



# Wylie City Council

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## Minutes

### City Council Meeting

Tuesday, April 25, 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 and Junior Mayor Lucy Deneault 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 Eric Hogue, Mayor for the Day Lucy Deneault, Mayor pro tem Keith Stephens, Councilman David Dahl, Councilwoman Candy Arrington, Councilman Jeff Forrester, and Councilwoman Diane Culver. Councilman William Whitney III was absent.

Staff present were: City Manager, Mindy Manson; Assistant City Manager, Chris Holsted; Fire Chief, Brent Parker; Public Services Director, Mike Sferra; Finance Director, Linda Bantz; Police Chief, Anthony Henderson; City Engineer, Tim Porter; Development Services Director, Renae Ollie; City Secretary, Carole Ehrlich; Public Information Officer, Craig Kelly, and various support staff.

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#### INVOCATION & PLEDGE OF ALLEGIANCE

Mayor pro tem Stephens gave the invocation and Councilwoman Culver led the Pledge of Allegiance.

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#### PRESENTATIONS

- **Junior Mayor Lucy Deneault** (*E. Hogue, Mayor*)

Mayor Hogue introduced Junior Mayor Lucy Deneault. He explained that Birmingham Elementary School auctioned the "Mayor for a Day" and Lucy was the winner. All proceeds from the auction fund the Birmingham PTA. Mayor Hogue administered the Oath to Junior Mayor Deneault and she assisted in conducting the remainder of the meeting.

- **Presentation and Proclamation from Wylie East High School student Kennedy Walters regarding Depression Awareness**

Kennedy Walters, a student at Wylie East High School, gave a short presentation regarding Depression Awareness. She asked those present to be aware of the warning signs and get help. Mayor Hogue presented Walters with the proclamation.

### **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.*

Rhonda Pollard, residing in Wylie, addressed Council requesting a 4 Way Stop sign at Oak and 5<sup>th</sup> Street. Mayor Hogue asked City Engineer Porter to address the issue with the citizen.

Jerry Hogan, residing in Wylie, addressed Council regarding Item #1 on the agenda. Mayor Hogue requested he speak during the agenda item.

### **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 April 11, 2017 Regular Meeting of the Wylie City Council. (C. Ehrlich, City Secretary)**
- B. **Consider, and act upon, Ordinance No. 2017-12 authorizing the annexation of approximately 2 acres of land situated in the Guadalupe De Los Santos Survey, Abstract No. 1100, Collin County, Texas, and Abstract No. 1384, Dallas County, Texas, generally located southeast of the intersection of South Ballard and Pleasant Valley Road. A2017-02 (R. Ollie, Development Services Director)**
- C. **Consider, and act upon, approval of a Final Plat for LaQuinta Addition, creating two lots on 4.409 acres, generally located on the southwest corner of FM544 and Sanden Road. (R. Ollie, Development Services Director)**
- D. **Consider, and place on file, the City of Wylie Monthly Investment Report for March 31, 2017. (L. Bantz, Finance Director)**
- E. **Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for March 31, 2017. (L. Bantz, Finance Director)**
- F. **Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of March 31, 2017. (S. Satterwhite, WEDC Director)**

### Council Action

A motion was made by Mayor pro tem Stephens, seconded by Councilwoman Arrington to approve the Consent Agenda as presented. A vote was taken and the motion passed 6-0 with Councilman Whitney absent.

### REGULAR AGENDA

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1. **Hold a Public Hearing and consider, and act upon, a change in zoning from Neighborhood Services (NS) to a Planned Development (PD) to allow commercial retail, office and residential uses on a single lot consisting of 5.669 acres, generally located south of Alanis Drive and east of South Ballard Avenue. (ZC 2017-02) (R. Ollie, Development Services Director)**

### Staff Comments

Development Services Director Ollie addressed Council stating that the applicant has submitted a request to withdraw the application.

### Public Hearing

Mayor Hogue opened the public hearing on Zoning Case 2017-02 at 6:33 p.m. asking anyone present wishing to address Council to come forward.

