

Wylie City Council Regular Meeting

May 27, 2025 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS & RECOGNITIONS

PR1. Junior Mayor - Eliana Butler.

PR2. EMS Week.

PR3. National Correctional Officers Week.

PR4. Mental Health Awareness Month.

PR5. Public Works Week.

PR6. Wylie Way Students (K-12).

PR7. Military Appreciation Month.

PR8. Frontline Workers Month.

PR9. Asian Americans and Pacific Islanders 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 May 13, 2025 Regular City Council Meeting minutes.

B. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for April 30, 2025.

C. Consider, and act upon, the City of Wylie Monthly Investment Report for April 30, 2025.

D. Consider, and act upon, Ordinance No. 2025-21 amending Ordinance No. 2024-25, which established the fiscal year 2024-2025 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.

- E. Consider, and act upon, approval of the Hope Under the Stars fundraiser Event at Olde City Park on October 11, 2025.
- F. Consider, and act upon, a Final Plat creating Lots 1 and 2, Block A of Stinnett Place on 2.593 acres in the City of Wylie Extra Territorial Jurisdiction, property located at 1275 E. FM 544.
- G. Consider, and act upon, a Final Plat of Lot 1, Block A of Birmingham and 78 Addition, establishing one commercial lot on 1.038 acres, generally located at 240 S. State Highway 78.
- H. Consider, and place on file, the Animal Shelter Advisory Board report to City Council.
- I. Consider, and act upon, the award of contract #W2025-114 to Musco Sports Lighting, LLC. for the installation of pickleball court lighting in the estimated amount of \$59,219.00 through a cooperative purchasing contract with Buyboard and authorizing the City Manager to execute any and all necessary documents.
- J. Consider, and act upon, Resolution No. 2025-11(R) authorizing the City of Wylie to enter into an Interlocal Cooperative Purchasing Agreement with the City of Mesquite, and authorizing the City Manager to execute any and all necessary documents.
- K. Consider, and act upon, the approval of Consulting Services Agreement No. W2025-115 for Wylie Fire Rescue with the Center for Public Safety Management, LLC in an estimated amount of \$63,600 for Strategic Planning Services, and authorizing the City Manager to execute any and all documents.
- L. Consider, and act upon, Resolution No. 2025-12(R) authorizing the City of Wylie to submit a grant application to the Motor Vehicle Crime Prevention Authority for the 2026 Motor Vehicle Crime Prevention Authority Grant Program and providing an effective date.

REGULAR AGENDA

- 1. Interview applicants for Board of Review vacancies for a term to begin July 1, 2025 and end June 30, 2027.
- 2. 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 1.47 acres to allow for a Smoking Establishment. Property located at 2771 W. FM 544 (ZC 2025-04).
- 3. 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 0.47 acres to allow for a drone delivery service from Flytrex. Property located at 709 Cooper Drive (ZC 2025-05).
- 4. Consider, and act upon, the award of bid #W2025-87-2 for Stone Road Maintenance Activities from W.A. Allen to Bennett Road to Texas Materials Group in the total amount of \$6,809,012 and authorizing the City Manager to execute any and all necessary documents.

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 Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, 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: 2022-1b, 2022-1c, 2023-1c, 2023-2d, 2023-11b, 2024-2d, 2024-5a, 2024-5f, 2024-7a, 2024-8d, 2024-9d, 2024-12a, 2024-12c, 2025-1a, 2025-1f, 2025-2a, 2025-3a, 2025-3b, 2025-3d, 2025-4a, 2025-4b, 2025-4c, 2025-4d, 2025-4e, and 2025-4f.

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 May 23, 2025 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.



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Stephanie Storm

Account Code: _____

Subject

Consider, and act upon, approval of May 13, 2025 Regular City Council Meeting minutes.

Recommendation

Motion to approve the Item as presented.

Discussion

The minutes are attached for your consideration.

Wylie City Council Regular Meeting Minutes

May 13, 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 Sid Hoover, Councilman Scott Williams, and Councilman Gino Mulliqi.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Digital Media Specialist Kristina Kelly; City Secretary Stephanie Storm; Finance Director Melissa Brown; Assistant Police Chief Tommy Walters; Community Services Director Jasen Haskins; Library Director Ofilia Barrera; Parks and Recreation Director Carmen Powlen; Operations Director James Brown; Animal Services Manager Shelia Patton; Engineering Project Manager Jenneen Elkhaid; Public Works Director Tommy Weir; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor *Pro Tem* Forrester led the Invocation, and Councilman Hoover led the Pledge of Allegiance.

REGULAR AGENDA

1. **Consider, and act upon, Ordinance No. 2025-19 of the City Council of the City of Wylie, Texas, canvassing the election returns of the May 3, 2025 General Election; declaring the election results for City Council Place 1 and Place 3; and providing a savings/repealing clause, severability clause and an effective date.**

Staff Comments

City Secretary Storm addressed the Council, stating that there was one change to the numbers posted in the agenda packet, as there was one additional vote for Collin County.

Council Action

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

2. **Consider, and act upon, Ordinance No. 2025-20 of the City Council of the City of Wylie, Texas, adopting the amendments to the Home Rule Charter approved by the qualified voters of the City of Wylie, Texas, at a Special Election held on May 3, 2025; canvassing the election returns; declaring the election results; providing for recordation and certification of the Charter Amendments as required by Texas Law; and providing a savings/repealing clause, severability clause and an effective date.**

Staff Comments

City Secretary Storm addressed the Council, stating that there was one change to the numbers posted in the agenda packet as there was one additional vote for Collin County, and reported that the voters approved 20 out of 26 propositions.

Council Action

A motion was made by Mayor *Pro Tem* Forrester, seconded by Councilman Mulliqi, to approve Item 2 as amended. A vote was taken, and the motion passed 7-0.

PRESENTATION TO OUTGOING COUNCILMEMBER

Mayor Porter and the Wylie City Council presented outgoing Councilmember and Mayor *Pro Tem* Jeffrey Forrester with a plaque of appreciation for his dedication and support to the City of Wylie during his tenure as Councilmember Place 3. Tokens of appreciation were also given by Congressman Keith Self and Senator Angela Paxton's Offices.

ISSUANCE OF CERTIFICATE OF ELECTIONS & ADMINISTRATION OF OATH OF OFFICE

Mayor Porter presented Certificates of Election, and Municipal Court Judge Art Maldonado administered the Oath of Office to Councilmembers-elect David R. Duke, Place 1, and Todd J. Pickens, Place 3.

Todd J. Pickens took his seat at the dais.

Mayor Porter recessed the Council into a break at 6:28 p.m.

Mayor Porter reconvened the Council into Regular Session at 6:39 p.m.

PRESENTATIONS & RECOGNITIONS**PR1. National Police Week.**

Mayor Porter presented a proclamation proclaiming May 11-17, 2025 as National Police Week in Wylie, Texas. Police Department staff were present to accept the Proclamation.

PR2. Economic Development Week.

Mayor Porter recognized the week of May 19-25, 2025 as Economic Development Week.

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.

Jill Palmer addressed the City Council with safety concerns regarding the streets and traffic in the Dominion of Pleasant Valley neighborhood.

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 April 22, 2025 Regular City Council Meeting minutes.**
- B. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of March 31, 2025.**
- C. Consider, and act upon, a Preliminary Plat of Lot 1, Block A of Lake Trails of Bozman Farm Phase 2 creating one HOA open space lot on 29.609 acres, generally located at 1610 Troy Road.**

- D. Consider, and act upon, a Final Plat of Lot 1, Block A of Lake Trails of Bozman Farm Phase 2 creating one HOA open space lot on 29.609 acres, generally located at 1610 Troy Road.
- E. Consider, and act upon, a Final Plat creating Lots 1 and 2, Block A of Paul Wilson Addition on 3.46 acres in the City of Wylie Extra Territorial Jurisdiction, properties located at 300 and 304 Paul Wilson Road.
- F. Consider, and act upon, a Final Plat creating Lots 1 and 2, Block A of Wagon Wheel Estates on 1.488 acres in the City of Wylie Extra Territorial Jurisdiction, property located at 121 Wagon Wheel Lane.
- G. Consider, and act upon, Purchase No. W2025-105 from Iteris, Inc. for Engineering in an estimated amount of \$89,511.00 for the acquisition of traffic signal camera equipment and supplies through a cooperative purchasing agreement with BuyBoard.
- H. Consider, and act upon, the approval of the approval of a five (5) year lease for Dell ruggedized computers (W2025-108) from Dell Financial Services in the amount of \$189,150 through a cooperative purchasing contract with the Texas Department of Information Resources (DIR), and authorizing the City Manager to execute any and all necessary documents.
- I. Consider, and act upon, the approval of the purchase and install of two HACH SC4500 Chlorine Analyzers in the estimated amount of \$68,000.00 from RLC Controls Inc., and authorizing the City Manager to execute any necessary documents.
- J. Consider, and act upon, the approval of the purchase of one (1) ¾ Ton Animal Control Vehicle in the amount of \$89,000 through a cooperative purchasing contract with BuyBoard Cooperative Purchasing (#724-23), and authorizing the City Manager to execute any necessary documents.
- K. Consider, and act upon, the approval of the attached reimbursement requests presented to the City Council.

Council Action

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

REGULAR AGENDA

- 3. Consider, and act upon, the appointment of Mayor *Pro Tem* for a term beginning May 2025 and ending May 2026.

Council Comments

Councilmen Mulliqi and Williams expressed interest in serving as Mayor *Pro Tem*.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to approve the appointment of Councilman Gino Mulliqi as Mayor *Pro Tem* for a term beginning May 2025 and ending May 2026. A vote was taken and the motion passed 7-0.

- 4. Consider, and act upon, the appointment of a 2025 Board and Commissions City Council Interview Panel to conduct the May 2025 board applicant interviews.

