



Wylie City Council

NOTICE OF MEETING

Regular Meeting Agenda March 27, 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

- **Proclamation for Collin County Alumnae Chapter of Delta Sigma Theta Sorority 10th Anniversary.**
- **Employee Milestone Anniversaries**
- **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 March 13, 2018, Regular Meeting of the Wylie City Council.** *(S. Storm, City Secretary)*
- B. Consider, and act upon, approval of a Final Plat for Kingdom Court Addition to establish 9 residential lots on 11.048 acres within Wylie's ETJ, generally located north of County Road 489 and west of SH 78.** *(R. Ollie, Development Services Director)*
- C. Consider, and act upon, approval of a Final Plat for Dominion of Pleasant Valley, Phase 2. The Plat will create 214 single family residential lots and multiple open space areas on 62.849 acres and dedicate the necessary rights-of way and parkland dedication. Subject property generally located south of the intersection of Sachse Road and Pleasant Valley Road.** *(R. Ollie, Development Services Director)*
- D. Consider, and act upon, approval of a Final Plat for Inspiration, Phases 4A consisting of 16.832 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, the award of a professional services project order (PSPO) #W2018-57-E for Improvements to Eubanks Lane from Hwy 78 to North Texas Municipal Water District Entrance Drive to Halff Associates, Inc. in the amount of \$215,300.00 and authorizing the City Manager to execute any necessary documents.** *(G. Hayes, Purchasing)*
- F. Consider, and place on file, the City of Wylie Monthly Investment Report for February 28, 2018.** *(L. Bantz, Finance Director)*
- G. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for February 28, 2018.** *(L. Bantz, Finance Director)*
- H. Consider, and act upon, Resolution No. 2018-15(R) of the City Council of the City of Wylie, Collin, Dallas and Rockwall counties, Texas, amending Resolution Nos. 2018-04(R) and 2018-11(R), Section 1, to amend the election judges; and providing for an effective date.** *(S. Storm, City Secretary)*
- I. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of February 28, 2018.** *(S. Satterwhite, WEDC Director)*

REGULAR AGENDA

1. **Consider authorizing the City Manager to sign a Development Agreement between the City of Wylie, BPE Phase V, LTD., and Braddock Place Estates Homeowners Association, Inc., for regulations for the developer to design and construct a playground within Phase 3 of the Braddock Place Subdivision, and developer to pay to the City \$50,000 (Security Deposit) to secure Developer's performance under the agreement. (R. Ollie, Development Services Director)**

Executive Summary

In an effort to fulfill the requirements of Planned Development 2005-24, Paragraph XII for a playground, Mr. Trey Walette (Developer), representing the property owners, is requesting approval of a developer's agreement that sets forth a deadline of completion. The agreement states that the Developer shall design and construct, at no cost to the City, a playground on Lot 5, Block B within Braddock Phase 3 with construction being completed on or before December 31, 2018. In addition, the developer shall pay a security deposit in the amount \$50,000 to the City to assure performance in accordance with the agreement.

Tabled from 03-13-2018

Remove from table and consider

2. **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.

3. **Hold a Public Hearing and consider, and act upon, a change in zoning from Planned Development (PD) to Planned Development-Commercial Corridor (PD-CC), to allow for retail and self-storage uses. Generally located south of the intersection of FM 544 and Woodbridge Parkway (721 & 731 Woodbridge Parkway). ZC2018-03 (R. Ollie, Development Services Director)**

Executive Summary

The applicant is requesting to amend the current Planned Development to allow for self-storage as a permitted use in a mixed use setting on approximately 3.19 acres located north of the existing movie theater on Woodbridge Parkway. (721 & 731 Woodbridge Parkway)

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 at 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.

5. **Consider, and act upon, Resolution No. 2018-16(R) , a Resolution of the City Council of the City of Wylie, Texas, repealing Resolution Nos. 2016-06(R), 2017-07(R), and 2017-08(R).** (*M. Manson, City Manager*)

Executive Summary

The City is working to further investigate the functions, terms of service and duties, and compensation of Municipal Court Judge, Associate Municipal Court Judge, and Municipal Prosecutor. The repeal and revocation of Resolution Nos. 2016-06(R), 2017-07(R), and 2017-08(R) gives additional time to study and investigate the positions described above.

6. **Consider, and act upon, the award of a professional services project order (PSPO) #W2018-58-E for the 2018 update of the Water Distribution System Master Plan, 10 Year Capital Improvement Plan, and Impact Fee Study to Birkhoff, Hendricks & Carter L.L.P. in the amount of \$145,300.00 and authorizing the City Manager to execute any necessary documents.** (*G. Hayes, Purchasing*)

Executive Summary

Chapter 395 of the Texas Local Government Code outlines the process for the adoption and update of roadway, water and waste water impact fees. As mandated by State Law, impact fees must be reviewed and updated at least every five (5) years. The process includes three components: Land Use Planning, Capital Improvement Planning and Fee Ordinance Adoption. The City last updated the Wylie Comprehensive Master Plan (or Comprehensive Land Use Plan) in 2012.

WORK SESSION

- **Update for the remodeling of Station 2.** (*B. Parker, Fire Chief*)

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

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

§§Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

This chapter does not require a governmental body to conduct an open meeting:

- (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or
 - (2) to hear a complaint or charge against an officer or employee.
- (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

- **City Engineer**
- **Director of Public Services**
- **Municipal Court Judges**
- **Prosecutor for the City**

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 March 23, 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