich, City Secretary)*
- B. **Review, and place on file, the 2016 Wylie Police Department Annual Traffic Contact Report.** *(A. Henderson, Police Chief)*
- C. **Consider, and act upon, Change Order No. 2 for bid # W2015-67-B for Ballard Avenue Paving & Drainage Improvements Dallas/Collin County Line to Alanis Drive Project; to Tri-Con Services Inc. in the amount of \$58,600.00, resulting in a new contract total of \$5,288,197.49, and authorizing the City Manager to execute any and all necessary documents.** *(G. Hayes, Purchasing)*
- D. **Consider, and place on file, the Animal Shelter Advisory Board report to City Council regarding the meeting held on January 18, 2017.** *(D. Dahl, ASAB Chair)*
- E. **Consider, and act upon, Resolution No. 2017-05(R), approving an Election Contract by and between the City of Wylie and the Collin County Elections Administrator for administration of the May 6, 2017 Wylie General Election; and an agreement between Collin County Community College and the City to hold a Joint Election at the Smith Public Library for the City's Voters residing in Collin County.** *(C. Ehrlich, City Secretary)*

Council Action

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

REGULAR AGENDA

- 1. Hold a Public Hearing and consider, and act upon, a request to amend Planned Development 1999-32 to allow for flexibility of site signage requirements. Generally located at the northeast corner of McCreary Rd and McMillan Rd. (1400 McCreary Rd.) ZC 2016-17 (R. Ollie, Development Services Director)**

Staff Comments

Development Services Director Ollie addressed Council stating that the subject property is located on the northeast corner of McMillan Road and McCreary Road. The Planned Development on the property was adopted by City Council on October 6, 1999 (PD 99-32). This amendment will only be affecting the Commercial Corridor tract of land within the PD being lot 1 and lot 2, Block A of the Creekside Retail Addition. The site is currently developed with a Neighborhood Walmart and Fuel Station.

Staff has reviewed the request and the changes to the signage ordinance within the PD will not negatively affect the visibility or safety in the area. Staff has also confirmed that there are other instances within the city where more than one price reader sign has been allowed. Notification/Responses: Eleven notifications were mailed to property owners within 200 feet of the proposal; none were returned in favor or in opposition of the request.

The Planning and Zoning Commissioners voted 6-0 to recommend approval.

Public Hearing

Mayor Hogue opened the public hearing on Zoning Case 2016-17 at 6:28 p.m. asking anyone present wishing to speak to come forward.

No one was present wishing to address Council.

Mayor Hogue closed the public hearing at 6:29 p.m.

Council Action

A motion was made by Councilwoman Culver, seconded by Councilman Whitney to approve a request to amend Planned Development 1999-32 to allow for flexibility of site signage requirements. Property generally located at the northeast corner of McCreary Road and McMillan Road. A vote was taken and the motion passed 7-0.

- 2. Hold a Public Hearing and consider, and act upon, approval of a Re-plat for Inverness Pharmacy Addition, creating one lot on 1.901 acres, generally located southeast of FM 544 and Regency Drive (R. Ollie, Development Services Director)**

Staff Comments

Development Services Director Ollie addressed Council stating that the property totals 1.901 acres and will create one lot by combining an existing lot that measures 0.901 acres with an unplatted tract of land that measures 1 acre. The lot will be labeled as Lot 1, Block B of the Inverness Pharmacy Addition. The

lot will be zoned in the commercial corridor district and will be developed with a Pharmacy that measures 6,421 sf.

Ollie explained the plat shall dedicate the necessary rights-of-way, fire lanes, utility, construction, and drainage easements. This Re-plat complies with the applicable technical requirements of the City of Wylie.

The Planning and Zoning Commission voted 7-0 to recommend approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

Public Hearing

Mayor Hogue opened the public hearing on the re-plat request at 6:30 p.m. asking anyone present wishing to speak to come forward.

No one was present wishing to address Council.

Mayor Hogue closed the public hearing at 6:31 p.m.

Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilwoman Arrington to approve a Re-plat for Inverness Pharmacy Addition, creating one lot on 1.901 acres, generally located southeast of FM 544 and Regency Drive. A vote was taken and the motion passed 7-0.

3. **Consider, and act upon, Ordinance No. 2017-06 authorizing 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 Ollie addressed Council stating that this annexation is at the request of Dallas County and defined as Orphan Roads. Orphan Roads are all or part of a street or road right-of-way, which is outside the incorporated limits of a municipality (or municipalities) and the incorporated area of the municipality (or municipalities) abuts or extends into the right-of-way.

Dallas County has completed the following upgrades: 3" asphalt overlay (1" level up and finished with 2" mat), including striping and additional maintenance in the 2800 block of Sachse Road on the east and west bound lanes and in the eastbound lane adjacent to Woodbridge Phase 16 housing development.

Ollie noted, if annexed, the City of Wylie will be responsible for maintenance, operation, enforcement, police and/or emergency services within these rights-of-way.

Council Action

A motion was made by Councilman Forrester, seconded by Councilman Dahl to approve Ordinance No. 2017-06 authorizing the annexation of approximately 3,100 linear feet of Sachse Road from Muddy Creek to the Dallas/Collin County line. A vote was taken and the motion passed 7-0.

4. **Consider, and act upon, the appointment of a new Library Board member, _____, for the unexpired term of February 2017 to July 2017 per the City Charter Section 2(c), article VIII to replace Mrs. Karen Adams. (R. Orozco, Library Director)**

Staff Comments

Library Director Orozco addressed Council stating that Mrs. Karen Adams, a long-time volunteer with our Wagging Tales program in addition to being a Library Board member passed away in November 2016. She was a longtime volunteer for over 10 years with her dog Abby. Staff is requesting that someone be appointed to take her position for the unexpired term, February 2017-July 2017.

Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilwoman Arrington to appoint Mark Crader as the new Library Board member for the unexpired term of February 2017 to July 2017 per the City Charter Section 2(c), article VIII to replace Mrs. Karen Adams. A vote was taken and the motion passed 7-0.

Tabled from 01-10-2017

Remove from table and consider

Council Action

A motion was made by Councilman Dahl, seconded by Councilman Forrester to remove Item #5 from the table and consider. A vote was taken and the motion passed 7-0.

5. **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 Holsted addressed Council stating that this item was tabled on January 10, 2017. Alternatives to the cedar shingles were discussed previously and Council requested additional product samples that appeared more like wood shingles.

Holsted explained the current roof only has the cedar shingles and no plywood decking under the shingle. He provided information about a product from DaVinci Roofscapes which has a Class A fire rating and a lifetime warranty. The appearance of the roofing appears more like cedar shingles. Installation of this product does require a roof decking.

Holsted reported staff had additional discussion with the Texas Historical Commission in regards to the roof replacement. The project is required to be submitted for review by the THC staff and we expect that the THC will recommend the roof be replaced with material matching the existing roof – cedar shingles. While a synthetic cedar shingle may not be recommended by the THC, the house would not lose its historical site designation because roofing types are reversible. The product is a fiber glass base shingle with randomly applied tabs and authentic depth and dimensions of natural slate.

Council Action

A motion was made by Councilman Forrester, seconded by Councilman Whitney to approve the roofing product from DaVinci Roofscapes for the Wylie Brown House located at 301 N. Ballard

Avenue. Additionally Council would like the staggered shingle design and will allow staff to determine the color. A vote was taken and the motion passed 7-0.

READING OF ORDINANCE

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

City Secretary Ehrlich read the caption to Ordinance No. 2017-06 into the official records.

Mayor Hogue convened Council into a Work Session at 6:45 p.m.

WORK SESSION

- **Discuss a potential multi-family mixed use development on approximately 20 acres, generally located southeast of S.H. 78 and south of Alanis Drive. (M. Manson, City Manager)**

Jason Lane, representing OM Housing, gave a short presentation for a multi-family mixed use development on approximately 20 acres. Lane explained that 129 apartment units and 1.3 acres of retail were planned. The developer will integrate 9.9 acres with existing Parks and Recreations network of nature trails, playing fields and other open space amenities.

He explained a large portion of the subject site lies within FEMA designated Flood Plain and ecologically sensitive conditions. The developer will be required to work with City of Wylie and FEMA to reclaim several acres of land.

Lane reported the Housing Credits (HC) will allow for additional funds to overcome all the flood plain related issues, as well as provide for very high end finishes on facades with curb appeal. The requested contribution by the City would be \$10.00. Lane requested a resolution from the Wylie City Council supporting the project to be submitted to Texas Housing and Community Affairs.

Councilman Whitney asked if more than one retail facility would fit on the proposed 1.3 acre tract. Mr. Lane replied that would depend on the retail business.


Mayor Hogue asked any Council members wishing to support the development to contact the City Manager for inclusion on a future agenda.

RECONVENE INTO REGULAR SESSION

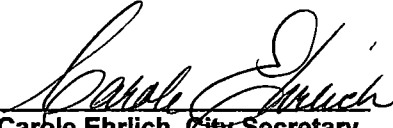
Mayor Hogue reconvened into Regular Session at 7:10 p.m.

ADJOURNMENT

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


Eric Hogue, Mayor

ATTEST:


Carole Ehrlich, City Secretary