Council Comments

Mayor Porter stated that historically, the Mayor *Pro Tem* has served as the Chair of the Interview Panel, and asked for any volunteers who would like to serve on the Panel. Councilmen Strang and Duke expressed interest in serving on the Panel.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Hoover, to appoint Mayor *Pro Tem* Mulliqi, Councilman Duke, and Councilman Strang to serve on the 2025 Boards and Commissions City Council Interview Panel. A vote was taken and the motion passed 7-0.

5. Tabled from 04-22-2025

Remove from table and consider.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Williams, to remove Item 3 from the table and consider. A vote was taken and the motion passed 7-0.

Consider, and act upon, a Preliminary Plat of Country Club Estates creating 173 residential lots and seven HOA lots on 59.755 acres, generally located at 1755 FM 1378 and 1813 and 2241 McMillen Road.

Staff Comments

Community Services Director Haskins answered questions from the Council.

Citizen Comments

Josh Thronburg addressed the Council with potential drainage concerns.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Strang, to approve Item 5 as presented. A vote was taken, and the motion passed 7-0.

6. Consider, and act upon, the approval of the change order in the amount of \$1,094,315.30 to Tiseo Paving Company and authorizing the City Manager to execute any necessary documents.**Staff Comments**

Engineering Project Manager Elkhaid provided an update and answered questions from the City Council

Council Action

A motion was made by Councilman Williams, seconded by Councilman Duke, to approve Item 6 as presented. A vote was taken, and the motion passed 7-0.

WORK SESSION

Mayor Porter convened the Council into a Work Session at 7:14 p.m.

WS1. Parks and Recreation Department overview and Five-Year Plan.

Parks and Recreation Director Powlen and Parks and Recreation Assistant Director Stowers addressed the Council, giving a brief presentation and answering questions from the Council.

WS2. Discuss a boundary adjustment between the City of Wylie and the City of Lucas.

Deputy City Manager Ollie and Fire Chief Blythe addressed the Council, giving a brief presentation and answering questions from the Council.

The direction from the Council was to explore this further.

Mayor Porter recessed the Council into a break at 7:57 p.m.

Mayor Porter reconvened the Council into Work Session at 8:05 p.m.

WS3. Discuss the Stormwater Utility Fee Evaluation Study.

Public Works Director Weir and Trey Shanks, representing Freese and Nichols, addressed the Council, giving a brief presentation and answering questions from the Council.

Aleksandra Rolfson addressed the Council, asking if this would apply to the Riverchase neighborhood that maintains their streets, would this apply to Collin College, and expressed frustrations with all the City fees/taxes to the Riverchase neighborhood when they maintain some of their items.

Council direction included identifying the specific items/projects that this would help with, in favor of the proposed pricing model with the flat rate, and exempting City, County, and church properties.

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 8:54 p.m.

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.

ES1. Discuss City Engineer Position.

ES2. City Manager Quarterly Evaluation.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 10:00 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. 2025-19 and 2025-20 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Duke, to adjourn the meeting at 10:01 p.m. A vote was taken and the motion passed 7-0.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: Finance
Prepared By: Melissa Brown

Account Code: _____

Subject

Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for April 30, 2025.

Recommendation

Motion to approve the Item as presented.

Discussion

The Finance Department has prepared the attached reports for the City Council as required by the City Charter.

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

4/30/2025

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2024-2025	CURRENT MONTH ACTUAL 2024-2025	YTD ACTUAL 2024-2025	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 58.33%
GENERAL FUND REVENUE SUMMARY					
TAXES	45,294,073	783,940	38,718,496	85.48%	A
FRANCHISE FEES	2,955,800	13,607	1,061,875	35.93%	B
LICENSES AND PERMITS	1,046,000	27,666	455,360	43.53%	C
INTERGOVERNMENTAL REV.	5,121,829	53,282	1,817,889	35.49%	D
SERVICE FEES	6,459,688	503,759	3,093,973	47.90%	E
COURT FEES	350,750	49,461	255,041	72.71%	
INTEREST INCOME	1,500,000	107,952	647,289	43.15%	F
MISCELLANEOUS INCOME	290,416	42,259	151,779	52.26%	
OTHER FINANCING SOURCES	2,740,520	0	2,749,456	100.33%	G
REVENUES	65,759,076	1,581,926	48,951,157	74.44%	
USE OF FUND BALANCE	2,432,100	0	0	0.00%	
USE OF CARRY-FORWARD FUNDS	1,980,558	NA	NA	NA	H
TOTAL REVENUES	70,171,734	1,581,926	48,951,157	69.76%	
GENERAL FUND EXPENDITURE SUMMARY					
CITY COUNCIL	94,359	3,420	35,012	37.11%	
CITY MANAGER	1,472,955	113,199	763,480	51.83%	
CITY SECRETARY	505,633	45,843	282,629	55.90%	
CITY ATTORNEY	320,000	20,234	166,587	52.06%	
FINANCE	1,524,785	83,325	970,467	63.65%	I
FACILITIES	1,461,530	92,358	702,975	48.10%	
MUNICIPAL COURT	724,335	55,137	365,537	50.47%	
HUMAN RESOURCES	998,662	58,915	547,901	54.86%	
PURCHASING	365,026	20,106	180,714	49.51%	
INFORMATION TECHNOLOGY	2,505,097	99,168	1,622,946	64.79%	J
POLICE	17,512,572	1,316,041	9,225,122	52.68%	
FIRE	14,709,200	1,273,985	8,437,819	57.36%	
EMERGENCY COMMUNICATIONS	4,481,739	145,779	1,945,677	43.41%	
ANIMAL CONTROL	1,763,524	162,889	987,187	55.98%	
EMERGENCY MEDICAL SERVICES	3,820,682	234,918	1,620,655	42.42%	
PLANNING	445,316	32,338	226,239	50.80%	
BUILDING INSPECTION	576,329	42,894	279,161	48.44%	
CODE ENFORCEMENT	455,046	33,049	273,913	60.19%	
STREETS	5,878,275	316,748	2,271,335	38.64%	
PARKS	2,598,402	145,631	1,013,665	39.01%	
LIBRARY	2,796,971	209,364	1,473,510	52.68%	
COMBINED SERVICES	6,406,546	692,095	2,911,979	45.45%	
TOTAL EXPENDITURES	71,416,984	5,197,436	36,304,507	50.83%	
REVENUES OVER/(UNDER) EXPENDITURES	-1,245,250	-3,615,511	12,646,651	18.92%	
A. Property Tax Collections for FY24-25 as of April 30, 2025 are 98.27%, in comparison to FY23-24 for the same time period of 98.55%. Sales tax is on a 2 month lag and five months have been received. Sales Tax has increased 4.61% from the same time period last year.					
B. Franchise Fees: Most franchise fees are recognized quarterly with electric fees making up the majority. FEC pays yearly and it has not been received.					
C. Building permit revenue is down 35% from the same time last year.					
D. Intergovernmental Rev: The majority of intergovernmental revenues come from monthly WISD reimbursements and Fire Services which are billed semi annually. Fire Services has received the first semi annual payment.					
E. Service Fees: Trash fees billed in October are applicable towards FY 2023-24 revenue with the remaining fees coming from other seasonal fees and EMS revenue. Only six months of Trash fees have been received.					
F. Interest Rates have gone down slightly. Cash Balances have increased due to property tax payments, so interest should begin to increase.					
G. Yearly transfer from Utility Fund					
H. Largest Carry Forward items: \$800,000 for Animal Shelter Remodel, \$615,587 for Ambulance and 2 Chassis, \$126,900 for Annual Emergency Comm Annual Radio Replacement, \$124,630 for Brown Street Railroad Project, \$100,000 Pavement Condition Index					
I. Yearly audit and county appraisal fees.					
J. Annual maintenance agreements.					

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

April 30, 2025

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2024-2025	CURRENT MONTH ACTUAL 2024-2025	YTD ACTUAL 2024-2025	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 58.33%
UTILITY FUND REVENUES SUMMARY					
SERVICE FEES	30,792,578	2,347,424	14,695,977	47.73%	K
INTEREST INCOME	850,000	91,511	680,519	80.06%	
MISCELLANEOUS INCOME	70,000	1,695	22,970	32.81%	
OTHER FINANCING SOURCES				0.00%	
REVENUES	31,712,578	2,440,630	15,399,466	48.56%	
USE OF FUND BALANCE	0	NA	0	0	L
USE OF CARRY-FORWARD FUNDS	341,718	NA	NA	NA	
TOTAL REVENUES	32,054,296	NA	15,399,466	48.04%	
UTILITY FUND EXPENDITURE SUMMARY					
UTILITY ADMINISTRATION	672,527	82,706	331,432	49.28%	M
UTILITIES - WATER	5,496,800	386,978	1,613,978	29.36%	
CITY ENGINEER	1,128,651	65,762	473,366	41.94%	
UTILITIES - SEWER	2,571,080	126,893	1,008,384	39.22%	
UTILITY BILLING	2,001,713	164,375	894,799	44.70%	N
COMBINED SERVICES	21,242,116	1,396,962	14,824,872	69.79%	
TOTAL EXPENDITURES	33,112,886	2,223,676	19,146,831	57.82%	
REVENUES OVER/(UNDER) EXPENDITURES	-1,058,591	216,954	-3,747,366	-9.78%	
K. Most Utility Fund Revenue billed in October was applicable to FY 2023-24. Only six months have been received. L. Largest Carry Forward items: \$61,545 Dogwood Waterline Replacement Design, \$121,760 4X2 Dump Truck, \$72,820 Lead Copper Rule Revision, \$49,934 SCADA Upgrades M. \$1.5 Million budget for Dogwood Waterline Replacement has not been started and is skewing percentage down. N. Annual transfer to the General Fund.					



Wylie City Council

AGENDA REPORT

Department: Finance

Account Code: _____

Prepared By: Melissa Brown

Subject

Consider, and act upon, the City of Wylie Monthly Investment Report for April 30, 2025.

Recommendation

Motion to approve the Item as presented.

Discussion

The Finance Department has prepared the attached reports for the City Council as required by the City Charter.

