



# Wylie City Council

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## NOTICE OF MEETING

### Regular Meeting Agenda

**May 28, 2019 – 6:00 pm**  
**Wylie Municipal Complex**  
**Council Chambers/Council Conference Room**  
**300 Country Club Road, Building #100**

Eric Hogue..... Mayor  
David R. Duke ..... Place 1  
Matthew Porter..... Place 2  
Jeff Forrester ..... Mayor Pro Tem  
Candy Arrington ..... Place 4  
Timothy T. Wallis, DVM ..... Place 5  
David Dahl ..... Place 6  
Chris Holsted ..... City Manager  
Richard Abernathy ..... City Attorney  
Stephanie Storm ..... 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

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*Announce the presence of a Quorum*

#### INVOCATION & PLEDGE OF ALLEGIANCE

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#### PRESENTATIONS

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- **Junior Mayor Carter Oswald**
- **Wylie Way Students**
- **National Boating Safety Week**
- **Motorcycle Safety and Awareness**

## 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.*

- **Boys & Girls Clubs of Collin County – Collin Classic Bicycle Rally**

## 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 May 14, 2019 Regular Meeting of the Wylie City Council.** *(S. Storm, City Secretary)*
- B. Consider, and place on file, the City of Wylie Monthly Investment Report for April 30, 2019.** *(M. Beard, Finance Director)*
- C. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for April 30, 2019.** *(M. Beard, Finance Director)*
- D. Consider, and place on file, the Animal Shelter Advisory Board report to City Council regarding meeting held on February 13, 2019.** *(A. Henderson, Police Chief)*
- E. Consider, and act upon, the First Modification of contract #W2014-65-A for Concrete Repair and Maintenance with GT Construction in the estimated amount of \$90,000.00, and authorizing the City Manager to execute any and all necessary documents.** *(G. Hayes, Purchasing Manager)*
- F. Consider, and act upon, authorizing the Mayor to enter into an Interlocal Agreement with Collin County and the Rita and Truett Smith Public Library for library services for fiscal year 2018-2019 in the amount of \$6,868.00.** *(R. Orozco, Library Director)*
- G. Consider, and act upon, Ordinance No. 2019-14 to change the zoning from Single Family (SF-10/24) to Commercial Corridor (CC), for commercial purposes on two lots of 0.38 and 0.19 acres, located at 110 College and 406 S Jackson, respectively. ZC 2019-03** *(J. Haskins, Planning Manager)*
- H. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of April 30, 2019.** *(S. Satterwhite, WEDC Director)*

## REGULAR AGENDA

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### Interview of Board of Ethics Applicant

- **Justin Grayczyk**
  - 1. Hold a Public Hearing and consider, and act upon, a change of zoning from Agricultural-30 (AG-30) to Planned Development-Single-family (PD-SF), to allow for single-family detached uses on 26.4 acres, located at 1751 McMillen Road. ZC 2019-04** *(J. Haskins, Development Services Manager)*

**Executive Summary**

The applicant is requesting to rezone a 24.5 acre property generally located northwest of the intersection of Country Club and McMillen Road from AG/30 to a Planned Development to allow for a single-family development of no more than 97 residential lots and 4 open space lots. The property is generally bordered by unplatted Agricultural lots to the west and north, low density properties zoned within the SF Estate District to the south, and a church and residential planned development to the east.

2. **Hold a Public Hearing and consider, and act upon, a change of zoning from Neighborhood Services (NS) to Commercial Corridor (CC), to allow for a Contractors Maintenance Yard use on 1.89 acres, located at 634 North Ballard. ZC 2019-06 (J. Haskins, Development Services Manager)**

**Executive Summary**

The applicant is requesting to rezone one lot of approximately 1.89 acres located at 634 North Ballard Street. The property is currently zoned Neighborhood Services with a Certificate of Occupancy for an Office Use. The reason for the requested rezoning to Commercial Corridor is to accommodate a Contractors Maintenance Yard Use by the same firm, which is not allowed in Neighborhood Services.

3. **Consider, and act upon, Ordinance No. 2019-15 amending Ordinance No. 2018-24 (2018-2019 Budget) for proposed budget amendments for fiscal year 2018-2019; providing for repealing, savings and severability clauses; and providing an effective date of this ordinance. (M. Beard, Finance Director)**

**Executive Summary**

This budget amendment is for contract modification #1 with ADG for the Public Safety Building in the amount of \$497,000. The expense account is 100-5181-59430 – Transfer to Capital Project Fund. The sales tax revenue for fiscal year 2018-2019 is projected to come in over the original budgeted amount and will fund this expense. The sales tax revenue account will not be amended. If the sales tax numbers do not come in as expected, unassigned General Fund balance is being committed for the Public Safety Building contract modification.

4. **Consider, and act upon, the First Modification of contract #W2017-40-E for Professional Design Services for the Renovation and Expansion of the City of Wylie Public Safety Building with Architects Design Group in the amount of \$496,750.00, and authorizing the City Manager to execute any and all necessary documents. (G. Hayes, Purchasing Manager)**

**Executive Summary**

Architects Design Group was awarded a professional design services contract for the renovation and expansion of the Public Safety Building during the May 9, 2017 council meeting. The original estimated amount of the contract was \$943,880, which was based on an estimated project cost of \$7,500,000.00. The contract is comprised of two phases. The first phase included a detailed spatial needs assessment, site analysis and master planning, cost estimating, and conceptual building design. The second phase includes site development, building design, bid/negotiation, and construction administration.

5. **Consider, and act upon, approval for EIFS as an appropriate primary exterior façade, in accordance with Article 4, Section 4.3.F of the Comprehensive Zoning Ordinance, for a retail strip center located at 330 S. State Highway 78. (B. McCullough, Building Official)**

**Executive Summary**

On June 19, 2018 a site plan was approved by the Planning and Zoning Commission for the development of a four tenant 10,000 square foot retail strip center located at 330 S. State Highway 78. The approved plans showed stucco and brick as the main primary exterior materials. The applicant submitted building plans and obtained a building permit on September 25, 2018. The building plans did not match the approved elevations and replaced the stucco with EIFS as the primary exterior material. This change led to a violation of the zoning ordinance as EIFS is not allowed as an acceptable primary material. EIFS is only allowed to be used as an architectural feature not exceeding 20% on any façade face.

## EXECUTIVE SESSION

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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:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.

§ 551.072 – Discussing purchase, exchange, lease or value of real property.

§ 551.074 – Discussing personnel or to hear complaints against personnel.

§ 551.087 – Discussing certain economic development matters.

§ 551.073 – Discussing prospective gift or donation to the City.

§ 551.076 – Discussing deployment of security personnel or devices or security audit.

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

### **Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING.**

This chapter does not require a governmental body to conduct an open meeting:

- (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or
- (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- **Discuss property located on 544 west of SH 78**
- **Discussion regarding property generally located at Brown St. and SH 78**

## RECONVENE INTO OPEN SESSION

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*Take any action as a result from Executive Session.*

## READING OF ORDINANCES

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

## ADJOURNMENT

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## CERTIFICATION

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*I certify that this Notice of Meeting was posted on May 24, 2019 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).*

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**Stephanie Storm, City Secretary**

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**Date Notice Removed**