

Wylie City Council Regular Meeting

June 23, 2026 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE (U.S. AND TEXAS FLAGS)

PRESENTATIONS & RECOGNITIONS

PR1. Presentations for Outgoing Wylie Board and Commission Members.

PR2. Oath of Office for Incoming Board and Commission Members.

PR3. National Park and Recreation Month.

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.

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 9, 2026 Regular City Council Meeting minutes.
- B. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for May 31, 2026.
- C. Consider, and act upon, a Preliminary Plat of Lot 1, Block A of Wylie I.S.D. CTE & AG Center Addition, establishing one agricultural lot on 37.818 acres, property located at 1301 Hensley Lane.
- D. Consider, and place on file, the City of Wylie Monthly Investment Report for May 31, 2026.
- E. Consider, and act upon, the contract amendment for PSPO #W2023-83-E for additional waterline design for the Waterline Rehabilitation Project for Briarwood Drive and Hilltop Lane to RJN Group, Inc., in the amount of \$161,850.00 and authorizing the City Manager to execute any necessary documents.
- F. Consider, and act upon, the approval of Agreement No. W2026-67 for the purchase of Water Meters, Parts, and Related Equipment for a one (1) year term with two (2) one-year renewal options for Utility Billing in the estimated amount of \$301,668.26 from Core and Main, LP through an established cooperative purchasing agreement, and authorizing the City Manager to execute any and all necessary documents.

REGULAR AGENDA

1. Hold a Public Hearing, to consider, and act upon, the writing of an ordinance for a change of zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP), to allow for a minor auto repair use on 1.275 acres located at 7940 E. Parker Road (ZC 2026-05).
2. Hold a Public Hearing, to consider, and act upon, the writing of an ordinance for a change of zoning from Neighborhood Services (NS) to Neighborhood Services - Special Use Permit (NS-SUP), to allow for convenience store and motor vehicle fueling station use on 3.53 acres generally located on the northeast corner of Country Club and Park Blvd. (ZC 2026-06).
3. Hold a Public Hearing, to consider, and act upon, the writing of an Ordinance amending Zoning Ordinance (2023-23), Article 5, Sections 5.1 Land Use Charts, 5.2 Listed Uses, and Article 7 General Development Regulations, as they relate to existing and new listed uses (ZC 2026-04).
4. Consider, and act upon, Ordinance No. 2026-25 of the City Of Wylie, Texas, amending Wylie's Code Of Ordinances, Ordinance No. 2021-17, as amended, amending Ordinance No. 2025-04, as amended, Chapter 22 (Building And Building Regulations), Article XX (Sign Regulations); amending regulations governing the erection, maintenance, and operation of signs; defining terms; providing a penalty clause, Savings/Repealing Clause, Severability Clause and an effective date; and providing for the publication of the caption hereof.
5. Consider, and act upon, the approval of an increase to the contract contingency in the amount of \$951,395.00, representing seven percent (7%) of the contract amount for Contract W2023-99-B, East FM 544 Road Reconstruction Project, to provide funding for future change orders, and authorizing the City Manager to execute any and all necessary documents.
6. Consider, and act upon, nominations for a primary and an alternate member to serve on the North Central Texas Council of Governments (NCTCOG) Regional Transportation Council (RTC) of the Dallas/Fort Worth area for the cities of Allen, Rowlett, Sachse, Wylie, Murphy, Lucas, Parker, and Lavon.

WORK SESSION

- WS1. Joint Work Session with the Citizens Bond Advisory Committee to discuss the Committee's recommendations.
- WS2. Discuss Potential Public Safety Facilities for Consideration in Upcoming Bond Election.
- WS3. Center for Public Safety Management Overview.
- WS4. Discuss the FY 2027 Budget for the General Fund, Utility Fund, and 4B Sales Tax Fund.

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

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. Consider the sale or acquisition of properties located at Ballard/Brown, Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, FM 1378/Brown, FM 1378/Park, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/Brown, and State Hwy 78/Skyview.

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).

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2021-11b, 2022-10d, 2024-8d, 2024-12c, 2025-4a, 2025-9a, 2025-10f, 2026-2l, 2026-4b, 2026-5a, and 2026-6d.

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.

ES3. City Manager Quarterly Evaluation.

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 16, 2026, at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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.

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.