City Of Wylie

2024-2025 Investment Report

April 30, 2025

Money Market Accounts:
Certificates of Deposit:
Treasury Bills:
Treasury Notes:
Government Agency Notes:

MMA
CCD
T-Bills
T-Notes
AN

Invest. Number	Principal Amount	Type Of Security	Interest Rate	Issuer	Purchase Date	Maturity Date
1	\$17,569,352.89	MMA	4.3355%	Texpool	12/31/2006	NA
2	\$18,178,295.35	MMA	4.3288%	TexStar	3/15/2011	NA
	\$35,747,648.24					

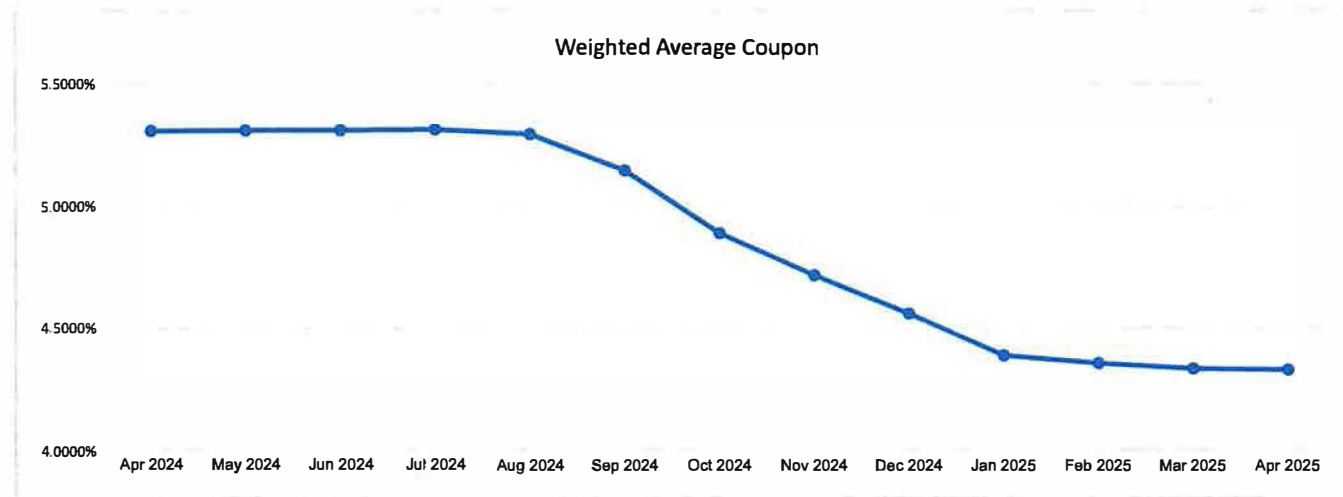
Total

Weighted Average Coupon:
Weighted Average Maturity (Days):

4.3321%
1.00

Money Markets:
Certificates of Deposits:

\$35,747,648.24
\$0.00
\$35,747,648.24



Melinda Brown 5-20-25
Finance Director/Investment Officer



Wylie City Council

AGENDA REPORT

Department: Finance
Prepared By: Melissa Brown

Account Code: See Exhibit A

Subject

Consider, and act upon, Ordinance No. 2025-21 amending Ordinance No. 2024-25, which established the fiscal year 2024-2025 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.

Recommendation

Motion to approve the Item as presented.

Discussion

Engineering Inspectors need to work Saturdays to perform inspections because of all the projects moving forward throughout the City. This amendment will add \$30,000 to the overtime budget. The Utility Fund expenses will increase by \$30,000 and the fund balance will decrease by the same amount.

ORDINANCE NO. 2025-21**AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING ORDINANCE NO. 2024-25, WHICH ESTABLISHED THE BUDGET FOR FISCAL YEAR 2024-2025; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City Council heretofore adopted Ordinance No. 2024-25 setting forth the Budget for Fiscal Year 2024-2025 beginning October 1, 2024, and ending September 30, 2025; and,

WHEREAS, the City Departments and Divisions routinely review their budget appropriations to determine if any changes are necessary; and

WHEREAS, based upon said review the City staff now recommends that certain amendments to the Budget be considered by the City Council; see Exhibit A; and,

WHEREAS, the City Council has the authority to make amendments to the City Budget under Article VII, Section 4 of the City Charter, as well as State law; and,

WHEREAS, the City Council has determined that the proposed amendments to the FY 2024-2025 Budget; see Exhibit A, with the revenues and expenditures therein contained, is in the best interest of the City; and therefore, desires to adopt the same by formal action.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WYLIE, TEXAS:

SECTION I. The proposed amendments to the FY 2024-2025 Budget of the City of Wylie; Exhibit A, as heretofore adopted by Ordinance No. 2025-21, are completely adopted and approved as amendments to the said FY 2024-2025 Budget.

SECTION II. All portions of the existing FY 2024-2025 Budget and Ordinance No. 2024-25, except as specifically herein amended, shall remain in full force and effect, and not be otherwise affected by the adoption of the amendatory ordinance.

SECTION III. Should any paragraph, sentence, sub-division, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part or parts as declared to be invalid, illegal, or unconstitutional.

SECTION IV. This ordinance shall be in full force and effect from and after its adoption by the City Council and publication of its caption as the law and the City Charter provide in such cases.

SECTION V. That all other ordinances and code provisions in conflict herewith are hereby repealed to the extent of any such conflict or inconsistency and all other provisions of the Wylie City Code not in conflict herewith shall remain in full force and effect.

SECTION VI. The repeal of any ordinance, or parts thereof, by the enactment of the Ordinance, shall not be construed as abandoning any action now pending under or by virtue of such ordinance; nor shall it have the effect of discontinuing, abating, modifying or altering any penalty accruing or to accrue, nor as affecting any rights of the municipality under any section or provision of any ordinances at the time of passage of this ordinance.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 27th day of May, 2025.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Budget Amendment

Utility Fund - Engineering Overtime

Exhibit A

Fund	Department	Account Number	Account Description	Debit	Credit
611	5713	51130	Overtime	30,000.00	
				30,000.00	0.00



Wylie Parks and Recreation Board

AGENDA REPORT

Department: Parks and Recreation

Prepared By: Janet Pieper

Account Code: _____

Subject

Consider, and act upon, approval of the Hope Under the Stars fundraiser event at Olde City Park on October 11, 2025.

Recommendation

Motion to approve the Item as presented.

Discussion

This is the third year for the Hope's Gate Organization, a non-profit group, to host the Hope Under the Stars fundraiser event at Olde City Park. The event includes a five-course dinner with appetizers and wine pairings. Live music, raffles, and other entertainment are also planned during the event.

The applicant is requesting permission to provide alcohol to ticketholders during their event, which must go through the following process:

- 1) Submit a Non-Profit Park Event Application, which is included in this Agenda Packet.
- 2) Receive Wylie Parks and Recreation Board approval for recommendation to Council.
- 3) Receive Wylie City Council's final approval.
- 4) Receive written permission from the City Manager or his designee for the allowance of possession and consumption of alcoholic beverages during the requested event. See Ordinance No. 2021-25, Chapter 10, Article II, Section 10-21.



Parks & Recreation Department
 300 Country Club Rd, Building 100
 Wylie, TX 75098
 972-516-6340 | Parks@wylietexas.gov

Non-Profit Park Event Application

Please note that this application is NOT required in order to reserve a pavilion or gazebo for typical private group parties, meetings, reunions, or family events. It is also NOT required to reserve an athletic field for practices or pick up games; instead click on the following link to make a reservation: <https://anc.apm.activecommunities.com/wylie>

Submission of this Non-Profit Park Event Application is required for special public non-profit events, 5K/fun runs, fundraisers, events with food and/or merchandise vendors, and all events wherein items will be sold. This form is reviewed by staff for approval prior to the requested event and must be submitted a minimum of twelve weeks in advance, and no sooner than 6 months prior to the event date being requested.

After City staff reviews the application, a Non-Profit Park Event Application may be considered for recommendation of approval by the Wylie Parks and Recreation Board, with the final review for approval completed by Wylie City Council if staff finds that:

- Priority use is given to City Events and private rentals;
- All fees have been paid;
- The event does not:
 - a. Conflict or compete with another approved non-City event, in consideration of event size, location, expected attendance, etc., as determined by staff;
 - b. Conflict or compete with City events and programs, as determined by staff (no car shows permitted 30 days prior to or 14 days after the City-sponsored Bluegrass on Ballard event);
 - c. Present an unreasonable danger to health or safety;
 - d. Cause loss or damage to City property;
 - e. Interfere with or place a burden on Public Safety services;
 - f. Interrupt the safe and orderly movement of pedestrians and vehicles.
- For events including food items, applicant provides documentation from the Collin County Environmental Services indicating whether or not a Food Service/Health permit is required for the event. This includes all food items: sold, free, food trucks, catering, homemade, prepackaged, etc.;
 - a. Please contact the Environmental Services Specialist at 972-548-5528 or 972-548-5585. The Collin County website is www.collincountytx.gov for further information.
 - b. If permit is required by Environmental Services, provide staff with a list of all planned food vendors and a copy of their current Collin County Food Service/Health permit, or intent to receive a Temporary/Short-Term Event Food Service/Health Permit.
- There will be adequate sanitation available in or adjacent to the event, in addition to the City facilities as deemed necessary, such as port-a-lets, wash stations, and other required health facilities.
- The event is not being conducted for unlawful or discriminatory purposes. The event is in adherence to all Parks and Recreation rules and City Ordinances.

Please call the Parks and Recreation Department at 972-516-6340, prompt 1, if you have any questions pertaining to the Park Event Application.

Applicant Information

Name of Organization *

Hope's Gate

Website

www.hopesgate.org

Are you a non profit? *☒ Yes ☐ No**Please upload 501c3 Documents**

W9 and 501c3 declaration.pdf 2.67MB

Contact Information**Primary Contact Name ***

Kendra Medina

Event Information**Event Name/Title ***

Hope Under the Starts

Event Type *

Fundraiser

Purpose of event *

Fundraiser for Hope's Gate annual budget for operations and education fund

Event Location *

Olde City Park

112 S Ballard Avenue

Proposed Event Date *

10/11/2025

Alternative Event Date *

10/11/2025

Start Time *

08:00:00 AM

☐ Include Setup**End Time ***

11:00:00 PM

☐ Include Cleanup**Do you plan to sell items of any kind?**

example: drinks, food items, t-shirts, snow cones, memberships, registrations etc.

