



Wylie City Council

Minutes

Regular Meeting

Tuesday, May 8, 2018 – 6:00 p.m.

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Mayor Eric Hogue called the meeting to order at 6:00 p.m. City Secretary Stephanie Storm took roll call with the following City Council members present: Mayor *pro tem* Keith Stephens, Councilman David Dahl, Councilman Jeff Forrester, Councilwoman Candy Arrington, Councilwoman Diane Culver, Councilman Timothy Wallis, and Junior Mayor Delaney Joynt.

Staff present included: City Manager Mindy Manson; Assistant City Manager Chris Holsted; Police Chief Anthony Henderson; Fire Chief Brent Parker; Development Services Director Renae Ollie; Public Works Director Tim Porter; Public Information Officer Craig Kelly; Parks and Recreation Director Robert Diaz; WEDC Director Sam Satterwhite; City Secretary Stephanie Storm, and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

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

PRESENTATIONS

- **Motorcycle Safety Awareness Proclamation.**

Mayor Hogue read a proclamation declaring May 2018 as Motorcycle Safety Awareness Month in the City of Wylie. Several members of motorcycle clubs were in attendance to accept the proclamation. The members asked everyone to be extra cautious on the roadways and to look out for motorcycles.

- **Proclamation recognizing May 13 –May 19, 2018 as National Police Week.**

Mayor Hogue presented a proclamation declaring May 13 - May 19, 2018 as National Police Week in Wylie, Texas. Chief Henderson was present to accept the proclamation.

- **Junior Mayor Delaney Joynt**

Mayor Hogue introduced Junior Mayor Delaney Joynt, administered the oath of office, and presented a proclamation for “Mayor of the Day.”

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.

Christy Hallford, Wylie citizen and Safer Water for North Texas member, addressed Council regarding water concerns and an event being held in Garland on May 15.

Mohammad Faryad, Wylie citizen, addressed and invited Council to join the East Plano Islamic Center on June 4 from 6:30 – 9:15 p.m. for the breaking of the fast.

Traci Allen, Wylie citizen, addressed Council regarding the organization A Smile 4 Thomas and invited the public to a 5K walk on the trail behind the Municipal Complex on May 20.

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 24, 2018 Regular Meeting of the Wylie City Council. (S. Storm, City Secretary)**
- B. Consider, and act upon, approval of a Preliminary Plat for Inspiration, Phase 6 consisting of 21.53 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)**
- C. Consider, and act upon, Ordinance No. 2018-17 to change the zoning from Agricultural-30 (AG/30) District to Commercial Corridor (CC) District to set the boundaries on 19.76 acres, generally located at the northeast quadrant of SH 78 and Brown Street. ZC2018-05 (R. Ollie, Development Services Director)**
- D. Consider, and act upon, the award of a Professional Services Project Order (PSPO) #W2018-68-E for right-of-way services for the expansion of McMillen Drive, to Stateside Right of Way Services, L.L.C. in the amount of \$98,000.00 and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing Manager)**

Council Action

A motion was made by Mayor *pro tem* Stephens, seconded by Councilwoman Culver, to approve the Consent Agenda as presented. A vote was taken and the motion passed 7-0.

REGULAR AGENDA

- 1. Hold a Public Hearing and consider, and act upon, a change in zoning from Planned Development 2018-06, Section II.11 to set forth conditions for parking and street design on**

Street D, generally located northeast of the intersection of South Ballard and Pleasant Valley Road. ZC2018-06 (R. Ollie, Development Services Director)

Staff Comments

Development Services Director Ollie addressed Council stating the item is a request from the applicant to amend an existing PD to allow for street parking on Street D. The applicant is requesting to amend an existing Planned Development Ordinance to allow for street parking on Street D.

The original PD approved on February 27, 2018 allowed for 27.5 feet right-of-way with 12 feet of pavement for Street D, with no parking. The proposed amendment remains at 27.5 feet of right-of-way with 21 feet of pavement curb to curb and parking on one side of the street, with the following conditions; parking areas are to be striped and a mountable curb to be allowed on the parking side to allow for easier parallel parking access. The developer is requesting for this street design due to a 75 feet Atmos easement that is adjacent to Street D.

Ollie stated 35 notifications were mailed, with no responses returned in favor or in opposition at the time of posting. The Commissioners voted 3-2 to recommend approval with questions regarding the width of the payment.

Council Comments

Mayor Hogue asked where the additional 9 feet of pavement came from. Ollie replied from the right-of-way. Councilman Forrester asked if vehicles would be allowed to park around the corners and if so, does that make it difficult for emergency vehicles to maneuver through that area. Chief Parker replied that the Fire Marshal worked with the developer to ensure that emergency vehicles can get through the area. Mayor *pro tem* Stephens asked Chief Parker if vehicles stacked end to end in front of the homes pose an issue regarding emergency services. Chief Parker replied that if they do not have access it does pose a problem. Mayor Hogue asked Ollie why a mountable curb and not a normal curb. Ollie replied that the mountable curb allows a vehicle to pull on top of the curb. Councilman Dahl stated the mountable curb was an advantage for parallel parking. Hogue asked Ollie what is the depth of the front yard. Ollie replied the homes have a 20-foot front yard.

Developer Comments

Jim Douglas, Developer, addressed Council stating after visiting with the builder and getting further into construction plans there was a need to add an additional 9 feet of pavement to allow homeowners to park on the street due to limited driveway size. Douglas stated the maximum legal vehicle width is 102 inches (8 ½ feet) so this is more than sufficient width for the widest vehicles allowed on the street; this a safer and more accessible street due to parking only being allowed on one side. Mr. Douglas stated if Council wants a normal curb, then they can do that; they were just giving more maneuverability to the citizen. Councilwoman Culver asked who would be responsible for the grass along the mountable curb. Douglas replied that it would be the responsibility of the homeowner. Councilman Forrester asked the developer how visiting guests would know they cannot park on the other side of the street. Douglas stated that no-parking signs can be placed on that side of the street and the curb could be painted.

