

# Wylie City Council Regular Meeting Minutes

March 11, 2025 – 6:00 PM

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



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## CALL TO ORDER

Mayor Matthew Porter called the regular meeting to order at 6:01 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang (6:05 p.m.), Councilman Scott Williams, Councilman Sid Hoover, and Councilman Gino Mulliqi. Mayor *pro tem* Jeff Forrester was absent.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Communications and Marketing Director Craig Kelly; City Secretary Stephanie Storm; Police Chief Anthony Henderson; Parks and Recreation Director Carmen Powlen; Finance Director Melissa Brown; Public Works Director Tommy Weir; Community Services Director Jasen Haskins; and various support staff.

## INVOCATION & PLEDGE OF ALLEGIANCE

Councilman Williams led the invocation and Mayor Porter led the Pledge of Allegiance.

## PRESENTATIONS & RECOGNITIONS

### PR1. Eagle Scout Lillian Goodrich.

Mayor Porter presented a proclamation recognizing Lillian Goodrich for her achievement of the Eagle Scout Award. Goodrich was present to accept the proclamations and gave a brief description of her Eagle Scout project.

Councilman Strang took his seat at the dais at 6:05 p.m.

### PR2. Women's History Month.

Mayor Porter recognized Women's History Month in Wylie, Texas.

## 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 February 25, 2025 Regular City Council Meeting minutes.

- B. Consider, and act upon, Contract No. W2025-94 for the Finance Department in an estimated amount of \$59,500 for a review of the City's water and wastewater rates and an update to the City's indirect cost allocation model through a cooperative purchasing agreement with HGACBuy (Houston-Galveston Area Council of Governments).**
- C. Consider, and act upon, the approval of the purchase of Motorola M500 in-car video systems (formerly WatchGuard) in the estimated annual amount of \$52,712 from Motorola Solutions, Inc. through a cooperative purchasing contract with Texas Department of Information and authorizing the City Manager to execute any necessary documents.**
- D. Consider, and act upon, Resolution No. 2025-08(R) authorizing the sole source purchase of ESRI Small Municipal and County Government Enterprise Software under a single three (3) year term from Environmental Systems Research Institute, Inc. (ESRI, Inc.) in the amount of \$190,800.00 and authorizing the City Manager to execute any necessary documents.**
- E. Consider, and act upon, Ordinance No. 2025-09 for a change in zoning from Planned Development 2022-06 (PD 22-06) to Commercial Corridor and Commercial Corridor - Special Use Permit (CC & CC-SUP) on 5.43 acres to allow for a drive-through restaurant use and Commercial uses. Property located at 2310 W. FM 544 and 2320 W. FM 544 (ZC 2024-12).**
- F. Consider, and act upon, Ordinance No. 2025-10 for a change in zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP) on 1.2 acres to allow for an Automobile Repair Major use. Property located at 2751 Capital St. (ZC 2024-15).**
- G. Consider, and act upon, a Final Plat for Kreymer at the Park, being 48 residential lots and two open space lots on 16.484 acres. Property located at 2605 E. Stone Rd.**

#### **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 6-0 with Mayor *pro tem* Forrester absent.

#### **REGULAR AGENDA**

- 1. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Downtown Historic District (DTH) to Downtown Historic District - Special Use Permit (DTH-SUP) on 0.23 acres to allow for a Smoking Establishment. Property located at 308 N Ballard Avenue (ZC 2025-02).**

#### **Applicant Comments**

Jose Hernandez and Robert Alvarez, representing Faustino Cigar Lounge, addressed the Council giving a brief presentation and answering questions from the Council.

#### **Public Hearing**

Mayor Porter opened the public hearing on Item 1 at 6:22 p.m. asking anyone present wishing to address the Council to come forward.

Jonna Rodriguez, who owns the residential home next door, addressed the Council speaking in favor of the proposed business.

Mayor Porter closed the public hearing at 6:24 p.m.

### **Council Action**

A motion was made by Councilman Mulliqi, seconded by Councilman Strang, to approve Item 1 as presented. A vote was taken and the motion passed 5-1 with Councilman Williams voting against and Mayor *pro tem* Forrester absent.

2. **Consider, and act upon, authorizing the City Manager to sign a Development Agreement, pending zoning, between the City of Wylie and Skorgburg Retail Corporation for the development of a single family development generally located north and west of Country Club Road and McMillen Road.**

### **Staff Comments**

Community Services Director Haskins addressed the Council providing information and answering questions from the Council.

### **Council Action**

A motion was made by Councilman Strang, seconded by Councilman Duke, to approve Item 2 as presented. A vote was taken and the motion passed 6-0 with Mayor *pro tem* Forrester absent.

3. **Consider, and act upon, Ordinance No. 2025-11 for a change in zoning from Agricultural District (AG/30) to Single Family - 10 District (SF 10/24) on 59.755 acres to allow for a single-family detached development. Property generally located at 1755 FM 1378 and 1813 and 2241 McMillen Road (ZC 2024-14).**

### **Staff Comments**

Community Services Director Haskins addressed the Council providing information and answering questions from the Council.

### **Council Action**

A motion was made by Councilman Strang, seconded by Councilman Mulliqi, to approve Item 3 as presented. A vote was taken and the motion passed 6-0 with Mayor *pro tem* Forrester absent.

## **WORK SESSION**

Mayor Porter convened the Council into a Work Session at 6:40 p.m.

### **WS1. Discuss Five Year Financial Plan.**

City Manager Parker addressed the Council, giving a presentation on the five-year projections for the 4B Fund, Utility Fund, and General Fund.

Council feedback included looking at financing options for large equipment and other purchases with a 7-10-year life expectancy; the Utility Fund will only pay for Utility projects.

## **RECONVENE INTO REGULAR SESSION**

Mayor Porter reconvened the Council into Regular Session at 7:35 p.m.

## **READING OF ORDINANCES**

*Title and caption approved by Council as required by Wylie City Charter, Article III, Section 13-D.*

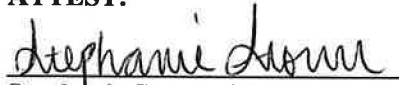
City Secretary Storm read the captions of Ordinance Nos. 2025-09, 2025-10, and 2025-11 into the official record.

**ADJOURNMENT**

A motion was made by Councilman Strang, seconded by Councilman Mulliqi, to adjourn the meeting at 7:37 p.m.  
A vote was taken and the motion passed 6-0 with Mayor *pro tem* Forrester absent.

  
Matthew Porter, Mayor

**ATTEST:**

  
Stephanie Storm, City Secretary

