



# Wylie City Council

## NOTICE OF MEETING

### Regular Meeting Agenda October 25, 2016 – 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
William Whitney III .....	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](http://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](http://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 of Nov 4, 2016 as Arbor Day in the City of Wylie** (*S. Rogers, Parks Manager*)
- **Presentation for Municipal Court Week November 7-11**

## 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 October 11, 2016 Regular Meeting of the Wylie City Council.** *(C. Ehrlich, City Secretary)*
- B. Consider, and act upon, Ordinance No. 2016-26 authorizing the annexation of 4.165 acres of land situated in the R.D. Newman Survey, Abstract No. 660, Collin County, Texas, located at 2701 Hwy 78.** *(R. Ollie, Development Services Director)*
- C. Consider, and act upon, approval of the Bylaws, and Rules of Procedure for the Historic Review Commission.** *(R. Ollie, Development Services Director)*
- D. Consider and act upon the approval of the purchase of fitness equipment from Team Marathon Fitness in the estimated amount of \$53,266.78 through a cooperative purchasing contract with Buy Board Cooperative Purchasing (#502-16), and authorizing the City Manager to execute any necessary documents.** *(G. Hayes, Purchasing)*
- E. Consider, and place on file, the City of Wylie Monthly Investment Report for September 30, 2016.** *(L. Bantz, Finance Director)*
- F. Consider, and place on file, the City of Wylie Preliminary Monthly Revenue and Expenditure Report for September 30, 2016.** *(L. Bantz, Finance Director)*
- G. Consider, and act upon, Resolution No. 2016-26(R) authorizing the City Manager of the City of Wylie, Texas, to Execute Adoption of the Collin County Hazard Mitigation Action Plan, September 2016.** *(B. Parker, Fire Chief)*

## REGULAR AGENDA

---

### **Tabled from 09-13-2016**

*Remove from table and consider*

- 1. Consider, act upon, Ordinance No. 2016-18 authorizing the annexation of approximately 5.23 acres of land situated in the Francisco De La Pina Survey, Abstract No. A0688, Tract 126, Collin County, Texas, located 1023 Kreymer Lane (1023 Private Road 5259).2016-02A.** *(R. Ollie, Development Services Director)*

### **Executive Summary**

The subject tract is contiguous to existing city limits on the northern side, while properties to the south, east and west are within unincorporated Collin County. The applicant desires to bring the subject tract into the city and eventually combine it with the northern properties within city limits and develop it as a single family residential community. Exhibits attached: Exhibit "A" Legal Description; Exhibit "B" Annexation Exhibit; Exhibit "C" Boundary Survey; Exhibit "D" Service Plan

**Tabled from 10-11-2016**

*Remove from table and consider*

2. **Consider, and act upon, Ordinance No. 2016-19, amending the zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating 51 residential lots on 16.739 acres, generally located west of Kreymer Lane and north of Stone Road, (1033 S. Kreymer Ln; 1053 S. Kreymer Ln) ZC 2016-09 (R. Ollie, Development Services Director)**

**Executive Summary**

Zoning Case 2016-09 requires an Ordinance to amend the zoning accordingly in the Official Zoning map of the City; and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

**Tabled from 10-11-2016**

*Remove from table and consider*

3. **Consider, and act upon, approval of a Preliminary Plat for Serene Villas Subdivision, creating 67 residential lots on 21.925 acres, generally located west of Kreymer Lane and north of Stone Road, (1023 Private Rd.; 1033 S. Kreymer Ln; 1053 S. Kreymer Ln) (R. Ollie, Development Services Director)**

**Executive Summary**

The purpose of the Preliminary Plat is to combine three properties totaling 21.925 acres and will create 70 lots (67 single family residential lots and 3 open space lots). Currently, the properties are three larger lots, (two recommended for approval on August 23<sup>rd</sup> by City Council to be rezoned to SF-10/24 and one in Wylie's ETJ.

4. **Hold a Public Hearing and consider, and act upon, a change in zoning from Agricultural-30 (A-30) to Planned Development-Single Family District (PD-SF) for a master planned community consisting of varied density single family dwellings on approximately 2 acres, generally located west and south of Pleasant Valley Road. ZC2016-10 (R. Ollie, Development Services Director)**

**Executive Summary**

The applicant has submitted a letter to withdraw the request to rezone the subject 2 acres. The 2 acres are the subject of an annexation case that was adopted by City Council on September 27th. The applicant has included the subject 2 acre tract with a request that combines it with existing acreage.

5. **Hold a Public Hearing and consider, and act upon, a request for a Special Use Permit (SUP) for two Amateur Communication Towers on an existing residential lot on Lot 14, Block 2 of the Watermark Addition. Property located at 1804 Enchanted Cove. ZC 2016-11 (R. Ollie, Development Services Director)**

**Executive Summary**

The subject property is located at 1804 Enchanted Cove, originally platted in 2006 and is currently zoned SF-10/24. The size of the subject lot is 9,990 sq. ft. (.2293 ac) and is a single story dwelling. The surrounding properties are zoned SF-10/24 and have been developed for single family residential uses.

6. **Hold a Public Hearing and consider a recommendation to the City Council amending Planned Development 2013-37-Single Family District (PD2013-37-SF) to allow for a 5' rear encroachment on approximately 350 acres, generally located east of Sachse Road/Ballard Ave. and south of Pleasant Valley Road. ZC2016-12 (R. Ollie, Development Services Director)**

**Executive Summary**

The owners are requesting to amend an existing Planned Development Ordinance to allow for a rear yard encroachment by no more than five feet. Dominion of Pleasant Valley was created in 2013 with the adoption of Ordinance 2013-37 and will eventually consist of 975 single family dwelling units of varied densities. The request also includes a 2 acre tract which was annexed into the City on September 27, 2016 by Ordinance No. 2016-24.

7. **Consider and act upon a request to provide 7-1/4” Smartsiding as an alternate exterior material, in lieu of the required 4” – 5” wood siding or composite masonry to an existing contributing residential structure located at 201 E. Jefferson Street. (R. Ollie, Development Services Director)**

**Executive Summary**

The Applicant had begun remodeling of the subject residential structure due to rot/wear and the April 11 hail storm. On October 10th, staff made contact with the applicant to inform them that the siding that was being installed did not meet the ordinance. At that time, the applicant ceased work and submitted an application to seek an approval from the HRC.

**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:

**CERTIFICATION**

---

*I certify that this Notice of Meeting was posted on October 21, 2016 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](http://www.wylietexas.gov).*

---

**Carole Ehrlich, City Secretary**

---

**Date Notice Removed**