Public Hearing

Mayor Hogue opened the public hearing on RP2018-06 at 7:03 p.m. asking anyone present wishing to address Council to come forward.

Matthew Porter, Wylie citizen, addressed Council expressing concerns with the on-street parking issues and mountable curbs.

Mayor Hogue closed the public hearing at 7:06 p.m.

Council Action

A motion was made by Councilwoman Culver, seconded by Councilman Dahl, to approve change in zoning from Planned Development 2018-06, Section II.11 to set forth conditions for parking and street design on Street D, generally located northeast of the intersection of South Ballard and Pleasant Valley Road with the amendment that no-parking signs be placed on the other side of the road. A vote was taken and the motion failed 3-4 with Councilwoman Culver, Councilman Dahl, and Mayor *pro tem* Stephens voting for and Mayor Hogue, Councilwoman Arrington, Councilman Forrester, and Councilman Wallis voting against.

- 2. Consider, and act upon, approval of a Preliminary Plat for Emerald Vista. The Plat will create 169 single-family residential lots, eight common area lots, and a Fire Station Lot on 51.669 acre. Subject property generally located at the northeast corner of S. Ballard Avenue and Pleasant Valley Road. (R. Ollie, Development Services Director)**

Staff Comments

Development Services Director Ollie addressed Council stating a change would have to be made to the plat because this is the plat that would have accompanied the zoning case; so, since Item No. 1 failed, this plat can be withdrawn and the applicant can start over; or it can be approved with the conditions of the current PD that's in place.

Council Action

A motion was made by Councilman Forrester, seconded by Mayor *pro tem* Stephens, to table Item No. 2 until the applicant has worked with staff and staff comes back to council for a recommendation to approve a Preliminary Plat for Emerald Vista. The Plat will create 169 single-family residential lots, eight common area lots, and a Fire Station Lot on 51.669 acre. Subject property generally located at the northeast corner of S. Ballard Avenue and Pleasant Valley Road. A vote was taken and the motion passed 7-0.

- 3. Consider, and act upon, the appointment of a board member to the North Texas Municipal Water District (NTMWD) Board to fill an expired term of June 1, 2018 to May 31, 2020. (S. Storm, City Secretary)**

Council Action

A motion was made by Councilman Forrester, seconded by Councilman Dahl, to appoint Marvin Fuller to the North Texas Municipal Water District (NTMWD) Board of Directors for a term beginning June 1, 2018 and ending May 31, 2020. A vote was taken and the motion passed 7-0.

- 4. Consider, and act upon, the award of a professional services project order (PSPO) #W2018-92-E for the 2018 Parks Open Space Master Plan, Braddock Park Master Plan and Parkside Park Master Plan to Dunaway Associates, L.P. in the amount of \$201,720.00 and authorizing the City Manager to execute any necessary documents. (G. Hayes, Purchasing Manager)**

Staff Comments

Parks and Recreation Director Rob Diaz addressed Council stating the current City of Wylie Parks, Recreation and Open Space Master Plan was adopted in April 2010 by the City Council and plans are

typically updated every 5-10 years depending on growth of the City and parks and recreation system. Due to the steady overall growth of the City, and especially the current high residential growth, a new plan is needed. The plan will take about a year and a half to complete.

In addition to the overall Master Plan, the project also includes two park conceptual designs for the Braddock Park and Parkside Park. These designs will provide a layout for park amenities and will assist staff and the Parks and Recreation Board to determine the direction for future development for those parks. The study will assess the current condition of parks and recreation facilities and programs, establish a vision for the future based on a needs assessment process, and provide a list of recommendations and budget requirements for the future.

The Master Plan funding is from the 4B fund, and two concept plans are both from the specific zones for the acquisition improvements funds.

Dunaway Associates completed the Wylie Trails Master Plan in 2012 and the design of both phases of the Municipal Complex Trail.

Council Comments

Councilman Forrester asked Diaz how information would be gathered from the public to know the wants and needs of the City. Diaz stated the needs assessment would include an online survey, public meetings, speaking with leagues, and user groups. The sub-consultant will take the results and create a report within the Master Plan report.

Council Action

A motion was made by Mayor *pro tem* Stephens, seconded by Councilman Dahl, to award a professional services project order (PSPO) #W2018-92-E for the 2018 Parks Open Space Master Plan, Braddock Park Master Plan and Parkside Park Master Plan to Dunaway Associates, L.P. in the amount of \$201,720.00 and authorizing the City Manager to execute any necessary documents. A vote was taken and the motion passed 7-0.

READING OF ORDINANCES

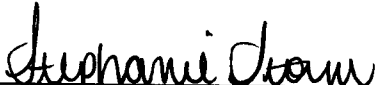
Title and caption approved by Council as required by Wylie City Charter, Article III, Section 13-D.

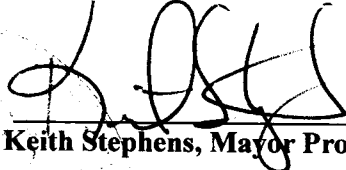
City Secretary Storm read the caption to Ordinance No. 2018-17 into the official record.

ADJOURNMENT

A motion was made by Mayor *pro tem* Stephens, seconded by Councilman Dahl, to adjourn the meeting at 7:24 p.m. A vote was taken and the motion passed 7-0.

ATTEST:


Stephanie Storm, City Secretary


Keith Stephens, Mayor Pro Tem

