



Wylie City Council

NOTICE OF MEETING

Regular Meeting Agenda

June 25, 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 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

-
- **Outgoing Wylie Boards and Commissions Members; Oath of Office for Incoming Members**
 - **Employee Milestone**
 - **Wylie PD Promotional Badge Pinning**
 - **Parks & Recreation Month Proclamation**

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 June 11, 2019 Regular Meeting of the Wylie City Council.** *(S. Storm, City Secretary)*
- B. Consider, and act upon, a vendor application for the Wylie ISD Council of PTA's "Back to the Future Back to School" event at Olde City Park on August 24, 2019.** *(R. Diaz, Parks & Recreation Director)*
- C. Consider, and act upon, a vendor application for the 1LT Robert F. Welch III Charity "Family Music in the Park" event at Olde City Park on July 26, 2019.** *(R. Diaz, Parks & Recreation Director)*
- D. Consider, and act upon, the award of bid #W2019-84-A for Concrete Maintenance & Repair (Various Locations) to GT Construction Inc., in the estimated annual amount of \$750,000.00, and authorizing the City Manager to execute any and all necessary documents.** *(G. Hayes, Purchasing Manager)*
- E. Consider, and act upon, approval and final acceptance of the Newport Harbor Pump Station Improvements project and authorize final payment to Red River Construction Company, Inc. in the amount of \$41,004.09, and accept the project as complete.** *(T. Porter, Public Works Director)*
- F. Consider, and act upon, Ordinance No. 2019-15 to amend 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)*
- G. Consider, and act upon, Ordinance No. 2019-16 to 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)*
- H. Consider, and act upon, a Final Plat for Birmingham Place Phase 5 Lots 1 and 2, Block A to establish two commercial lots on 5.251 acres located on the northeast corner of Park Blvd and FM 1378.** *(J. Haskins, Planning Manager)*
- I. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for May 31, 2019.** *(M. Beard, Finance Director)*
- J. Consider, and place on file, the City of Wylie Monthly Investment Report for May 31, 2019.** *(M. Beard, Finance Director)*

- K. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of May 31, 2019. (S. Satterwhite, WEDC Director)**

EXECUTIVE SESSION

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. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

A governmental body may not conduct a private consultation with its attorney except:

- (1) when the governmental body seeks the advice of its attorney about:
 - a. Pending or contemplated litigation; or
 - b. A settlement offer, or
- (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

- **Development Regulations**

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

REGULAR AGENDA

- 1. Consider, and act upon, authorizing the City Manager to sign an Agreement between John Englar and Yanyn Duan or their assigns and the City of Wylie to allow for the annexation into the City limits and the development of single-family homes within property located in the City's Extraterritorial Jurisdiction (ETJ), generally located north of Stone Road and east of Kreymer Road, and more specifically at 2121 E. Stone Road. (J. Haskins, Planning Manager)**

Executive Summary

The applicant is proposing an Agreement relating to the annexation of the subject property into the City limits on a voluntary basis and the development, after receiving necessary platting and zoning approvals, of a 14.599-acre residential development consisting of 62 residential lots. The property is currently in the City's ETJ (Collin County) off of Stone Road east of Kreymer.

- 2. Consider, and act upon, authorizing the City Manager to sign an Agreement between John Englar and Yanyn Duan or their assigns and the City of Wylie to relocate a sanitary sewer line and sewer easement within property located in the City's Extraterritorial Jurisdiction (ETJ), located at 2121 E. Stone Road. (J. Haskins, Planning Manager)**

Executive Summary

The applicant is proposing a 14.599-acre residential development consisting of 62 residential lots. The property is in the City's ETJ in the county of Collin.

- 3. Consider, and act upon, a Preliminary Plat for Brookside Estates Addition to establish 68 residential and 11 open space lots on 14.599 acres within Wylie's ETJ, located at 2121 Stone Road approximately 1800' east of Kreymer Lane. (J. Haskins, Planning Manager)**

Executive Summary

The applicant is proposing a 14.599-acre residential development consisting of 68 residential lots and 11 open space lots. The property is in the City's ETJ in Collin County. As such, the City's Subdivision Regulations apply along with the City's engineering standards, such as street design, due to an inter-local agreement with Collin County. The Zoning Ordinance does not apply in this subdivision.

- 4. Consider, and act upon, approval of Resolution No. 2019-18(R) authorizing the application for a Collin County Park and Open Space Grant for the purpose of the Twin Lakes Park Trail project. (R. Diaz, Parks & Recreation Director)**

Executive Summary

In November 2018, the citizens of Collin County approved a \$10 million bond proposition for Parks and Open Space. Through the year 2023, Collin County will make these funds accessible to cities and non-profit organizations within the County. These funds will be obtainable through an application process to assist with the acquisition of park land, trail construction and park/open space improvements.

- 5. Consider, and act upon, the acceptance of the withdrawal of applicant Roger Lang and the appointment of an alternate board member to the Zoning Board of Adjustments to fill the term of July 1, 2019 to June 30, 2021. (S. Storm, City Secretary)**

Executive Summary

When the 2019 Board and Commission interviews were held, Council approved Roger Lang as Alternate 2 to the Wylie Zoning Board of Adjustments. After council approval, Mr. Lang withdrew his application to serve. His term was to begin July 1, 2019.

EXECUTIVE SESSION

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- (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

- **Discuss Drainage Issues**

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).

- **Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Project 2019-6a and 2019-6b.**

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.

- **Consider the sale or acquisition of property located near Highway 78 and Ballard.**

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

READING OF ORDINANCES

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

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on June 21, 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.

Stephanie Storm, City Secretary

Date Notice Removed