☒ Yes ☐ No**Please specify all items you plan to sell**

raffle tickets/ auction items

Will there be food items provided?☒ Yes ☐ No**Please specify the types of food items to be provided**

5 course dinner plus appetizers and drinks, prepared by local chefs

Who is providing the food?☒ Applicant☐ Food Vendor☐ Other

Anticipated number of Participating Vendors *

5

Anticipated Event Attendance *

130

Event Target Audience *

Wylie and surrounding areas

Event Details *

This is Hope's Gate's 5th annual fundraiser, and 3rd year to present it right here in Wylie, TX. Our event will be October 11th from 5:45 to 9 approximately, and includes a Hope's Gate presentation, appetizers, live music, raffles, and a chef prepared 5 course meal. Drinks and a limited wine tasting are also included with the meal.

Event Announcement and/or Flyers

Signature



Date *

04/09/2025



Wylie City Council

AGENDA REPORT

Department: Planning
 Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a Final Plat creating Lots 1 and 2, Block A of Stinnett Place on 2.593 acres in the City of Wylie Extra Territorial Jurisdiction, property located at 1275 E. FM 544.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Jimmie Stinnett

APPLICANT: Trustar Surveying

The applicant is proposing to create two lots measuring a total of 2.593 acres located outside of the City limits within the City of Wylie Extra Territorial Jurisdiction at 1275 E. FM 544 in the county of Collin.

The purpose of the plat is to create two lots from an unplatted parcel of land to allow for the sale of the individual lots.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

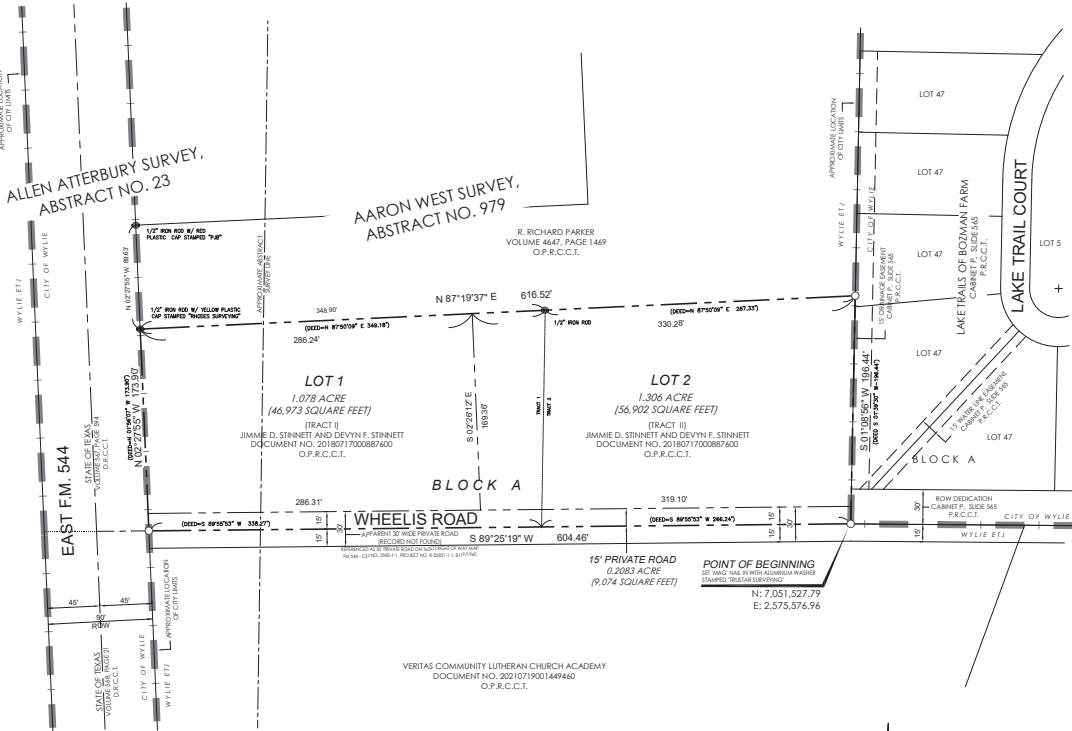
The City Council must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Gov't Code.

P&Z Recommendation

The Commission voted 6-0 to recommend approval.



VICINITY MAP
NOT TO SCALE



NOTES:

- SELLING A PORTION OF THIS ADDITION BY MEETS AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- ALL COORDINATES AND BEARINGS SHOWN ARE GRID VALUES BASED ON THE TEXAS COORDINATE SYSTEM IN THE NORTH CENTRAL ZONE (4202) USING THE NORTH AMERICAN DATUM OF 1983 (NAD 83). [NAD2011], EPOCH 2010.00, NO SCALE, NO PROJECTION.
- ALL LOT AND BLOCK CORNERS WILL BE SET USING A 1/2-INCH REBAR WITH A YELLOW PLASTIC CAP STAMPED "TRUSTAR". IN AREAS WHERE IT IS NOT PHYSICALLY POSSIBLE TO SET A REBAR, A "MAG" NAIL WITH ALUMINUM WASHER STAMPED "TRUSTAR SURVEYING" WILL BE SET.
- LOT-TO-LOT DRAINAGE IS NOT PERMITTED WITHOUT ENGINEERING SECTION APPROVAL.
- NO PART OF THE SUBJECT PROPERTY LIES WITHIN A 100-YEAR FLOOD PLAIN OR IN A DESIGNATED "SPECIAL FLOOD HAZARD AREA", ZONED "X" (OTHER AREAS) AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PUBLISHED BY FEMA WITH COMMUNITY MAP NUMBER 4808SC05351 OF THE FLOOD INSURANCE RATE MAP, COLLIN COUNTY, TEXAS AND INCORPORATED AREAS DATED JUNE 2, 2009.
- EXISTING AMBIGUOUS WATERLINE EASEMENT AND RIGHT OF WAY (CAN NOT BE PLACED ON PLAT) GRANTED TO EAST FORK SPECIAL UTILITY DISTRICT BY JIMMIE D. STINNETT AND DEVYN F. STINNETT AS RECORDED IN DOCUMENT NO. 20180723000914270 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS.

LEGEND

- 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "TRUSTAR" UNLESS SHOWN OTHERWISE
- FOUND MONUMENT "AS NOTED"
- CENTERLINE
- EASEMENT LINE
- WYLIE CITY LIMITS (APPROXIMATE LOCATION)
- P.R.C.C.T.
- P.R.C.C.T.
- P.R.C.C.T.
- OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
- RECORD/DEED CALL



OWNER'S CERTIFICATE

COUNTY OF COLLIN
STATE OF TEXAS

WHEREAS, as tract of land situated in the Allen Atterbury Survey, Abstract No. 23 and in the Aaron West Survey, Abstract No. 979, in Collin County, Texas, and being described in Warranty Deed with Vendor's Lien to Jimmie D. Stinnett and Devyn F. Stinnett as Tract I and Tract II as recorded in Document No. 20180717000887600 of the Official Public Records of Collin County, Texas (P.R.C.C.T.), and to the southeast corner of said Tract II, same being a point in the approximate center of Wheelis Road (an apparent 30 foot wide private road [record information not found]);

BEGINNING at a set "MAG" nail with aluminum washer stamped "TRUSTAR SURVEYING" at the south most southwest corner of Lake Trails of Bozeman Farm, an addition to the City of Wylie, Collin County, Texas as recorded in Cabinet P, Side 565 of the Plat Records of Collin County, Texas (P.R.C.C.T.), and to the southeast corner of said Tract II, same being a point in the approximate center of Wheelis Road (an apparent 30 foot wide private road [record information not found]);

THENCE, along the south lines of said Tracts I and II and along Wheelis Road, South 89 degrees 25 minutes 19 seconds West, a distance of 604.46 feet to a set "MAG" nail with aluminum washer stamped "TRUSTAR SURVEYING" to the southwest corner of said Tract I, same being a point on the East right of way line of East Farm to Market Road No. 544 (a 90 foot wide right of way) as described to the State of Texas recorded in Volume 567, Page 594 and in Volume 568, Page 21 of the Deeds Records of Collin County, Texas (D.R.C.C.T.);

THENCE, along the east right of way line of said East Farm to Market Road No. 544, North 02 degrees 27 minutes 55 seconds West, a distance of 173.90 feet to a found 1/2 inch iron rod with yellow plastic cap stamped "RHODES SURVEYING" at the northwest corner of said Tract I, same being the southwest corner of a tract of land described to R. Richard Parker in Volume 4647, Page 1469, O.P.R.C.C.T., from which a found 1/2-inch iron rod with red plastic cap stamped "J.B. SURVEYING" bears North 02 degrees 27 minutes 55 seconds West, a distance of 89.43 feet;

THENCE, along the south line of said Parker tract, North 87 degrees 19 minutes 37 seconds East, passing a 1/2 inch iron rod for the common north corner of said Tracts I and II at a distance of 348.90 feet, in all, a total distance of 616.52 feet to a set 1/2 inch iron rod with yellow plastic cap stamped "TRUSTAR" to a point on a westerly boundary line of said Lake Trails of Bozeman Farm;

THENCE, along a westerly line of said Lake Trails of Bozeman Farm, South 01 degree 08 minutes 56 seconds West a distance of 196.44 feet to the POINT OF BEGINNING and CONTAINING an area of 2,593 Acres or 112,949 Square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I/we, JIMMIE D. STINNETT AND DEVYN F. STINNETT, owners, do hereby bind ourselves and our heirs, assigns and successors of file this plat designating the hereinabove described property as **STINNETT PLACE**, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof. The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, pot-holing, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

Witness my hand this the _____ day of _____, 2025.

