



Wylie City Council

NOTICE OF MEETING

Regular Meeting Agenda
February 9, 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
Todd Winters 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 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

- Wylie Way Students (Mayor E. Hogue)

- **Recognition of the judges in The American Legion High School Oratorical Scholarship Program “A Constitutional Speech Contest” – Mindy Manson, Mike Agnew, Tom Kollman, Diane Culver, Keith Stephens and Kevin Finnell.** *(American Legion Hale-Combest Post 315)*
- **1st Lt. Robert Welch Run for our Heroes Race and Vendor Fair and Food Drive** *(Diane Culver, Becky Welch, Charlie Waller, Jerry Barrera, and CSM. Delacruz)*

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 January 26, 2016 Regular Meeting of the Wylie City Council.** *(C. Ehrlich, City Secretary)*
- B. **Consider and act upon, an Election Contract by and between the City of Wylie and the Collin County Elections Administrator for administration of the May 07, 2016 Wylie General Election for the City’s Voters residing in Collin County.** *(C. Ehrlich, City Secretary)*
- C. **Consider, and act upon, approval of a Final Plat for Covington Estates Phase Two consisting of 13.927 acres for 43 single family residential lots, generally located south of Alanis Drive, west of South Ballard Avenue, and north of Colonial Drive.** *(R. Ollie, Development Services Director)*
- D. **Consider, and act upon, approval of a Final Plat for Creekside Estates Phase IX, consisting of 11.076 acres for 31 single family residential lots, generally located on Lewis Drive north of McMillian Road.** *(R. Ollie, Development Services Director)*
- E. **Consider and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of December 31, 2015.** *(S. Satterwhite, WEDC Director)*
- F. **Review, and place on file, the 2015 Wylie Police Department Annual Traffic Contact Report.** *(A. Henderson, Police Chief)*

REGULAR AGENDA

- 1. **Hold a Public Hearing and consider, and act upon, approval of a Replat for Freddy’s Addition, creating three lots on 3.789 acres, generally located on the southeast corner of FM 544 and Regency Drive. RP2016-02** *(R. Ollie, Development Services Director)*

Executive Summary

The property totals 3.789 acres and will create three lots. Lot 1 will contain a Freddy's Custard Restaurant, Lots 2 and 3 are the remaining acreage that may be further subdivided and used as permitted under the Commercial Corridor zoning.

2. **Hold a Public Hearing and consider, and act upon, approval of a Replat for Railroad Addition, Lot 1R, Block 31; Being a Replat of Lots 1A, 2A, and 3A of Block 31, establishing one multi-family residential lot on 0.129 acres, generally located on the southwest corner of 2nd Street and Masters Avenue (200 South Second Street). RP 2016-01. (R. Ollie, Development Services Director)**

Executive Summary

The purpose of the Replat is to reconfigure three lots to establish one multi-family residential lot on 0.129 acres. The property is zoned Multi-Family (MF).

3. **Hold a Public Hearing and consider, and act upon, a change of zoning from Single-Family Residential to Neighborhood Service with Specific Use Permit to allow Assisted Living Facility on 3.126 acre tract of land situated in the D. Williams Survey, Abstract 1021. Property generally located northeast corner of West Brown Street and Westgate Way. ZC 2016-01 (R. Ollie, Development Services Director)**

Executive Summary

The applicant is requesting to develop a 64 unit Assisted Living complex. The complex will consist of 32 units designated for memory care, and 32 units designated for assisted living quarters. The proposed project consists of 4 buildings of 11, 800 s.f. each, with 16 units per building.

4. **Consider, act upon, Ordinance No. 2016- 03 authorizing the annexation of 1.207 mile segment of Pleasant Valley Road from Elm Grove to the Dallas County Line. 2016-01A (R. Ollie, Development Services Director)**

Executive Summary

This annexation is at the request of Dallas County and defined as Orphan Roads. Orphan Roads are all or part of a street or road right-of-way, which is outside the incorporated limits of a municipality (or municipalities) and the incorporated area of the municipality (or municipalities) abuts or extends into the right-of-way. These roadway segments have, in effect, been "orphaned" by the abutting city (or cities) that they serve in that they have been left unincorporated.

READING OF ORDINANCE

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

WORK SESSION

-
- **Discussion of Building Code options related to smoking in restaurants**

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

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

§§Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.

A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on its negotiating position.

- **Discussion regarding property generally located near the intersection of Country Club and Brown St.**

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:

CERTIFICATION

I certify that this Notice of Meeting was posted on February , 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.

Carole Ehrlich, City Secretary

Date Notice Removed