

Wylie City Council Regular Meeting Minutes

July 11, 2023 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

Mayor Matthew Porter called the regular meeting to order at 6:02 p.m. The following City Council members were present: Junior Mayor Yaseen Saadoon, Councilman David R. Duke, Mayor *pro tem* Jeff Forrester, Councilman Scott Williams, and Councilman Sid Hoover. Councilman Dave Strang and Councilman Gino Mulliqi were absent.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Police Chief Anthony Henderson; Finance Director Melissa Brown; Public Information Officer Craig Kelly; City Secretary Stephanie Storm; Parks and Recreation Director Carmen Powlen; City Engineer Tim Porter; Animal Control Manager Shelia Patton; Public Works Director Tommy Weir; Wylie Economic Development Corporation Executive Director Jason Greiner; Purchasing Manager Glenna Hayes; Community Services Director Jasen Haskins; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor *pro tem* Forrester led the invocation, and Eagle Scout Troop 1869 led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. Junior Mayor Yaseen Saadoon.

Mayor Porter introduced Junior Mayor Yaseen Saadoon, administered the oath of office, and presented a proclamation for “Mayor of the Day.”

PR2. Carter BloodCare Blood Drive Battle of the Badges Winner Presentation.

Members of the East Fork Masonic Lodge and Carter Blood Care were present, stating that during Bluegrass on Ballard, the annual “Battle of the Badges” was conducted. This year 45 units were collected, which will help save about 135 lives. Dallas Jones announced the winner of the contest was the Wylie Fire Department. Fire Chief Blythe and Police Chief Henderson were present for the award.

PR3. Eagle Scout Recipients.

Mayor Porter presented a proclamation recognizing Gracelin Roper and Brei Hall for their achievement of the Eagle Scout Award. Roper and Hall were present to accept the proclamations and gave a brief description of their Eagle Scout projects.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Council regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Council requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

No persons were present wishing to address the Council.

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 June 27, 2023 Regular City Council Meeting minutes.**
- B. Consider, and act upon, Ordinance No. 2023-28, amending Wylie's Code of Ordinances, Ordinance No. 2021-17 as amended, Appendix C (Wylie Comprehensive Fee Schedule), Section I (Water and Sewer Fees), Subsection B (Water Rates), and Subsection C (Sewage Collection and Treatment Rates).**
- C. Consider, and act upon, a Preliminary Plat of Lots 1-3, Block A of Estacado Wylie Addition, establishing two commercial lots on 1.726 acres and one residential lot on 8.066 acres. Property located at 1001 S. State Highway 78.**
- D. Consider, and act upon, a Final Plat for City Center, Lot 1, Block A, establishing one commercial lot on 1.169 acres, located at 791 S. State Highway 78.**
- E. Consider, and act upon, a Final Plat of Wylie Ranch East Commercial Park, Lots 1-10, Block A, being a Replat of Lots 1-5, of Wylie Ranch East Commercial Park, establishing ten commercial lots on 10.31 acres, generally located on the southeast corner of Kreymer Lane and State Highway 78.**
- F. Consider, and act upon, Ordinance No. 2023-29 for a change in zoning from Agricultural (AG/30) to Light Industrial - Special Use Permit (LI-SUP) on 8.96 acres to allow for a battery storage use. Property located at 1011 E. Brown St. (ZC 2023-08).**
- G. Consider, and act upon, the approval of the purchase of Security System Upgrade from Schneider Electric in the amount of \$57,180.08 through a cooperative purchasing contract with OMNIA Partners Cooperative (#220703), and authorizing the City Manager to execute any necessary documents.**
- H. Consider, and act upon, the approval of the purchase of Google Workspace Enterprise Standard Accounts from SADA Systems, Inc., in the estimated annual amount of \$83,496.00 through a cooperative purchasing contract with the Texas Department of Information Resources (DIR), and authorizing the City Manager to execute any necessary documents.**
- I. Consider, and act upon, Resolution No. 2023-09(R) authorizing the application for a Collin County Park and Open Space Grant for the purpose of the construction of a splash pad at the East Meadow Trailhead and a splash pad at Community Park.**

Council Action

A motion was made by Councilman Duke, seconded by Councilman Williams, to approve the Consent Agenda as presented. A vote was taken and the motion passed 5-0 with Councilman Strang and Councilman Mulliqi absent.