By: Jimmie D. Stinnett

By: Devyn P. Stinnett

Authorized signature of Owner

Authorized signature of Owner

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Jimmie D. Stinnett and Devyn P. Stinnett, known to me to be the persons whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas

Signature: _____

My commission expires: _____

Collin County Clerk Use:

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, MARCOS A. MADRID, do hereby certify, that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

PRELIMINARY . THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Marcos A. Madrid
Registered Professional Land Surveyor
Texas Registration No. 6740
Firm Registration No. 10194913
TruStar Surveying
4509 Rowlett Road
Rowlett, Texas 75088
Tele. 214-607-0052

STATE OF TEXAS
COUNTY OF DALLAS

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Marcos A. Madrid known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this _____ day of _____, 2025.

Notary Public in and for the State of Texas

Signature: _____

My commission expires: _____

RECOMMENDED FOR APPROVAL

Chairman, Planning & Zoning Commission Date
City of Wylie, Texas

APPROVED FOR CONSTRUCTION

Mayor, City of Wylie, Texas Date

ACCEPTED

Mayor, City of Wylie, Texas Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the STINNETT PLACE, an addition to Collin County and part of the Wylie ETJ was submitted to the City Council on the _____ day of _____, 20____ and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 2025.

City Secretary City of Wylie, Texas

HEALTH DEPARTMENT CERTIFICATE

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable CSSF laws of the State of Texas, that site evaluation have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Collin County Development Services

Designated Representative

Date

OWNER:

JIMMIE & DEVYN STINNETT
1275 EAST FM 544
WYLIE, TEXAS 75098

DATE OF PREPARATION: 04/29/2025

STINNETT PLACE

FINAL PLAT

LOTS 1 & 2, BLOCK A
2.593 ACRES (112,949 SQ. FT)

BEING PART OF THE
ALLEN ATTERBURY SURVEY, ABSTRACT NO. 23 AND THE
AARON WEST SURVEY, ABSTRACT NO. 979
COLLIN COUNTY, TEXAS

SURVEYOR:



4509 Rowlett Road | Rowlett, Texas 75088 | PH: 214-607-0052
L.S.P.S.L.S., Firm Registration No. 10194913

JOB NO. 25-1015

1 OF 1



Wylie City Council

AGENDA REPORT

Department: Planning
 Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a Final Plat of Lot 1, Block A of Birmingham and 78 Addition, establishing one commercial lot on 1.038 acres, generally located at 240 S. State Highway 78.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Victory Shops Wylie LLC

APPLICANT: Barton Chapa Surveying

The applicant has submitted a Final Plat to create Lot 1, Block A of Birmingham and 78 Addition. The property is generally located on the northwest corner of State Highway 78 and Birmingham Street at 240 S. State Highway 78.

The property is zoned Commercial Corridor - Special Use Permit (SUP 2022-04) approved in January 2022 and allows for a multi-tenant retail building with a drive-thru restaurant. The preliminary plat for the development was approved in April 2022 and the site plan for the development was approved in June 2023.

The purpose of the Final Plat is to create one lot to allow for the aforementioned development of a multi-tenant retail use.

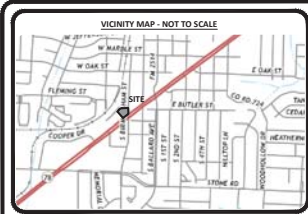
This plat dedicates a 24' fire lane and access easement with access from Industrial Drive and State Highway 78.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The City Council must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Gov't Code.

P&Z Recommendation

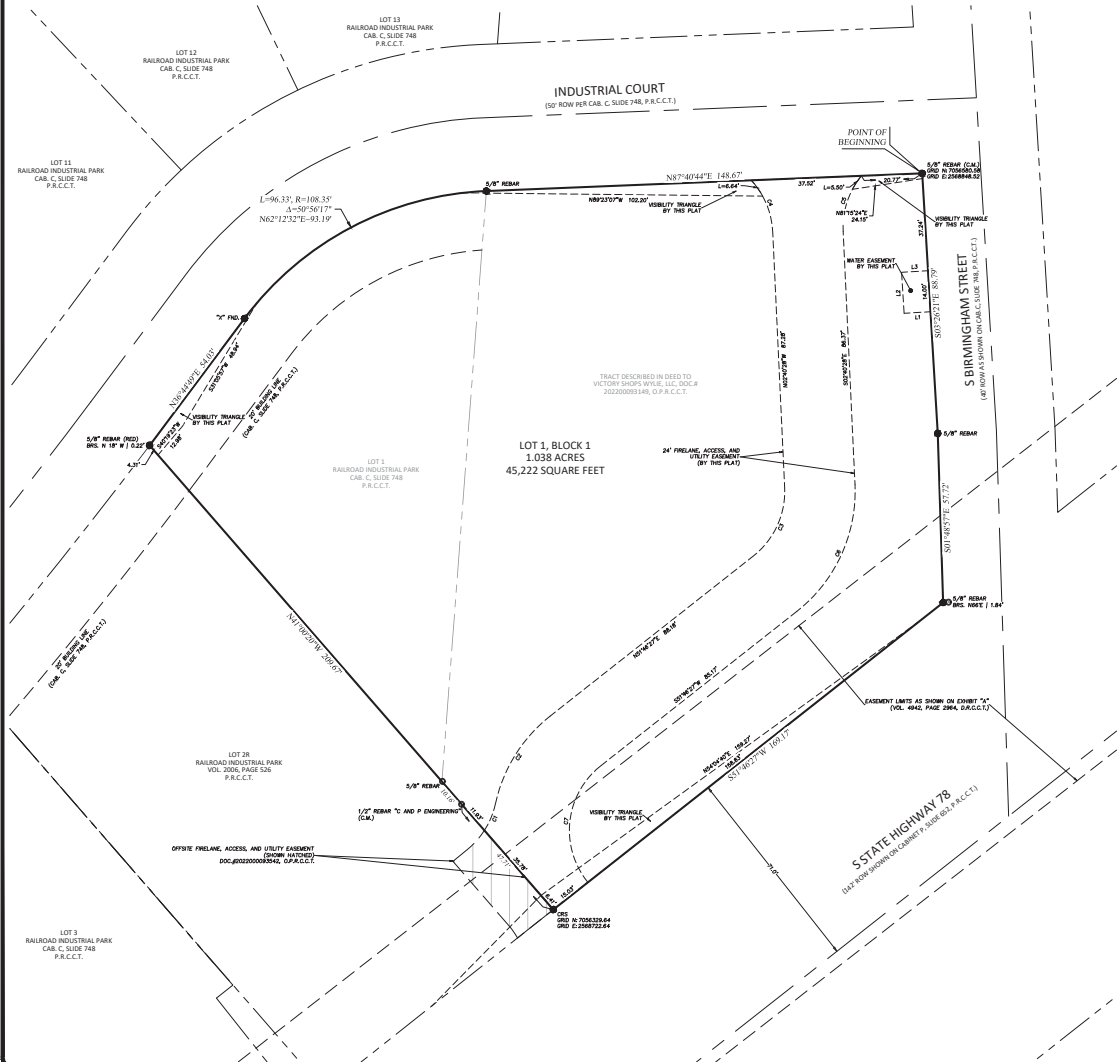
The Commission voted 5-0 to recommend approval.



NOTES:

- Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.
- Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83), distances are surface with a combined scale factor of 1.00055271.
- This survey was prepared without the benefit of a commitment for title insurance. The surveyor has performed no independent abstract or title search, therefore, easements, encumbrances, or other title matters may exist that are not shown hereon. A title survey with the benefit of a title commitment is recommended prior to engaging in any design, construction or other activities for which knowledge of encumbrances or other title matters is necessary.
- Monuments are found unless specifically designated as set.
- This property lies within Zone "X" of the Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, may no. 48085C0420, with an effective date of June 2, 2009, via scaled map location and graphic plotting.
- No apportionment between the height of '2' and '9' may be placed in the visibility triangles.

- LEGEND OF ABBREVIATIONS
- D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 - P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
 - D.C.# DOCUMENT NUMBER
 - C.M. CONTROLLING MONUMENT
 - SQ. FT. SQUARE FEET
 - ROW RIGHT OF WAY
 - CRS CAPPED REBAR SET



STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS **VICTORY SHOPS WYLIE, LLC**, is the owner of a tract of land situated in the S.B. Shelby Survey, Abstract Number 820, in the City of Wylie, Collin County, Texas, and being that same tract of land described by Deed to Wylie Industrial Court Development, LTD., as recorded under Document Number 2007062200061130, Official Public Records of Collin County, Texas, together with tract of land described by deed to the Wylie Industrial Court Development, LTD., as recorded under Document Number 2007062200061130, Official Public Records of Collin County, Texas, and together with Lot 1 of Railroad Industrial Park, an addition in the City of Wylie, Collin County, Texas, according to the plat as recorded under Cabinet C, Slide 748, Plat Records of Collin County, Texas, the subject tract being more particularly described by metes and bounds as follows (bearings are based on State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD '83)):

BEGINNING at a 5/8 inch rebar found for the northeast corner of said Wylie Industrial Court Development, LTD. tract (Document Number 2007062200061130), same being the northeast corner of the herein described tract;

THENCE South 03 degrees 26 minutes 21 seconds East, with the east line of said Wylie Industrial Court Development, LTD. tract (Document Number 2007062200061130), a distance of 88.79 feet to a 5/8 inch rebar found at the southeast corner thereof, and the northeast corner of said Wylie Industrial Court Development, LTD. tract (Document Number 2012022600378500);

THENCE South 03 degrees 45 minutes 57 seconds East, with the east line of said Wylie Industrial Court Development, LTD. tract (Document Number 2012022600378500), a distance of 57.72 feet to a point for the southeast corner thereof from which a 5/8 inch rebar found bears North 66 degrees East, a distance of 1.84 feet;

THENCE South 55 degrees 46 minutes 27 seconds West, with the south line of said Wylie Industrial Court Development, LTD. tract (Document Number 2012022600378500), a distance of 169.17 feet to a 1/2 inch rebar with pink cap stamped "BARTON CHAPA" set at the southwest corner thereof;

