



Wylie City Council

NOTICE OF MEETING

Regular Meeting Agenda March 13, 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 |
| Stephanie Storm | 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

- **Presentation by Kevin Dinnin of BCFS on behalf of the State of Texas thanking Wylie for the support during Hurricane Harvey.**

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 February 27, 2018 Regular Meeting of the Wylie City Council.** *(S. Storm, City Secretary)*
- B. Consider, and act upon, approval of a Preliminary Plat for Redwood at the Lakes Phase 2. The Plat will create 2 lots on 30.58 acres. The subject property is generally located southeast from the intersection of Vinson Road and Allen Road (County Line Road).** *(R. Ollie, Development Services Director)*
- C. Consider, and act upon, Ordinance No. 2018-09 to change the zoning from Agricultural – 30 District (AG-30) to Planned Development for Single Family Estate on approximately 27.7 acres, located at 801 Lake Ranch Lane, within the Lake Ranch Addition. ZC2018-01** *(R. Ollie, Development Services Director)*
- D. Consider, and act upon, approval of a Final Plat for Inspiration, Phase 3B-2 consisting of 14.143 acres to establish single family residential lots for a master planned development within Wylie’s ETJ, generally located north of Parker Road (F.M. 2514) on Inspiration Blvd.** *(R. Ollie, Development Services Director)*
- E. Consider, and act upon, approval of a Final Plat for Inspiration, Phase 5A-3 consisting of 3.125 acres to establish single family residential lots for a master planned development within Wylie’s ETJ, generally located north of Parker Road (F.M. 2514) on Inspiration Blvd.** *(R. Ollie, Development Services Director)*
- F. Consider, and act upon, Resolution No. 2018-14(R) authorizing the Mayor to execute a Project Specific Agreement for striping RE: Various Roads, “Type B” Public Roadway— Made Pursuant to Master Road & Bridge Interlocal Maintenance Agreement Between Dallas County, Texas and City of Wylie, Texas.** *(M. Sferra, Public Services Director)*
- G. Consider, and act upon, the approval of a second modification to contract #W2016-15-E a professional services agreement for Sewer Assessment with Pipeline Analysis Inc., in the amount of \$92,756.16 and authorizing the City Manager to execute any and all necessary documents.** *(G. Hayes, Purchasing)*
- H. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of January 31, 2018.** *(S. Satterwhite, WEDC Director)*

REGULAR AGENDA

Tabled from 01-23-2018

Remove from table and consider

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, a Replat for Southside Addition Lots 43R-48R; being a Residential Replat of Lots 43-46 of the Southside Addition, generally located on Stone Circle 125' east of South Birmingham Street. (R. Ollie, Development Services Director)**

Executive Summary

The applicant is requesting a residential replat to establish six residential lots of 0.6428 acres. The purpose of the replat is to reconfigure four lots into six for a townhome development.

3. **Hold a Public Hearing and consider, and act upon, a change of zoning from Agricultural – 30 District (AG-30) to Planned Development for Commercial and Industrial uses (PD-CC-LI) on approximately 8 acres, located at 1900 N S.H.78. ZC2018-02 (R. Ollie, Development Services Director)**

Executive Summary

The applicant is requesting a Planned Development to allow for retail and commercial/light industrial uses. The plan also includes relocating existing non-conforming buildings.

4. **Hold a Public Hearing and consider, and act upon, a change of zoning from Agricultural – 30 District (AG-30) to Business Government (BG) for College or University uses on approximately 54 acres, generally located west of Brown Street, and west of Country Club Road. ZC2018-04 (R. Ollie, Development Services Director)**

Executive Summary

The subject request consists of 5 separate tracts. Tract 13: 23.888 acres, Tract 2: 9.689 acres, Tract 7: 9.719 acres, Tract 6-9: 8.7976 acres; Tract 6: 1 acre, for a total of 53.0936 acres.

Tabled from 02-27-2018

Remove from table and consider

5. **Consider, and act upon, Resolution No. 2018-13(R) reviewing and approving the Chapter 380 Agreement by and between the City of Wylie, Texas and Cross Development, LLC; further authorizing the City Manager to execute the Chapter 380 Agreement; further authorizing the City Manager to take any and all other actions necessary to effectuate the same; and providing for an effective date. (S. Satterwhite, WEDC Director)**

Executive Summary

In June 2017 Cross Development formally approached the City/WEDC to discuss a mixed-use project to be located on Westgate Way across from Home Depot. This meeting was a direct result of discussions held in May of 2017 at ICSC with brokers for Cross and the Seller with representatives from the Planning Department and WEDC. The meeting at ICSC focused on the potential for a multi-family development at the location being presented to Council. Being that a zoning change would be required, it was Planning staffs' direction to the developer that any request for multi-family would have to include mixed-use components. Also discussed in May was the well documented landfill which has provided development challenges to this site for the past 25 years.

6. **Consider, and act upon, Ordinance No. 2018-08 of the City Council of the City of Wylie, Texas, approving a tariff authorizing an annual rate review mechanism (“rrm”) as a substitution for the annual interim rate adjustment process defined by section 104.301 of the Texas Utilities Code, and as negotiated between Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”) and the Steering Committee of cities served by Atmos; requiring the company to reimburse cities’ reasonable ratemaking expenses; adopting a savings clause; determining that this ordinance was passed in accordance with the requirements of the open meetings act; declaring an effective date; and requiring delivery of this ordinance to the company and legal counsel for the steering committee. (M. Manson, City Manager)**

Executive Summary

The City, along with 171 other Mid-Texas Cities Served by Atmos Energy Corporation, Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Steering Committee of Cities Served by Atmos (“Cities”). In 2007, the Cities and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism (“RRM”), as a substitute for future filings under the GRIP statute.

READING OF ORDINANCES

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

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 March 9, 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.

Stephanie Storm, City Secretary

Date Notice Removed