



# Wylie City Council

## NOTICE OF MEETING

### Regular Meeting Agenda December 13, 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*

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#### INVOCATION & PLEDGE OF ALLEGIANCE

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#### PRESENTATIONS

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## CITIZENS COMMENTS ON NON-AGENDA ITEMS

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*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

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*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 November 14, 2016 Regular Meeting of the Wylie City Council. (C. Ehrlich, City Secretary)**
- B. Consider, and act upon, Ordinance No. 2016-30 amending Ordinance No. 2016-20, which established the budget for fiscal year 2016-2017; providing for repealing, savings and severability clauses; and providing an effective date of this ordinance. (L. Bantz, Finance Director)**
- C. Consider, and place on file, the City of Wylie Monthly Investment Report for October 31, 2016. (L. Bantz, Finance Director)**
- D. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for October 31, 2016. (L. Bantz, Finance Director)**
- E. Consider, and act upon, approval of a Final Plat for Liberty Private School Addition, creating one commercial lot on 9.673 acres, generally located in the City of Wylie ETJ on FM544 generally located east of FM 544 and north of Bozman Road. (R. Ollie, Development Services Director)**
- F. Consider and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of October 31, 2016. (S. Satterwhite, WEDC Director)**
- G. Consider and act upon the award of bid # W2017-16-B for City of Wylie Community Park Parking Lot Improvements to GT Construction in the amount of \$209,957.00, and authorizing the City Manager to execute any and all necessary documents. (G. Hayes, Purchasing)**
- H. Consider and act upon the approval of wireless services and products from Verizon in the estimated annual amount of \$70,000.00 through a State of Texas Department of Information Resources (DIR) contract, and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing)**
- I. Consider and act upon the award of bid #W2017-17-B for Wylie Fire Rescue Burn House Improvements to GT Construction Inc. in the amount of \$62,395.00, and authorize the City Manager to execute any necessary documents. (G. Hayes, Purchasing)**

- J. Consider and act upon the approval of the purchase of additional roofing services from D & G Quality Roofing in the estimated amount of \$105,000.00 through a cooperative purchasing contract with Choice Partners/Harris County Department of Education; and authorize the City Manager to execute any necessary documents. (G. Hayes, Purchasing)**
- K. Consider, and act upon, Resolution 2016-32(R) authorizing the City Manager of the City of Wylie, Texas to execute an Encroachment on Easement agreement with Oncor Electric Delivery Company LLC to construct, operate and maintain a hike and bike trail in the Oncor easement which is recorded in Volume 620, Page 284 of the Deed Records of Collin County, Texas for the Wylie Municipal Complex East Meadow Trail project. (M. Sferra, Community Services Director)**

## REGULAR AGENDA

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- 1. Hold a Public Hearing and consider, and act upon, a change in zoning from Agricultural-30 (A-30) to Single-Family 10/24 (SF-10/24) for Serene Villas Subdivision, creating approximately 13 residential lots on 5.23 acres, generally located west of Kreymer Lane and north of Stone Road, (1023 S. Kreymer Ln) ZC 2016-13 (R. Ollie, Development Services Director)**

### Executive Summary

The applicant is requesting rezoning for 5.23 acres from the current AG/30 (Agricultural) to SF-10/24 (Single Family). The property was annexed into the City in November 2016. Additionally, this request is part of an overall larger request that includes an additional 16 acres to the north (already within city limits) that was rezoned in August 2016

- 2. Hold a Public Hearing and consider, and act upon, a change in zoning from Commercial Corridor (CC) and Light Industrial (LI) to Planned Development- Commercial Corridor (PD-CC), creating a single commercial lot on 4.904 acres, generally located at the southeast corner of FM 544 and Springwell Parkway. ZC 2016-14 (R. Ollie, Development Services Director)**

### Executive Summary

The applicant is requesting a change in zoning to a Planned Development with Commercial Corridor being the underlying zoning district. The applicant has requested the change of zoning to a planned development as the developer encountered issues with compliance of the zoning ordinance due to the unique location of the lot having 3 street frontages. The proposal includes the development of a grocery store to be called Lidl that measures 35,962 square feet.