Jerry Hogan, a Wylie resident, addressed Council speaking against the zoning.

Mayor Hogue closed the public hearing at 6:39 p.m.

### Council Action

A motion was made by Councilman Forrester, seconded by Mayor pro tem Stephens to accept the withdrawal of Zoning Case 2017-02 by the applicant. A vote was taken and the motion passed 6-0 with Councilman Whitney absent.

2. **Hold a Public Hearing and consider, and act upon, an approval of a Replat for Keller's 2nd Addition Lots 7R-1 and 7R-2, Block 12; Being a Residential Replat of Lot 7, Block 12 of Keller's 2nd Addition, located at 320 Fleming Street creating two residential lots. (R. Ollie, Development Services Director)**

### Staff Comments

Development Services Director Ollie addressed council stating that the applicant is requesting a Replat of an existing residential lot that measures 0.312 acres to establish two residential lots by dividing lot 7, Block 12 into Lot 7R-1 and Lot 7R-2, Block 12. The lots are zoned Multi-Family (MF). The purpose of the Replat is to allow for the owner to sell the units of an existing duplex individually. Ollie explained this replat was for a duplex owned by Habitat for Humanity.

Richard Taylor representing Habitat for Humanity addressed Council stating that two prospective buyers had been identified for the properties. Mayor Hogue asked if the applicants purchased the duplexes would they be able to sell the property within a short period of time. Mr. Taylor explained that each contract had wording in place that addressed "turning" the property. There is also first option for Habitat to buy back the property.

### **Public Hearing**

Mayor Hogue opened the public hearing on a Replat of the Keller's 2<sup>nd</sup> Addition at 6:40 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 public hearing at 6:41 p.m.

### **Council Action**

A motion was made by Councilman Dahl, seconded by Councilwoman Arrington to approve a Replat for Keller's 2nd Addition Lots 7R-1 and 7R-2, Block 12; Being a Residential Replat of Lot 7, Block 12 of Keller's 2nd Addition, located at 320 Fleming Street creating two residential lots. A vote was taken and the motion passed 6-0 with Councilman Whitney absent.

3. **Hold a Public Hearing and consider, and act upon, a Replat for Railroad Addition Lots 3R-1 and 3R-2, Block 12; Being a Replat of Lot 3B, Block 12 of Railroad Addition, located at 202 5th Street. (R. Ollie, Development Services Director)**

### **Staff Comments**

Development Services Director Ollie addressed Council stating that the applicant is requesting a residential Replat to establish two residential lots of 0.141 and 0.140 acres. The lots are zoned Multi-Family (MF) allowing for a 6,126 sq. ft. lot and a 6,096 sq. ft. lot. Setbacks are proposed as 20' front, 25' rear, and 5' sides.

### **Public Hearing**

Mayor Hogue opened the public hearing on the Replat of lots in the Railroad Addition at 6:45 p.m. asking anyone present wishing to address Council to come forward.

No one was present to address council.

Mayor Hogue closed the public hearing at 6:46 p.m.

### **Council Action**

A motion was made by Mayor pro tem Stephens, seconded by Councilman Dahl to approve a Replat for Railroad Addition Lots 3R-1 and 3R-2, Block 12; Being a Replat of Lot 3B, Block 12 of Railroad Addition, located at 202 5th Street. A vote was taken and the motion passed 6-0 with Councilman Whitney absent.

4. **Consider, and act upon, approval of an Alternative Parking Agreement between FLM Development, LLC and Baird Rentals, LLC within the Freddy's Addition, Block B, Lot 2R-2 and Block B, Lot 2R-1 1, generally located south of FM 544 and east of Regency Drive. (R. Ollie, Development Services Director)**

### **Staff Comments**

Development Services Director Ollie addressed Council stating that the applicant is requesting approval for special off-site parking alternatives whereby the required parking spaces are located on a separate parcel from the lot on which the principal use is located. The Zoning Ordinance requires City Council review and approval for special off-site Parking Alternatives.