THENCE North 41 degrees 00 minutes 20 seconds West, with the west line of said Wylie Industrial Court Development, LTD. tract (Document Number 2012022600378500), passing the northwest corner thereof, same being the northwest corner of said Wylie Industrial Court Development, LTD. tract (Document Number 2007062200061130) continuing and passing the northwest corner of said Wylie Industrial Court Development, LTD. tract (Document Number 2007062200061130), same being the southwest corner of said Lot 1 and continuing for a total distance of 209.67 feet to a 5/8 inch rebar with an illegible red cap found at the northwest corner of said Lot 1;

THENCE North 36 degrees 44 minutes 49 seconds East, with the north line of said Lot 1, a distance of 54.03 feet to an "X" cut found at the beginning of a curve to the right, having a radius of 108.35 feet, with a delta angle of 20 degrees 56 minutes 17 seconds, whose chord bears North 42 degrees 12 minutes 32 seconds East, a distance of 93.19 feet;

THENCE along said curve to the right, with the north line of said Lot 1, an arc length of 96.33 feet to a 5/8 inch rebar found at the northeast corner thereof, same being the northwest corner of said Wylie Industrial Court Development, LTD. tract (Document Number 2007062200061130);

THENCE North 87 degrees 40 minutes 44 seconds East, with the north line of said Wylie Industrial Court Development, LTD., a distance of 148.67 feet to the **POINT OF BEGINNING** and enclosing 1.038 acres (45,222 square feet) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS,

That **WYLIE INDUSTRIAL COURT DEVELOPMENT, LTD.**, and **WYLIE ECONOMIC DEVELOPMENT CORPORATION** acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **LOT 1, BLOCK A, BIRMINGHAM AND 78 ADDITION**, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements-shown thereof. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over, or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easements limits the use to particular utilities, said use by public utilities being subordinate to the public's and City of Wylie's use thereof. The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Wylie, Texas.

VICTORY SHOPS WYLIE, LLC

WITNESS, my hand, this _____ day of _____, 20____.

BY:

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, Owner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for

the State of Texas

SURVEYOR'S CERTIFICATE

That I, John H. Barton III, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that this Plat is from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

John H. Barton III, RPLS# 6737

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office, this _____ day of _____, 20____.

Notary Public in and for

the State of Texas

Recommended for Approval

Chairman, Planning & Zoning Commission _____ Date _____

City of Wylie, Texas

Approved for Construction

Mayor, City of Wylie, Texas _____ Date _____

Accepted

Mayor, City of Wylie, Texas _____ Date _____

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the **BIRMINGHAM AND 78 ADDITION**, addition to the City of Wylie was submitted to the City Council on the _____ day of _____, 20____, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 20____.

City Secretary, City of Wylie, Texas

Line #	Distance	Bearing
L1	9.01'	S86°33'39"W
L2	14.00'	N03°26'21"W
L3	9.01'	N86°33'39"E

Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	9.98'	28.00'	020°25'41"	N22°27'14"E	9.93'
C2	35.88'	52.00'	039°32'04"	N33°00'20"E	35.17'
C3	26.61'	28.00'	054°26'55"	N24°32'59"E	25.62'
C4	19.41'	28.00'	039°43'36"	N22°32'16"W	19.03'
C5	20.32'	28.00'	041°34'28"	S18°06'46"W	19.87'
C6	49.42'	52.00'	054°26'55"	S24°32'59"W	47.58'
C7	44.48'	28.00'	091°01'23"	S06°15'45"W	39.95'

FINAL PLAT
LOT 1, BLOCK A
BIRMINGHAM AND 78 ADDITION

BEING A TRACT SITUATED IN THE
S. SHELBY SURVEY, ABSTRACT NO. 820
TOGETHER WITH LOT 1,
RAILROAD INDUSTRIAL PARK
1 LOT: 1.038 ACRES
CITY OF WYLIE
COLLIN COUNTY, TEXAS
PREPARED DECEMBER 2023

PLAT RECORDED IN VOLUME _____ PAGE _____ DATE _____



5200 State Highway 121
Colleyville, TX 76034
Phone: 817-488-4960

OWNER/DEVELOPER

VICTORY SHOPS WYLIE, LLC
2911 TURTLE CREEK BLVD.
SUITE 700
DALLAS, TX 75219
CONTACT: BOBBY MENDOZA
BMENDOZA@VSW-RE.COM
972.707.9555

SURVEYOR

BARTON CHAPA SURVEYING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
817-864-1957
INFO@BCSDFV.COM

JOB NO. 2021.003.204

DRAWN: BCS

CHECKED: JHB

TABLE OF REVISIONS

DATE SUMMARY

05/14/2025 COMMENTS ADDED

BIRMINGHAM
AND 78 ADDITION

WYLIE,
TEXAS



Wylie City Council

AGENDA REPORT

Department: Animal Services
Prepared By: Shelia Patton

Account Code: _____

Subject

Consider, and place on file, the Animal Shelter Advisory Board report to the City Council.

Recommendation

Motion to approve the Item as presented.

Discussion

The Animal Shelter Advisory Board met on March 12, 2025. The attached minutes, inspections, and statistical reports were considered, approved, and placed on file. This report is being submitted as required by City ordinance.



Animal Shelter Advisory Board

Minutes

Regular Meeting

October 9, 2024 – 6:00 pm

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Amber Porter called to order the Animal Shelter Advisory Board meeting at 6:04 p.m. Board members present Amber Porter, Shelia Patton, Susan Cranford, Jeff Forrester, and Joe Webb. Laurie Black and Dr. Priscilla Muhoho are absent. Quorum is present.

INVOCATION

The invocation was given by Jeff Forrester.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

Residents may address Council regarding an item that is not listed on the Agenda. Residents must fill out a non-agenda form prior to the meeting in order to speak. Council requests that comments be limited to three (3) minutes. In addition, Council is not allowed to converse, deliberate, or take action on any matter presented during citizen participation.

REGULAR AGENDA

- 1. Consider and act upon an Animal Shelter Advisory Board minutes of August 14, 2024.
(ASAB Chair)**

Board Action

A motion was made by Susan Cranford to accept the Animal Shelter Advisory Board minutes of August 14, 2024, as presented. Joe Webb seconded to accept the Animal Shelter Advisory Board minutes of August 14, 2024, as presented. A vote was taken, and the motion passed unanimously.

- 2. Consider and place on file the third-quarter statistical information for shelter operations.
(ASAB Chair)**

Board Action

A motion was made by Jeff Forrester to accept the third-quarter statistical information for shelter operations, as presented. Susan Cranford seconded to accept the third-quarter statistical information for shelter operations, as presented. A vote was taken, and the motion passed unanimously.

Shelia Patton spoke about how the report is made and how it works.

WORK SESSION

WS1. Update on the status of the animal shelter renovation project.

Shelia Patton updated the board about the renovations to the shelter. She then thanked the board members for their participation in getting the renovations started. She also expressed gratitude to the Animal Services staff for the work they have done during the renovations. Shelia stated she would like to schedule a tour with board members so they can see the renovations. Susan Cranford asked if the project is still set to be completed on time. Shelia stated she wasn't sure, but it should still be on schedule to be completed in about 12 weeks

ADJOURNMENT

Motion was made by Shelia Patton and seconded by Susan Cranford to adjourn the meeting. With no further business before the board, the board's consensus was to adjourn at 6:28 p.m.


ASAB Chair

ATTEST:


Shelia Patton, ASAB member

Inspection for Animal Shelter, Impoundment, and Rabies Quarantine Facilities

Date 11-13-2024 Name of Manager Shelia Patterson Registration No. 23-225
 Name of Establishment Wylie Animal Services Inspector N Ferguson
 Location of Establishment 949 Hensley Lane Mailing Address _____
 City Wylie State TX Zip Code 75098
 Phone 972 429 7047 County Collin

Note to Inspector: Put Yes, No, or N/A (Not Applicable) in the columns to the right of the question.

A. General - [TAC Section 169.26(a)]		Heating	
Structural Strength		14. Are animals protected from cold and inclement weather and direct effects of wind, rain, and snow?	Yes
1. Is the facility structurally sound and maintained in good repair in order to protect the animals from injury, contain them, and prevent transmission of diseases?	Yes	15. Is auxiliary heat or bedding provided if the temperature is below 50°F when animals are present?	Yes
Water and Electric Power		Cooling and Ventilation	
2. Does the facility have reliable and adequate electricity to comply with other requirements?	Yes	16. Are animals protected from any form of overheating and from direct rays of the sun?	Yes
3. Does the facility have fresh, clean water available?	Yes	17. Are fresh air and adequate ventilation to minimize drafts, odors, and moisture condensation provided?	Yes
Storage		18. Is extra ventilation, such as fans or air conditioning, provided in indoor facilities if the temperature is 85°F or above when animals are present?	Yes
4. Are food and bedding stored to protect them against infestation or contamination by vermin?	Yes	Lighting	
5. Is a refrigerator available for perishable foods?	Yes	19. Is lighting adequate to permit routine inspection and cleaning?	Yes
Waste Disposal		20. Are primary enclosures situated to protect the animals from excessive illumination (man-made or natural)?	Yes
6. Are there provisions for the removal and disposal of animal and food wastes, bedding, dead animals, and debris?	Yes	Construction	
7. Are disposal facilities operated in a manner that minimizes vermin infestations, odors, and disease hazards?	Yes	21. Is the facility constructed to protect the animals and not create a health risk or public nuisance?	Yes
8. Is there a suitable method for rapidly and safely removing water and other liquid wastes?	Yes	22. Are building surfaces constructed and maintained so that they are impervious to moisture and can be readily sanitized?	Yes
Washrooms and Sinks		23. Is the floor made of durable, nonabsorbent material?	Yes
9. Are there facilities (such as washrooms, basins, or sinks) for employees to wash their hands?	Yes	Primary Enclosures	
Management		24. Are primary enclosures structurally sound, maintained, and constructed with surfaces that are impervious to moisture and can be readily sanitized?	Yes
10. For facilities located in a county with a population of 75,000 or over (only), in accordance with THSC Section 823.003:		25. Do primary enclosures enable the animal to remain dry and clean and protect the animal's feet and legs from injury?	Yes
a. Are animals separated by species and by sex?	Yes	26. Do the cages and kennels provide enough space for each animal to make normal postural adjustments without touching the top of the enclosure, including turning freely, standing easily, sitting, stretching, moving its head, lying in a comfortable position with limbs extended, and moving and assuming a comfortable posture for feeding, drinking, urinating, and defecating?	Yes
b. If not related to one another, are animals of relatively the same size sharing cages/pens?	Yes	B. Feeding - [TAC Section 169.26(b)]	
c. Are sick or injured animals segregated from healthy animals?	Yes	27. Are dogs and cats fed at least once a day or more often as appropriate for the age and condition of the animal, except as directed by a veterinarian? Are other animals fed as described on packaging of a commercial, species-specific food or as directed by a veterinarian (see #32 for ferret requirements)?	Yes
11. For facilities located in a county with a population of 75,000 or over (only), in accordance with THSC Section 823.005:			
Has the governing body of the city or county in which the shelter is located established an advisory committee to assist in compliance with THSC Chapter 823?	Yes		
Records			
12. Does the facility keep records on each animal?	Yes		
13. Do records document animal description, impoundment and disposition dates, and method of disposition?	Yes		

TAC=Texas Administrative Code, THSC=Texas Health and Safety Code

Inspector Initials: NF Date: 11-13-2024

Facility: Wylie Animal ServicesRegistration No: 03-025

Feeding (cont.)		Rabies Quarantine Facilities (Completed by DSHS Only) - [TAC Section 169.27(a)]	
28. Is food wholesome, palatable, free from contamination, of sufficient nutritive value to meet daily requirements, and accessible to animals?	<u>Y/S</u>	38. Is there documentation of twice-daily observations of quarantined animals?	<u>Y/S</u>
29. Are food pans kept clean and sanitary, and if disposable food pans are used, are they discarded after each feeding?	<u>Y/S</u>	Rabies Quarantine Facilities (Completed by DSHS Only) - [TAC Section 169.28(a) and THSC Section 826.042(g)]	
		39. Does the facility have a written Standard Operating Procedure (SOP)?	<u>Y/S</u>
C. Watering - [TAC Section 169.26(c)]		40. Is the SOP specific for the facility?	<u>Y/S</u>
30. Do animals have convenient access to fresh water and is it offered at least twice daily for at least an hour (except as directed by a veterinarian)?	<u>Y/S</u>	41. Is the SOP posted or otherwise readily available to all employees?	<u>Y/S</u>
31. Are the water bowls clean and sanitary?	<u>Y/S</u>	42. Is the SOP designed to ensure effective and safe quarantine procedures?	<u>Y/S</u>
32. Do domestic ferrets have 24-hour access to water in a drinking bottle and to food?	<u>Y/S</u>	43. Do enclosures have solid walls to prevent physical contact between animals?	<u>Y/S</u>
D. Sanitation - [TAC Section 169.26(d)]		44. Are the primary enclosures enclosed on all sides, including the top, to prevent escape?	<u>Y/S</u>
33. Are excreta removed from primary enclosures often enough to prevent contamination of the animals (at least once a day)?	<u>Y/S</u>	45. Does each quarantine run, cage, and kennel containing a quarantined animal have a "Rabies Quarantine" placard/sign posted on it?	<u>Y/S</u>
34. Are cages, rooms, and pens maintained in a sanitary condition?	<u>Y/S</u>	For Facilities Subject to THSC Chapter 829 (Located in Non-exempt County) - (Sections 829.002 and 829.007)	
35. Are the building and premises kept clean?	<u>Y/S</u>		
E. Pest Control - [TAC Section 169.26(e)]		46. This standard is for purposes of meeting requirements set forth in THSC Chapter 829 only. Are all employees whose primary job is to enforce animal control laws in compliance with training requirements (Sec. 829.002)? If so, this inspection form serves as a certificate of compliance per Section 829.007.	<u>Y/S</u>

This facility has approximately 10 cat cages and 33 dog cages/pens.When the facility was inspected today, it was housing approximately 0 cats and 17 dogs.

Inspector Comments:

☐ Check here if additional inspector comments are attachedFacility Rating: Satisfactory ✓

Unsatisfactory _____

Probation _____

If applicable, timeline for probationary period _____

As the inspector, I certify that I have personally inspected this facility and that it conforms to the statements above.

Inspector Signature [Signature]Date 11-13-2024

The signatures below acknowledge completion and receipt of the inspection form:

Manager [Signature] (retain pink copy after signature)Date 11-13-2024

Regional Zoonosis Control (ZC) Veterinarian _____

Date _____

White original and yellow copy to DSHS Regional Office after Inspector's and Manager's signatures. Regional Office retains yellow copy after ZC Veterinarian's signature and returns original with all signatures to facility.

TAC=Texas Administrative Code, THSC=Texas Health and Safety Code
DSHS=Texas Department of State Health Services



TEXAS
Health and Human
Services

Texas Department of State
Health Services

Zoonosis Control

08/18 Stock No. Z-3

Inspection for Animal Shelter, Impoundment, and Rabies Quarantine Facilities

Date 12/12/2024 Name of Manager Shelia Patton Registration No. 03-025
 Name of Establishment Wylie Animal Services Inspector Brad Abraham DVM
 Location of Establishment 949 Hensley Lane Mailing Address _____
 City Wylie State TX Zip Code 75098
 Phone 972-429-8047 County Collin

Note to Inspector: Put Yes, No, or N/A (Not Applicable) in the columns to the right of the question.

A. General - [TAC Section 169.26(a)]		Heating	
Structural Strength		14. Are animals protected from cold and inclement weather and direct effects of wind, rain, and snow?	Yes
1. Is the facility structurally sound and maintained in good repair in order to protect the animals from injury, contain them, and prevent transmission of diseases?	Yes	15. Is auxiliary heat or bedding provided if the temperature is below 50°F when animals are present?	Yes
Water and Electric Power		Cooling and Ventilation	
2. Does the facility have reliable and adequate electricity to comply with other requirements?	Yes	16. Are animals protected from any form of overheating and from direct rays of the sun?	Yes
3. Does the facility have fresh, clean water available?	Yes	17. Are fresh air and adequate ventilation to minimize drafts, odors, and moisture condensation provided?	Yes
Storage		18. Is extra ventilation, such as fans or air conditioning, provided in indoor facilities if the temperature is 85°F or above when animals are present?	Yes
4. Are food and bedding stored to protect them against infestation or contamination by vermin?	Yes	Lighting	
5. Is a refrigerator available for perishable foods?	Yes	19. Is lighting adequate to permit routine inspection and cleaning?	Yes
Waste Disposal		20. Are primary enclosures situated to protect the animals from excessive illumination (man-made or natural)?	Yes
6. Are there provisions for the removal and disposal of animal and food wastes, bedding, dead animals, and debris?	Yes	Construction	
7. Are disposal facilities operated in a manner that minimizes vermin infestations, odors, and disease hazards?	Yes	21. Is the facility constructed to protect the animals and not create a health risk or public nuisance?	Yes
Washrooms and Sinks		22. Are building surfaces constructed and maintained so that they are impervious to moisture and can be readily sanitized?	Yes
9. Are there facilities (such as washrooms, basins, or sinks) for employees to wash their hands?	Yes	23. Is the floor made of durable, nonabsorbent material?	Yes
Management		Primary Enclosures	
10. For facilities located in a county with a population of 75,000 or over (only), in accordance with THSC Section 823.003:		24. Are primary enclosures structurally sound, maintained, and constructed with surfaces that are impervious to moisture and can be readily sanitized?	Yes
a. Are animals separated by species and by sex?	Yes	25. Do primary enclosures enable the animal to remain dry and clean and protect the animal's feet and legs from injury?	Yes
b. If not related to one another, are animals of relatively the same size sharing cages/pens?	Yes	26. Do the cages and kennels provide enough space for each animal to make normal postural adjustments without touching the top of the enclosure, including turning freely, standing easily, sitting, stretching, moving its head, lying in a comfortable position with limbs extended, and moving and assuming a comfortable posture for feeding, drinking, urinating, and defecating?	Yes
c. Are sick or injured animals segregated from healthy animals?	Yes	B. Feeding - [TAC Section 169.26(b)]	
11. For facilities located in a county with a population of 75,000 or over (only), in accordance with THSC Section 823.005:		27. Are dogs and cats fed at least once a day or more often as appropriate for the age and condition of the animal, except as directed by a veterinarian? Are other animals fed as described on packaging of a commercial, species-specific food or as directed by a veterinarian (see #32 for ferret requirements)?	Yes
Has the governing body of the city or county in which the shelter is located established an advisory committee to assist in compliance with THSC Chapter 823?		Yes	
Records			
12. Does the facility keep records on each animal?			
13. Do records document animal description, impoundment and disposition dates, and method of disposition?	Yes		

Facility:

Wylie Animal Services

Registration No:

03-025

Feeding (cont.)		Rabies Quarantine Facilities (Completed by DSHS Only) - [TAC Section 169.27(a)]	
28. Is food wholesome, palatable, free from contamination, of sufficient nutritive value to meet daily requirements, and accessible to animals?	Yes	38. Is there documentation of twice-daily observations of quarantined animals?	Yes
29. Are food pans kept clean and sanitary, and if disposable food pans are used, are they discarded after each feeding?	Yes	Rabies Quarantine Facilities (Completed by DSHS Only) - [TAC Section 169.28(a) and THSC Section 826.042(g)]	
C. Watering - [TAC Section 169.26(c)]		39. Does the facility have a written Standard Operating Procedure (SOP)?	Yes
30. Do animals have convenient access to fresh water and is it offered at least twice daily for at least an hour (except as directed by a veterinarian)?	Yes	40. Is the SOP specific for the facility?	Yes
31. Are the water bowls clean and sanitary?	Yes	41. Is the SOP posted or otherwise readily available to all employees?	Yes
32. Do domestic ferrets have 24-hour access to water in a drinking bottle and to food?	Yes	42. Is the SOP designed to ensure effective and safe quarantine procedures?	Yes
D. Sanitation - [TAC Section 169.26(d)]		43. Do enclosures have solid walls to prevent physical contact between animals?	Yes
33. Are excreta removed from primary enclosures often enough to prevent contamination of the animals (at least once a day)?	Yes	44. Are the primary enclosures enclosed on all sides, including the top, to prevent escape?	Yes
34. Are cages, rooms, and pens maintained in a sanitary condition?	Yes	45. Does each quarantine run, cage, and kennel containing a quarantined animal have a "Rabies Quarantine" placard/sign posted on it?	Yes
35. Are the building and premises kept clean?	Yes	For Facilities Subject to THSC Chapter 829 (Located in Non-exempt County) - (Sections 829.002 and 829.007)	
E. Pest Control - [TAC Section 169.26(e)]		46. This standard is for purposes of meeting requirements set forth in THSC Chapter 829 only. Are all employees whose primary job is to enforce animal control laws in compliance with training requirements (Sec. 829.002)? If so, this inspection form serves as a certificate of compliance per Section 829.007.	Yes

This facility has approximately 10 cat cages and 33 dog cages/pens.When the facility was inspected today, it was housing approximately 0 cats and 12 dogs.