- 3. Hold a Public Hearing and consider and act upon amending Planned Development 2015-11-Single Family District (PD2015-11-SF) to allow a minimum lot size of 7,200 sf on Lots 2-9 Block B, Lots 13-16 & 19-22 Block C, Lots 2-6 & 9-13 Block D, and Lots 2-8 Block F on approximately 38 acres, generally located at the northeast corner of W. Alanis Drive and South Ballard Avenue. ZC2016-16 (R. Ollie, Development Services Director)**

**Executive Summary**

The applicant is requesting to amend the current PD to allow for the re-configuration of the 7,200 sf minimum lots which were provided as a transition between Stone Ranch and Westwinds Meadows. The layout was re-configured due to the existing Gas Easement running east & west along the northern property line of the subdivision. At the request of Atmos Gas, lots should side the easement instead of backing the lots to the easement.

4. **Hold a Public Hearing and consider, and act upon, approval of a Replat of Block B, Lots 8R and Lot 9R of Woodbridge Center Phase 1, creating 2 lots on 2.096 acres, generally approximately 500 feet southwest of the intersection of FM 544 and Woodbridge Parkway.** (R. Ollie, Development Services Director)

**Executive Summary**

The property totals 2.096 acres and will create 2 lots from two existing lots. The developer of Lot 9R, Block B needed additional acreage for his development and this Replat is moving the lot line that is shared between Lot 9R and Lot 8R to the east to increase the acreage of Lot 9R. The developer for lot 9R desires to develop a one story restaurant to contain an IHOP. The site plan for this restaurant was approved by Planning & Zoning Commission on December 6, 2016.

5. **Hold a Public Hearing and consider, and act upon, a Replat of Block B, Lots 1, 2, and 3 of Freddy's Addition, generally located at the southeast corner of FM 544 and Regency Drive.** (R. Ollie, Development Services Director)

**Executive Summary**

The property totals 3.789 acres and will create three lots. Lot 1R and Lot 3R both have approved site plans for the development of restaurants. This replat will not affect the development of those 2 lots, but does provide additional easements for Lot 1R. The request from the developer is to divide lot 2R into two lots to be labeled as Lot 2R-1 and Lot 2R-2 in Block B of the Freddy's Addition Final Plat.

6. **Consider, and act upon, a request in accordance with Ordinance 2007-21 from Woodbridge North 1, Ltd to waive the requirement for an appraisal and to abandon a portion of Hooper Road being a variable width Public Right-of-Way, within the W.M. Sachse Survey, Abstract No. 835 and LK Pegues Survey, Abstract No. 703, consisting of 0.529 acres or approximately 23, 023 square feet.** (R. Ollie, Development Services Director)

**Executive Summary**

In accordance with Ordinance 2007-21, Section 2.12.A.5, the applicant, Don Herzog is requesting to abandon approximately 23,023 square feet of right-of-way and waive the requirement for a certified appraisal. The subject right-of-way is situated in the W.M. Sachse Survey, Abstract No. 835 and LK Pegues Survey, Abstract No. 703, of the Deed Records of Collin County, Texas.

7. **Consider and act upon Resolution No. 2016-33 (R) authorizing and approving WEDC Resolution 2016-02 (R) adopted by the Board of Directors of the Wylie Economic Development Corporation authorizing a loan in the aggregate amount of \$300,000 from Billy R. Jarrard, Jr. and pledging the ½ cent sales tax for economic development as collateral to secure the repayment of said loan.** (S. Satterwhite, WEDC Executive Director)

**Executive Summary**

The WEDC Board of Directors met on December 7, 2016 and approved the attached Resolution which authorizes the borrowing of \$300,000 from Billy R. Jarrard, Jr. and the pledging of the WEDC ½ cent sales tax for economic development as collateral for the repayment of the same. The loan is entered into as part of a Real Estate Contract to fund the purchase of 0.29-acre from Billy R. Jarrard, Jr. The property is located near the northwest corner of Birmingham and State Highway 78 and is being purchased to

complement two adjacent properties that will be marketed as a single tract for new commercial development

- 8. 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. (E. Ollie, Development Services Director)**

**Executive Summary**

The subject property suffered major damage to the roof during the April 11, 2016 hail storm. The Brown House is a City owned recreation facility. The Applicant is seeking alternative roofing options to the current cedar shingle roof.

## READING OF ORDINANCES

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

## WORK SESSIONS

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- **Work Session to discuss status of Bart Peddicord Community Center. (M. Sferra, Community Services Director)**
- **Work Session to discuss the status of the Public Safety Building (C. Holsted, Asst. City Manager)**

## RECONVENE INTO REGULAR SESSION

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## ADJOURNMENT

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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

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*I certify that this Notice of Meeting was posted on December 9, 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).*