

Wylie City Council Regular Meeting Minutes

April 14, 2026 – 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: Councilman David R. Duke, Councilman Dave Strang, Councilman Todd Pickens, Councilman Scott Williams, Councilman Sid Hoover, and Mayor *Pro Tem* Gino Mulliqi.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Assistant Fire Chief Brian Ritter; Marketing and Communications Director Craig Kelly; City Secretary Stephanie Storm; Police Chief Anthony Henderson; Parks and Recreation Director Carmen Powlen; Library Director Ofilia Barrera; Finance Director Melissa Brown; Community Services Director Jasen Haskins; Public Works Director Tommy Weir; Operations Director James Brown; Human Resources Director Jennifer Beck; Wylie Economic Development Corporation Executive Director Jason Greiner; and various support staff.

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

Mayor Porter led the invocation, and Councilman Pickens led the Pledge of Allegiance to the U.S. and Texas Flags.

PRESENTATIONS & RECOGNITIONS

PR1. National Public Safety Telecommunicators Week.

Mayor Porter presented a proclamation proclaiming the week of April 12-18, 2026, as National Public Safety Telecommunicator Week in Wylie, Texas. City staff members were present to accept the Proclamation.

PR2. Child Abuse Awareness and Prevention Month, and honoring Officer Alexandra Waters and Officer Blake Miller.

Mayor Porter presented a proclamation proclaiming the month of April as Child Abuse Prevention Month in Wylie, Texas. Members from the Wylie Police Department, CASA of Collin and Rockwall Counties, and Lone Star CASA were present to accept the Proclamation.

PR3. Recognize the Wylie ISD and City of Wylie Parks and Recreation Department's cooperative Senior2Senior program for receiving the Crystal Certification of Merit from the Texas School Public Relations Association (TSPRA).

Mayor Porter recognized Wylie ISD and the City of Wylie Parks and Recreation Department's cooperative Senior2Senior program for receiving the Crystal Certification of Merit from the Texas School Public Relations Association (TSPRA) and the North Region Excellence in Senior Programming from the Texas Recreation and Parks Society (TRAPS). City and ISD staff members were present to be recognized.

PR4. Sexual Assault Awareness and Prevention Month.

Mayor Porter presented a proclamation proclaiming the month of April as Sexual Assault Awareness Month in Wylie, Texas. Members from the Wylie Police Department and The Turning Point of Collin County were present to accept the Proclamation.

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 City 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 March 24, 2026 Regular City Council Meeting minutes.**
- B. Consider, and act upon, a Preliminary Plat for College Park, creating 67 single family detached lots, three open space lots and one commercial lot on 25.037 acres, generally located near 605 Country Club Road.**

Council Action

A motion was made by Councilman Duke, seconded by Councilman Strang, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 7-0.

REGULAR AGENDA

- 1. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Planned Development 2003-01 (PD 2003-01) to Planned Development (PD) on approximately 31.65 acres. Property is generally located on the southwest corner of FM 544 and Woodbridge Parkway (ZC 2026-02).**

Staff Comments

Community Services Director Haskins presented the Item and answered questions from the Council.

Public Hearing

Mayor Porter opened the public hearing on Item 1 at 6:37 p.m.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 6:37 p.m.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Pickens, to approve Item 1 as presented. A vote was taken, and the motion passed 7-0.

- 2. Consider, and act upon, Ordinance No. 2026-15 to abandon Right-of-Way being Lot 1, Block C of the Mill Creek Estates Addition.**

Staff Comments

Community Services Director Haskins presented the Item and answered questions from the Council.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Hoover, to approve Item 2 as presented. A vote was taken, and the motion passed 6-1 with Mayor *Pro Tem* Mulliqi voting against.

WORK SESSION

Mayor Porter convened the Council into a Work Session at 6:58 p.m.

WS1. Discuss Section 5.1, Land Use Charts, and related amendments of the City of Wylie Zoning Ordinance.

Community Services Director Haskins addressed the Council recommending to remove outdated uses, add Special Use Permits (SUP) to uses that include drive-thru, add selected uses, and update uses to abide by changes to state law, such as home occupations, a minimum distance from an Event Center use to residentially zoned property, Downtown Historic District excluded, remove Landfill as an allowed use, amend Sexual Oriented Businesses to SUP only, and answered questions from the Council.

The consensus of the Council was to move forward with the proposed changes.

WS2. Discuss potential bond projects with the City Council.

City Manager Parker presented information regarding a potential bond election, including a preliminary list of proposed bond projects, and responded to questions and comments from the City Council.

The Council directed staff to return with additional information on the following: a breakdown of proposed improvements to the Municipal Complex, Animal Shelter, Parks and Public Works facilities; Parks-related projects, including improvements to East Fork Park, a phased plan for Avalon Park, installation of a fire suppression system at the Community Park Center, and enhancements (artificial turf, parking, and lighting) at Community Park and Founders Park, and opportunities for parkland acquisition; public safety needs, including generators for City Hall, Fire Station No. 1, Fire Station No. 2, and the Public Safety Building; expansion of parking at the Public Safety Building, and detailed renovation needs at Fire Stations No. 1 and No. 2; public works and engineering needs, including cost comparisons for in-house versus third-party street and alley repairs and street striping, Sanden Boulevard, Sachse Road (contingent upon action by the City of Sachse), Ballard Street (Highway 78 to Brown Street)-Phase 2, and a regional detention project to route water to Birmingham Pond; and project timelines and the estimated useful life of proposed improvements.

Parker proposed developing an ordinance to establish a bond committee and outlined recommended parameters for its structure and operations.

Council directed staff to return with an ordinance for consideration at the April 28 City Council meeting, incorporating the following elements: a 16-member committee consisting of: two members appointed by the Mayor and each City Council member, one member appointed by the Planning and Zoning Commission, one member appointed by the Wylie Economic Development Corporation Board, eligibility requirements that all members be residents of the City of Wylie and registered voters, a requirement that the committee meet a minimum of four times, and a provision allowing the City Council to appoint replacement members if necessary. Additionally, all nominations should be submitted to staff in advance to avoid duplication, and a notice of possible quorum of the City Council should be posted for all committee meetings.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 8:54 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 8:55 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. 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: 2022-10c, 2022-10d, 2024-2d, 2024-5a, 2024-8d, 2024-12c, 2025-4a, 2025-9a, 2025-10f, and 2026-3e.

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.

Mayor Porter convened the Council into Open Session at 11:15 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 caption of Ordinance No. 2026-15 into the official record.

ADJOURNMENT

A motion was made by Councilman Duke, seconded by Councilman Williams, to adjourn the meeting at 11:16 p.m. A vote was taken, and the motion passed 7-0.

Matthew O. Porter
Matthew Porter, Mayor

ATTEST:

- Stephanie Storm
Stephanie Storm, City Secretary