

Wylie City Council Regular Meeting

August 11, 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)

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 July 28, 2026 Regular City Council Meeting minutes.
- B. Consider, and act upon, a Preliminary Plat of Compton Addition creating two residential lots on 3.189 acres, generally located at 1201 E. Stone Road and 720 S. W.A. Allen Boulevard.
- C. Consider, and act upon, a Final Plat of Compton Addition creating two residential lots on 3.189 acres, generally located at 1201 E. Stone Road and 720 S. W.A. Allen Boulevard.
- D. Consider, and act upon, Resolution No. 2026-11(R) of the City Council of Wylie, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2026 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC'S reasonable ratemaking expenses; determining that this resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC's Legal Counsel.
- E. Consider, and act upon, the approval to establish a three (3) year Annual Agreement for the purchase of Google Workspace Enterprise Standard Licenses for the Information Technology Department in an estimated annual amount of \$102,663.00 from SADA Systems LLC through a Cooperative Purchasing Agreement with the Texas Department of Information Resources (DIR), and authorizing the City Manager to execute any necessary documents.
- F. Consider and act upon Ordinance No. 2026-32 amending Ordinance No. 2025-32, which established the fiscal year 2025-2026 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.

EXECUTIVE SESSION

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

If 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.

ES1. Receive legal advice from the City Attorney regarding Trinity Valley Ranch, LLC v. City of Wylie, Cause No. 493-02900-2024 assigned to the 493rd District Court and pending an appeal in the 5th Court of Appeals, Dallas, Texas.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

REGULAR AGENDA

1. Consider, and act upon, Resolution No. 2026-12(R) of the City Council of the City of Wylie, Texas, accepting the proposed property tax rate for the fiscal year 2026-27; accepting the calculation of the no new revenue tax rate and the voter approval tax rate, establishing September 8, 2026 at 6:00 p.m. at the City of Wylie Municipal Complex for a public hearing and vote on the proposed property tax rate, and providing for the publication as provided by the Texas Property Tax Code, Chapter 26.
2. Establish a date, time, and place to hold a Public Hearing on the fiscal year 2026-27 Proposed Budget so that all interested persons may be heard, either for or against any item in the proposed budget before final approval. The date, time and place for the hearing and final vote will be published in the City's official newspaper, as provided by the Texas Local Government Code, Section 102.006.
3. Discussion and consideration of all matters incident and related to calling a bond election to be held in the City of Wylie, Texas, including the adoption of Resolution No. 2026-13(R) pertaining thereto.
4. 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 0.49 acres to allow for a drone delivery service from Wing. Property located at 707 Cooper Drive (ZC 2026-07).
5. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP) on 2.0 acres to allow for a warehouse distribution use. Property located at 31 Steel Road (ZC 2026-08).
6. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP), to allow for a major auto repair use with vehicle display and sales on 0.71 acres located at 1506 Martinez Lane (ZC 2026-09).
7. Consider, and act upon, the acceptance of the resignation of Alan Dayton, and the appointment of a new board member to the Wylie Economic Development Corporation to fill the term from August 11, 2026 to June 30, 2028.

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.

ES2. 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).

ES3. 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, 2023-1c, 2024-5a, 2024-8d, 2024-12c, 2025-4a, 2025-4d, 2025-10f, 2026-2l, 2026-3e, 2026-4a, 2026-4b, 2026-5a, and 2026-6d.

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 August 5, 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.