REGULAR AGENDA

- 1. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Agricultural (AG/30) and Planned Development (PD-2019-01) to Commercial Corridor (CC) on 3.444 acres to allow for commercial uses. Property located west of the intersection of Old Alanis Drive and Alanis Drive (ZC 2023-11).**

Staff Comments

Community Services Director Haskins addressed the Council stating the applicant is requesting to rezone about 3.5 acres, consisting of a Planned Development (PD) on the east side and agricultural on the west side, to Commercial Corridor (CC) to market the property as commercial. The current PD was put in place to allow a pool installation company and that business never materialized. The Planning and Zoning Commission (P&Z) did ask if the rezoning to CC is consistent with the future land use plan, which it is. The P&Z recommended approval 5-0.

Public Hearing

Mayor Porter opened the public hearing on Item 1 at 6:31 p.m. asking anyone present wishing to address Council to come forward.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 6:32 p.m.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Williams, to direct staff to prepare an ordinance approving the zoning change requested and bring it back for final consideration at a subsequent meeting. A vote was taken and the motion passed 5-0 with Councilman Strang and Councilman Mulliqi absent.

- 2. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.162 acres to allow for indoor athletic facility use. Property located north of 3463 W. FM 544 (ZC 2023-09).**

Staff Comments

Community Services Director Haskins addressed the Council stating this is an application for a Special Use Permit (SUP) for an indoor badminton court athletic facility. This facility would have nine reservation-only courts in a building that is just about 14,000 square feet. The applicant does ask for conditions within the SUP to allow for a minimum of 30 parking spaces, which normally per the Ordinance, this facility would be looked at as commercial amusement or recreation and would be required to have 47 parking spaces. Haskins stated for the type of use being proposed, being a reservation only facility with large courts, and with the applicant providing site plans from other facilities located in surrounding cities that have been successful, staff feels okay with the proposed parking spaces. The SUP conditions also contain the allowance of recessed brick and limestone for the exterior elevations in place of the architectural offset requirements of the Zoning Ordinance requiring 25 percent of the facade to be offset at least four feet. The Planning and Zoning Commission (P&Z) did have some questions about the possibility of tournaments, which this facility is not equipped for, and the reservation-only system. The P&Z did recommend approval 5-0.

Council Comments

Mayor *pro tem* Forrester asked if this could encroach on Aldi's parking and has the applicant discussed a shared parking agreement with Aldi. Haskins replied that staff recommended that and as of the P&Z meeting they had not been able to contact Aldi. Amit Gupta, the Developer, replied they have not received a positive response from Aldi yet but Meineke is open to them sharing the parking after Meineke's hours of service. Forrester asked how many staff members would be at the location. Gupta replied they are planning for one staff member. Councilman Williams stated he would love to see something like this in Wylie but does have concerns with the amount of parking differential, and would like to see a parking agreement as part of a Planned Development. Mayor Porter asked if there is a reason the parking cannot be flattened out more to allow for additional parking. Haskins replied there is a 20 percent landscaping requirement; therefore, by adding more spaces it could encroach on that requirement. Kevin Patel, with Triangle Engineering, replied they can add one or two additional parking spaces but no more than that due to they would not be compliant with the fire lane requirement, and added at other locations in the metroplex they have done one parking space for every 500 square feet with no issues. Patel stated the hours of operation would be 6-9 p.m., it would be available by reservation only, contain nine courts with one staff member, no tournaments, and feels that the parking should be sufficient. Porter asked if they had received something in writing from Meineke for the shared parking. Gupta replied they have received an email from them as of now. Williams asked staff what

other uses have a 1 to 500 parking allowance in the Zoning Ordinance. Haskins replied automobile major or something that does not have a lot of customers. Haskins added they could ask Meineke to do a shared parking agreement; however, the agreement would only be tied to the property owners at the time. Williams asked for staff recommendations for that area regarding parking issues. Haskins replied they would prefer to see something from Aldi; however, they have tried with no success and added Aldi can place towing signs and the vehicles that park in their parking lot could be towed.

Public Hearing

Mayor Porter opened the public hearing on Item 2 at 6:48 p.m. asking anyone present wishing to address Council to come forward.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 6:48 p.m.