Ollie explained that the Grantor has entered into an agreement with the intended user of Lot 2R-1 (Soulman's BBQ) and will allow the user to utilize 5 parking spaces on lot 2R-2 (McClure Offices). The agreement outlines the specific details of the perpetual, non-exclusive rights for ingress and egress to parking spaces.

The agreement is for the perpetual use as long as Lot 2R-1 functions as a BBQ Operation. If the facility ceases to operate as a BBQ operation, the agreement is null and void.

### **Council Discussion**

Councilman Dahl asked if another restaurant came in that was not a BBQ restaurant and could not utilize the use of the Alternative Parking Agreement, would there be some other option. Ollie replied a new applicant might have to reconstruct some spaces on the site or possibly apply with the Zoning Board of Adjustment to remove some of the landscaping or construct as a drive through. They could also apply for another Alternative Parking Agreement. Ollie noted that staff is also looking at future revisions to the parking standards to loosen the requirements currently in place.

Applicant (Grantor) Charles A. McClure addressed Council stating that currently most cities have requirements for sit down restaurant parking at a 1-25 ratio, rather than the current Wylie requirement of 1-75 ratio. He stated that he would like to work with staff to help revise the City's current requirements.

### **Council Action**

A motion was made by Councilman Forrester, seconded by Councilman Dahl to approve an Alternative Parking Agreement between FLM Development, LLC and Baird Rentals, LLC within the Freddy's Addition, Block B, Lot 2R-2 and Block B, Lot 2R-1 1, generally located south of FM 544 and east of Regency Drive. A vote was taken and the motion passed 6-0 with Councilman Whitney absent.

- 5. Consider, and act upon, Ordinance No. 2017-13 amending Ordinance No. 2016-20 (2016-2017 Budget) for proposed mid-year amendments for fiscal year 2016-2017. (L. Bantz, Finance Director)**

### **Staff Comments**

Finance Director Bantz addressed Council stating that the mid-year budget amendments are generally intended to cover unanticipated and/or unavoidable revenue and expenditure adjustments to the adopted budget. The detail is attached for the requested items which are located within the General Fund, WEDC, 4B Sales Tax Revenue Fund, Court Technology Fund, and Utility Fund. The requests are further defined as neutral (matching revenues to expenditures), revenue increases, or expenditure increases.

### **Council Action**

A motion was made by Mayor pro tem Stephens, seconded by Councilwoman Culver to adopt Ordinance No. 2017-13 amending Ordinance No. 2016-20 (2016-2017 Budget) for proposed mid-year amendments for fiscal year 2016-2017. A vote was taken and the motion passed 6-0 with Councilman Whitney absent.

**READING OF ORDINANCES**

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

City Secretary Ehrlich read the captions to Ordinance No.'s 2017-12 and 2017-13 into the official record.

Mayor Hogue convened Council into a Work Session at 6:58 p.m.

**WORK SESSION**

- Unmanned Aerial System (UAS) – Drone Response Operations (B. Parker, Fire Chief)

Fire Chief Parker gave a short presentation regarding the purchase of a Drone and implementing a Drone Response Operation for the Public Safety Departments. He provided information showing the possible costs and benefits of having the Drone. He reported the proposed Drone Response Operation would save lives and allow public safety staff additional tools when addressing incidents.

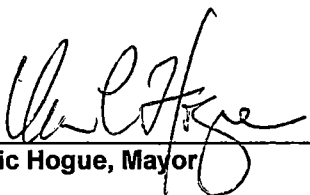
Direction from Council was to further investigate a possible Drone Response Operation and bring back on a future agenda for consideration.

Mayor Hogue reconvened into Regular Session at 7:20 p.m.

**RECONVENE INTO REGULAR SESSION**

**ADJOURNMENT**

A motion was made by Councilman Dahl, seconded Mayor pro tem Stephens to adjourn the meeting at 7:21 p.m. A vote was taken and the motion passed 6-0 with Councilman Whitney absent.

  
 Eric Hogue, Mayor

ATTEST:

  
 Carole Ehrlich, City Secretary

