



Wylie City Council

Minutes

Work Session

August 13, 2019 – 6:30 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 work session to order at 7:13 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Matthew Porter, Mayor *pro tem* Jeff Forrester, Councilwoman Candy Arrington, Councilman Timothy T. Wallis, and Councilman David Dahl.

Staff present included: City Manager Chris Holsted; Assistant City Manager Brent Parker; Assistant City Manager Renaé Ollie; Police Chief Anthony Henderson; Chief Building Official Bret McCullough; Public Information Officer Craig Kelly; Parks and Recreation Director Robert Diaz; Finance Director Melissa Beard; Fire Chief Brandon Blythe; Public Works Director Tim Porter; Library Director Rachel Orozco; Human Resources Director Lety Yanez; WEDC Executive Director Sam Satterwhite; City Secretary Stephanie Storm, and various support staff.

Mayor Hogue convened the Council into Executive Session at 7:13 p.m.

EXECUTIVE SESSION

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.

- **Receive legal update on development-related legislation adopted during the 86th Texas Legislative Session**
- **Receive legal update on Code of Ethics Ordinance**

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Hogue reconvened into Open Session at 8:22 p.m.
There was no action taken as a result from Executive Session.

WORK SESSION

- **Discuss allowed uses within zoning districts.**

Planning Manager Haskins addressed Council stating staff is requesting direction from Council as to what, if any, changes should be made to the uses within zoning district(s).

One area of discussion is zoning requests with mixed uses, which includes multi-family, as part of the Neighborhood Services District (NSD). Mayor *pro tem* Forrester and Councilmen Porter and Duke expressed concerns with the ratio of residential to commercial services in mixed-use NSD developments and recommended they be looked at on a case-by-case basis. Councilman Dahl stated he felt multi-family should not be allowed in NSD, about which there was a general consensus among Council. Staff will bring back suggested changes.

- **Discuss City of Wylie Ordinances and Regulations as a result of the 86th Legislature Regular Session.**

Planning Manager Haskins addressed Council giving a brief update on immediate impacts from the 86th Legislature Regular Session.

Haskins reported House Bill 2439 limits the City's ability to adopt or enforce an ordinance that limits the use or installation of a building materials. City staff and the City Attorney are recommending leaving a majority of the building materials language in the Zoning Ordinance intact to use as guidelines for planned developments and zoning cases. Haskins reported an additional possible change is adding additional architectural requirements. Direction from Council was to leave the building materials in as guidelines and bring back additional information regarding adding additional architectural requirements.

Haskins reported House Bill 3167 asks cities to define what plats and plans specifically are and gives the governing body 30 days to act on the requests. City Council will have three options: (1) approve, (2) approve with conditions, or (3) disapprove with explanation. Staff recommends changes to the Zoning Ordinance and the Subdivision Regulations to address the legislative requirements, and make updates to submittal requirements. Direction from Council was for staff to move forward with the recommended changes provided to Council.

Holsted reported House Bill 2840 speaks to citizen participation and the ability for citizens to comment on agenda items. It will require modifications to the Council rules and procedures, and those guidelines will filter down and impact how the boards and commissions operate. Staff will bring back suggestions for Council discussion.

- **Budget FY 2019-2020**

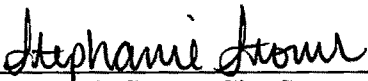
City Manager Holsted addressed Council giving a brief overview regarding the FY 2019-2020 proposed budget. The proposed budget is based on the effective tax rate and, now that staff has the final numbers, there is some additional revenue for a few different reasons including, but not limited to: M&O percentage, revenue projections, value cap resets when existing properties are sold, and previously frozen properties are no longer frozen when sold. Staff is recommending utilizing the additional revenue to pay toward back taxes on a City-owned property.

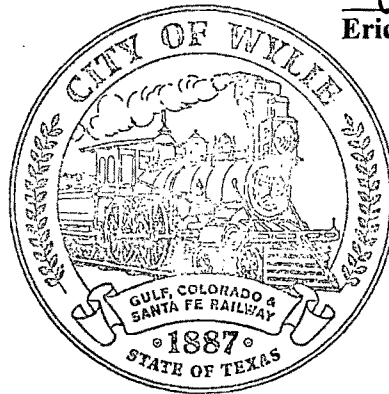
Dan Chesnut and Anne Hiney addressed Council stating the items requested by the Parks and Recreation department are reasonable requests, are needed, and commended staff members.


ADJOURNMENT

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Wallis, to adjourn the meeting at 8:55 p.m. A vote was taken and the motion passed 7-0.

ATTEST:


Stephanie Storm, City Secretary




Eric Hogue, Mayor