Council Action

A motion was made by Councilman Duke, seconded by Mayor *pro tem* Forrester, to direct staff to prepare an ordinance approving the zoning change requested and bring it back for final consideration at a subsequent meeting. A vote was taken and the motion passed 4-1 with Councilman Williams voting against, and Councilman Strang and Councilman Mulliqi absent.

WORK SESSION

Mayor Porter convened the Council into a break at 6:50 p.m.

Mayor Porter reconvened the Council into Work Session at 6:59 p.m.

WS1. Discuss a potential change of zoning from Neighborhood Services to Planned Development (PD-Mixed Use) on approximately 14.24 acres, generally located on the southeast corner of Country Club Road and Park Boulevard.

Community Services Director Haskins addressed Council stating this is 14.5 acres on the southeast corner of Park and Country Club. The current zoning is neighborhood services and in the future land use plan it is local commercial. At a work session with Planning and Zoning Commission, the Commissioners discussed Townhome lot size being less than typically required, the urban feel of the architecture, the possible need for additional landscaping on areas abutting existing residential, the positive aspects of the open space and amenities, and the dual facing of the commercial buildings adjacent to Country Club.

Michael Ytem, with Younger Partners, addressed Council giving a presentation on Wylie Square Park including elevations, layout, and configurations. John Martini, the developer, answered questions from Council.

Council questions and comments included who would maintain the open space, will the townhomes be for sale, what is the proposed parking for the townhomes, will residents be able to store anything in their garage or does it have to be their vehicle, the townhome has more of an apartment feel instead of a townhome feel, prefer the proposed gas station be a different commercial use, concern with the amount of parking, the look and feel of townhomes does not match the surrounding residential developments, like the proposed open space, concern with fencing around the retention/detention areas as it would take away from those areas, concern with the use of the space regarding the residential aspect, like the look and feel of the outdoor space, would like to see commercial use without a residential use on this property, what is the land use in the Comprehensive Master Plan, like the look and flow of the commercial property, the mix of residential and commercial does not seem balanced, may be a better fit on other property within the City, and not the right project for this area.

WS2. Discuss the FY 2023-2024 WEDC Budget.

Wylie Economic Development Corporation Executive Director Greiner addressed the Council presenting a high-level budget overview including notable increases/decreases from the FY 2023 base budget. One notable change is in personnel between the budget for FY 2022-23 to FY 2023-24 as a member of the personnel is planning on retiring within two years. The increase of the additional 1.5 employees, would allow the hiring of a full-time staff member to shadow and learn the administrative staff position for six to twelve months before the retirement, and would also allow the hiring of a part-time staff member (24 hours a week) who has served as an intern the last couple of years. Greiner added the largest line items in their budget are incentives and qualified infrastructure projects. They previously borrowed \$8 million to refinance debt, and \$8 million to put in capital projects and those projects will start at the very end of this fiscal year, or the beginning of next fiscal year so most of that money that was earmarked last year did not get spent so it will carry over to this next year resulting in expenses next year exceeding \$16 million. Greiner added they are increasing the dollar amount for regional advertising, and engineering is a notable change from last year as that is the appropriate share of the remaining projects that are slated. Of the \$530,000 expense, \$205,000 of that is a placeholder for the flood study for the City's 19 acres if the City chooses to move forward with the development, or the adjacent property on FM 544.

Council questions and comments included is there a potential to have pending parcels that may sell during the fiscal year and are they currently under contract, what is falling off that makes the incentives difference, and does staff foresee any changes with the incentives over the next 12 months.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 7:38 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 7:39 p.m.

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.

ES1. Discuss property generally located at the intersection of Country Club Rd. and Parker Rd.

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

- (a) This chapter does not require a governmental body to conduct an open meeting:
- (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or
 - (2) to hear a complaint or charge against an officer or employee.
- (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

ES2. Discuss City Manager's Performance.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 8:48 p.m.

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 captions of Ordinance Nos. 2023-28 and 2023-29 into the official record.

ADJOURNMENT

A motion was made by Councilman Duke, seconded by Councilman Williams, to adjourn the meeting at 8:50 p.m. A vote was taken and the motion passed 5-0 with Councilman Strang and Councilman Mulliqi absent.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary