



Wylie City Council

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NOTICE OF MEETING

**Regular Meeting Agenda**  
**June 11, 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**

*Announce the presence of a Quorum*

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**INVOCATION & PLEDGE OF ALLEGIANCE**

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**PRESENTATIONS**

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- **Junior Mayor Monroe Keller**
- **Oath of Office and Badge Pinning – City of Wylie Fire Chief, Brandon Blythe and Assistant Fire Chief, Brian Ritter**

## 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 May 28, 2019 Regular Meeting of the Wylie City Council. (S. Storm, City Secretary)**
- B. Consider, and place on file, the Animal Shelter Advisory Board report to City Council regarding meeting held on May 22, 2019. (A. Henderson, Police Chief)**
- C. Consider, and act upon, approval for substantial renovations in accordance with Ordinance No. 2013-17 for the remodel of an existing residential structure, located at 302 N. Ballard within the Downtown Historic District. (R. Ollie, Asst. City Manager)**

## REGULAR AGENDA

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### **Interview of Board of Ethics Applicants**

- **Justin Grayczyk (unable to be present)**
- **Sammi Powers**
- **Chad Tittle**
- **Randall Zabojnik**

- 1. Consider, and act upon, appointments to fill the Board of Ethics vacancies for a term to begin July 1, 2019 and end June 30, 2021. (S. Storm, City Secretary)**

#### **Executive Summary**

Per Ordinance No. 2014-19, prospective Board of Ethics applicants shall be interviewed by the entire City Council.

- 2. Consider, and act upon, the recommendations of the 2019 Boards and Commission Council Interview Panel for appointments to the Animal Shelter Advisory Board, Construction Code Board, Historic Review Commission, Library Board, Parks and Recreation Board, Parks and Recreation Facilities Development Corporation Board (4B), Planning and Zoning Commission, Public Arts Advisory Board, Wylie Economic Development Corporation, and the Zoning Board of Adjustments to fill board vacancies for a term to begin July 1, 2019 and end June 30, 2021/22. (S. Storm, City Secretary)**

#### **Executive Summary**

Article 8, Section 1A of the City Charter authorizes the City Council to appoint members to serve on boards, commissions and committees to help carry out the functions and obligations of the City and to make recommendations to the City Council. The City Council has prescribed the purpose, composition, function, duties, accountability, and the tenure of each board, commission, and committee.

**Tabled from 02-26-2019**

*Remove from table and consider*

3. **Consider, and act upon, adoption of Resolution No. 2019-06(R) determining a public necessity to acquire certain properties for public use by eminent domain for rights-of-way (in fee simple), temporary construction easements and related improvements for the construction, expansion, access, repair, maintenance and replacement of McMillen Road (from approximately McCreary Road to Country Club Road (FM 1378)); giving notice of an official determination to acquire certain properties for public use by eminent domain for rights-of-way (in fee simple), temporary construction easements and related improvements for the construction, expansion, access, repair, maintenance and replacement of McMillen Road (from approximately McCreary Road to Country Club Road (FM 1378)); authorizing the City Manager of the City of Wylie, Texas, to establish procedures for acquiring the rights-of-way (in fee simple), temporary construction easements and related improvements offering to acquire said property rights, voluntarily from the landowners through the making of bona fide offers; appropriating funds; providing for repealing, savings and severability clauses; and providing for an effective date. (T. Porter, Public Works Director)**

**Executive Summary**

The design of McMillen Road from McCreary Road to Country Club Road is near completion. Twenty-eight (28) right-of-way and easement parcels are needed for the expansion of the roadway. Approval of the Resolution authorizes the City Manager to proceed with acquiring the parcels. The project is funded through the 2007 Collin County Bond Program and the City has received \$750,000 for right of way acquisition.

4. **Hold a Public Hearing to consider, and act upon, an amendment to Planned Development 2017-11, Section 5.5.f to set forth 20' front yard setbacks on lots 5-19, 39 and 40 of Block K of Woodbridge Phases 21 and 22, generally located southeast of the intersection of McCreary Road and Hensley Lane. ZC 2019-07. (J. Haskins, Planning Manager)**

**Executive Summary**

The applicant is requesting to amend an existing Planned Development Ordinance to allow for 20' front yard setbacks on lots 5-19, 39 and 40 of Block K of Woodbridge Phases 21 and 22.

5. **Hold a Public Hearing to consider, and act upon, a change of zoning from Agricultural (AG/30) to Commercial Corridor, property located at 2455 Country Club Road (Tract 2 William Patterson Survey). ZC 2019-08. (J. Haskins, Planning Manager)**

**Executive Summary**

The applicant is requesting to rezone a 0.9 acre property located at 2455 Country Club Road from AG/30 to CC. The property is generally bordered by AG property to the south and west, CC to the north, and commercial properties to the east that reside outside of the city limits.

6. **Consider, and act upon, approval of Resolution No. 2019-16(R) authorizing the City Manager to execute an Impact Fee Agreement with Development Solutions BZ, LLC for the construction of Troy Road south of Collins Boulevard. (C. Holsted, City Manager)**

**Executive Summary**

Troy Road has been constructed from South of Stone Road to Beaver Creek Road as phases of the Bozman Farms development have been built. Troy Road is shown as a secondary thoroughfare (4-lane divided) on the City of Wylie Thoroughfare Plan and the project is included in the Capital Improvements Plan and impact fee calculation.

7. **Consider, and act upon, approval of Resolution No. 2019-17(R) requiring the Wylie Economic Development Corporation to obtain City Council approval of projects with third parties before executing the agreement.** *(C. Holsted, City Manager)*

**Executive Summary**

Approval of the attached Resolution would require City Council approval of any Project (as defined by the Development Corporation Act) proposed or approved by the Wylie EDC before it executes the agreement with a third party.

WORK SESSION

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- **Fiscal Year 2019-20 Budget Work session.** *(M. Beard, Finance Director)*

RECONVENE INTO REGULAR SESSION

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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. 551.072. 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.

- **Discuss the acquisition of property on South Ballard Avenue, south of Hwy 78.**

RECONVENE INTO OPEN SESSION

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

ADJOURNMENT

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**CERTIFICATION**

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*I certify that this Notice of Meeting was posted on June 7, 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**