

Wylie City Council Regular Meeting Minutes

February 25, 2025 – 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, Mayor *pro tem* Jeff Forrester, Councilman Scott Williams, Councilman Sid Hoover, and Councilman Gino Mulliqi.

Staff present included: 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 Assistant Director Brent Stowers; Finance Director Melissa Brown; Library Director Ofilia Barrera; Public Works Director Tommy Weir; Purchasing Manager Chris Rodriguez; Community Services Director Jasen Haskins; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Councilman Williams led the invocation and Councilman Hoover led the Pledge of Allegiance.

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 amended September 10, 2024 Regular City Council Meeting minutes.**
- B. **Consider, and act upon, approval of February 11, 2025 Regular City Council Meeting minutes.**
- C. **Consider, and act upon, Resolution No. 2025-05(R) authorizing the City Manager to execute a Joint General and Special Election Services Contract between the City of Wylie and the Rockwall County Elections Administrator to be administered by the Rockwall County Elections Administrator for the May 3, 2025 Wylie General and Special Elections.**
- D. **Consider, and act upon, Resolution No. 2025-06(R) authorizing the City Manager to execute a Joint General and Special Election Services Contract between the City of Wylie and the Dallas County Elections Administrator to be administered by the Dallas County Elections Administrator for the May 3, 2025 Wylie General and Special Elections.**

- E. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of January 31, 2025.
- F. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for January 31, 2025.
- G. Consider, and place on file, the City of Wylie Monthly Investment Report for January 31, 2025.
- H. Consider, and act upon, the approval of the purchase of vehicle safety equipment and services in an estimated amount of \$500,000.00 from Pursuit Safety Inc. and Priority Public Safety; through a cooperative purchasing agreement with the Collin County Governmental Purchasing Forum/City of Allen; and authorizing the City Manager to execute any necessary documents.
- I. Consider, and act upon, the award of contract #W2025-81 to Shade Structures, Inc. dba USA Shade for the purchase of a custom shade structure over the pickleball courts located at Community Park for \$554,800.00 through a cooperative purchasing contract with BuyBoard and authorizing the City Manager to execute any and all necessary documents.
- J. Consider, and act upon, a Final Plat being a Replat of Lots 1-5 and 7, Block A of 544 Gateway Addition, creating six commercial lots on 9.216 acres, generally located east of the intersection of Business Way and Commerce Drive.
- K. Consider, and act upon, accepting a donation to the City in the amount of \$5,779 from the Catholic Foundation of the Estate of Rita and Truett Smith.

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 7-0.

REGULAR AGENDA

- 1. Hold a Public Hearing, consider, and act upon, regarding the writing of an ordinance 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 & 2241 McMillen Road (ZC 2024-14).

Applicant Comments

Bryan Hall and Preston Crow, representing Skorburg Company, addressed the Council giving a brief presentation and answering questions from the Council on the proposed Country Club Estates neighborhood.

Public Hearing

Mayor Porter opened the public hearing on Item 1 at 6:24 p.m. asking anyone present wishing to address the Council to come forward.

Jill Lowry, Catherine Butschek, Peter Russell, and Paul Kirkley addressed the Council speaking in favor of the proposed neighborhood.

Joshua Thronburg addressed the Council with drainage concerns and requested that if this is approved, an eight-foot privacy fence be placed along the west side of the property.

Mayor Porter closed the public hearing at 6:38 p.m.

Staff Comments

Community Services Director Haskins answered questions from the Council.

Council Direction

Council provided direction on the following items: include either/or the inlet or Knox Box for Sweetgum Drive based on discussion with staff, the developer, and Country Ridge Estates HOA; install the eight-foot board-on-board privacy fence on the west side of the property; and remove the towers from the property before any work is done.

Council Action

A motion was made by Councilman Strang, seconded by Mayor *pro tem* Forrester, to approve Item 1 as presented with the discussed amendments. A vote was taken and the motion passed 7-0.

- 2. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Single Family - 10 District (SF-10/24) to Townhouse District (TH) on 5.52 acres to allow for single-family attached development. Property generally located on the northwest corner of West Brown Street and Sanden Boulevard (ZC 2024-13).**

Staff Comments

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

Public Hearing

Mayor Porter opened the public hearing on Item 2 at 7:15 p.m. asking anyone present wishing to address the Council to come forward.

Sondra Fisher and Jacki Tobar addressed the Council speaking in favor of the proposed development.

Mayor Porter closed the public hearing at 7:19 p.m.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to deny Item 2 as presented. A vote was taken and the motion passed 6-1 with Councilman Williams voting against.

- 3. Hold a Public Hearing, consider, and act upon, the writing of an ordinance 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).**

Staff and Applicant Comments

Community Services Director Haskins and Drew Donosky, representing ClayMoore Engineering, addressed the Council providing information and answering questions from Council.

Public Hearing

Mayor Porter opened the public hearing on Item 3 at 7:33 p.m. asking anyone present wishing to address the Council to come forward.

Jacki Tobar addressed the Council stating that when this item went before the Planning and Zoning Commission they had similar concerns with the traffic access and requested the Council review that discussion.

Mayor Porter closed the public hearing at 7:34 p.m.

The Council requested a recess to review the February 4, 2025 Planning and Zoning Commission meeting. Mayor Porter recessed the Council at 7:36 p.m.

Mayor Porter reconvened the Council into Regular Session at 7:41 p.m.

Council Action

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to approve Item 3 with the amendment of adding sidewalk access to the age-restricted apartments to the south. A vote was taken and the motion passed 6-1 with Councilman Mulliqi voting against.

- 4. 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 1.2 acres to allow for an Automobile Repair Major use. Property located at 2751 Capital St. (ZC 2024-15).**

Staff and Applicant Comments

Community Services Director Haskins and Matt Moore, representing Harvey's Collision Center, addressed the Council providing information and answering questions from the Council.

Public Hearing

Mayor Porter opened the public hearing on Item 4 at 7:50 p.m. asking anyone present wishing to address the Council to come forward.

There were no persons present wishing to address the Council.

Mayor Porter closed the public hearing at 7:50 p.m.

Council Action

A motion was made by Councilman Mulliqi, seconded by Councilman Williams, to approve Item 4 as presented with the amendment of a wooden fence around the property. A vote was taken and the motion passed 7-0.

- 5. Consider, and act upon, Resolution No. 2025-07(R) casting a nomination for a candidate for the Board of Directors of the Rockwall Central Appraisal District.**

Staff Comments

City Secretary Storm addressed the Council stating that the Rockwall Central Appraisal District Board of Directors has a vacancy and the Council has the opportunity to nominate a candidate to be considered.

Council Action

No action was taken by the City Council.

WORK SESSION

Mayor Porter convened the Council into a Work Session at 7:52 p.m.

- WS1. Discuss ordinances regarding smoke shops, retailers that sell smoke, vape, CBD, and related products, and the use of those products within the City of Wylie.**

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

Council direction included moving forward with staff's recommendations on the SUP process and further exploring amending the City ordinance to not allow smoking inside spaces or within so many feet of an entrance similar to other cities for the health and safety of our citizens, but allow for specific exceptions.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 8:09 p.m.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Mulliqi, to adjourn the meeting at 8:10 p.m. A vote was taken and the motion passed 7-0.

ATTEST:

Stephanie Storm
Stephanie Storm, City Secretary



Matthew O. Porter
Matthew Porter, Mayor