Inspector Comments:

☐ Check here if additional inspector comments are attachedFacility Rating: Satisfactory ☒Unsatisfactory ☐Probation ☐

If applicable, timeline for probationary period _____

As the inspector, I certify that I have personally inspected this facility and that it conforms to the statements above.

Inspector Signature

Date

The signatures below acknowledge completion and receipt of the inspection form:

Manager (retain pink copy after signature)

Date

Regional Zoonosis Control (ZC) Veterinarian

Date

White original and yellow copy to DSHS Regional Office after Inspector's and Manager's signatures. Regional Office retains yellow copy after ZC Veterinarian's signature and returns original with all signatures to facility.

TAC=Texas Administrative Code, THSC=Texas Health and Safety Code
DSHS=Texas Department of State Health Services



TEXAS
Health and Human
Services

Texas Department of State
Health Services

Zoonosis Control

08/18 Stock No. Z-3

Animal Shelter Advisory Board Report

October thru December 2024

	Dogs	Cats	Others	Total
Impounds	107	24	40	171
Owner Surrender	0	1	0	1
Stray	80	6	6	92
Quarantine	14	0	0	14
Safe Keeping	2	0	0	2
DOA	11	17	26	54
Trapped by resident	0	0	8	8
Born at Shelter	0	0	0	0

Dispositions	Dogs	Cats	Others	Total
Return to Owner	72	1	0	73
Adopted	37	13	0	50
Rescued	0	0	1	1
Euthanized	8	4	3	15
Other	0	0	10	10

Euthanasia Reason

Behavioral	1	0	0	1
Medical	7	4	3	14
Policy- H.R.R.C	0	0	0	0
Wild Animal	0	0	0	0

Euthanasia for dogs 6.40%

Euthanasia for cats 21.05%

Euthanasia for dogs & cats total 8.33%

Dogs at facility at end of report: 8

Dogs at facility at beginning of report: 29

Cats at facility at end of report: 1

Cats at facility at beginning of report: 12

Euthanasia Rate for Facility October 1, 2024 thru December 31, 2024: 8.33%

Euthanasia Rate for Facility January 1, 2024 thru December 31, 2024: 6.92%

Animal Shelter Advisory Board Report TNR

October thru December 2024

Impounds

Trapped	7
---------	---

Dispositions

Euthanized	0
Released	7
Other	0
Total	7

Euthanasia Reason

Behavioral	0
Medical	0
Policy- H.R.R.C	0
Wild Animal	0
FeLV	0

Animal Shelter Advisory Board Report

January thru December 2024

	Dogs	Cats	Others	Total
Impounds	490	118	208	816
Owner Surrender	2	1	0	3
Stray	379	39	35	453
Quarantine	56	6	0	62
Safe Keeping	6	2	0	8
DOA	36	50	93	179
Trapped by resident	0	20	80	100
Born at Shelter	11	0	0	11

Dispositions	Dogs	Cats	Others	Total
Return to Owner	313	6	1	320
Adopted	113	46	0	159
Rescued	7	2	1	10
Euthanized	21	16	26	63
Other	1	0	87	88

Euthanasia Reason

Behavioral	8	0	0	8
Medical	13	15	21	49
Policy- H.R.R.C	0	1	5	6
Wild Animal	0	0	0	0

Euthanasia for dogs 4.53%

Euthanasia for cats 22.54%

Euthanasia for dogs & cats total 6.92%

Dogs at facility at end of report: 8

Dogs at facility at beginning of report: 11

Cats at facility at end of report: 1

Cats at facility at beginning of report: 3

Euthanasia Rate for Facility January 1, 2024 thru December 31, 2024: 6.92%

2024 Domestic Positive Outcome Rate: 93.08%

Animal Shelter Advisory Board Report TNR

January thru December 2024

Impounds

Trapped	66*
---------	-----

Dispositions

Euthanized	6
Released	40
Other	5
Total	51

Euthanasia Reason

Behavioral	0
Medical	0
Policy- H.R.R.C	1
Wild Animal	0
FelV	5

*15 deemed domesticated and removed from TNR program upon intake evaluation



Wylie City Council

AGENDA REPORT

Department: Parks and Recreation
Prepared By: Brent Stowers

Account Code: 112-5614-58150

Subject

Consider, and act upon, the award of contract #W2025-114 to Musco Sports Lighting, LLC. for the installation of pickleball court lighting in the estimated amount of \$59,219.00 through a cooperative purchasing contract with Buyboard and authorizing the City Manager to execute any and all necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

The Parks and Recreation Department (PARD) is seeking approval from the City Council to award contract #W2025-114 for installing pickleball court lighting at Community Park.

The Pickleball Court Expansion project involves adding shade and lighting to ensure proper lighting and extend usability for guests while meeting City design standards. With push-button activation, this project includes factory-assembled LED luminaries, lighting contactors, and the Control Link Control System.

Staff recommends the award of contract #W2025-114 to Musco Sports Lighting, LLC in the estimated amount of \$59,219.00 as providing the best value to the City. The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization under Chapter 791 of the Texas Government Code and Section 271 Subchapter F of the Local Government Code, and by doing so, satisfies any State Law requiring local governments to seek competitive bids for items.

(City of Wylie No. W2025-114; Buy Board #677-22)



Wylie City Council

AGENDA REPORT

Department: Purchasing
 Prepared By: Kirby Krol

Account Code: _____

Subject

Consider, and act upon, Resolution No. 2025-11(R) authorizing the City of Wylie to enter into an Interlocal Cooperative Purchasing Agreement with the City of Mesquite, and authorizing the City Manager to execute any and all necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

The City of Wylie is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 791 of the Texas Government Code and Section 271 Subchapter F of the Local Government Code.

By doing so, the City of Wylie satisfies State Law requiring local governments to seek competitive bids for goods and services, as these items have already been competitively bid by another local government or local cooperative organization.

The City of Mesquite currently has contracts with various vendors for goods and services, and Wylie has a need for same and desires to enter into an interlocal cooperative purchasing agreement with the City of Mesquite.

Due to the purchasing volumes from larger government entities and cooperative groups, the City is able to achieve cost savings that may not be available as a stand-alone entity through the competitive bid process.

Staff recommends the approval of an interlocal cooperative purchasing agreement between the City of Wylie and the City of Mesquite as highly beneficial to maintain cost beneficial goods and services.

RESOLUTION NO. 2025-11(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, HEREBY AUTHORIZING THE CITY MANAGER OF THE CITY OF WYLIE, TEXAS, TO ENTER INTO AN INTERLOCAL COOPERATIVE PURCHASING AGREEMENT WITH THE CITY OF MESQUITE, TEXAS FOR THE USE OF THE CITY OF MESQUITE'S CONTRACTS.

WHEREAS, Section 791.025 of the Texas Government Code and Chapter 271.102 of the Texas Local Government Code permit Interlocal Agreements between local governments for the purchase of goods and services to satisfy the requirement of local governments to seek competitive bids for the purchase of goods and services through supplier contracts; and

WHEREAS, the City of Wylie believes that an Interlocal Cooperative Purchasing Agreement between the City of Wylie and the City of Mesquite will be highly beneficial to the taxpayers as a result of the anticipated savings to be realized;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS:

SECTION 1. That the City of Wylie, Texas requests that the City of Mesquite allow the City to enter into an Interlocal Cooperative Purchasing Agreement to permit the City to utilize and/or be incorporated into one or more City of Mesquite supplier contracts as previously solicited by the City of Mesquite and awarded to vendors in accordance with State purchasing laws.

SECTION 2. The City Manager of the City of Wylie, Texas, is hereby authorized to execute, on behalf of the City Council of the City of Wylie, Texas, an Interlocal Cooperative Purchasing Agreement by and between the City of Mesquite and the City of Wylie, for the use of the City of Mesquite's contracts.

SECTION 3. This Resolution shall take effect immediately upon its passage.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, on this the 27th day of May 2025.

Matthew Porter, Mayor

ATTEST TO:

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: Purchasing
 Prepared By: Kirby Krol

Account Code: 133-5643-56040

Subject

Consider, and act upon, the approval of Consulting Services Agreement No. W2025-115 for Wylie Fire Rescue with the Center for Public Safety Management in an estimated amount of \$63,600 for Strategic Planning Services, and authorizing the City Manager to execute any and all documents.

Recommendation

Motion to approve the Item as presented.

Discussion

Wylie Fire Rescue (WFR”) is requesting City Council approval to partner with the Center for Public Safety Management for Strategic Planning Services consulting to create a Fire and EMS Master Plan.

The International City/County Management Association (“ICMA”) Center for Public Safety Management (“CPSM”) was launched by ICMA to provide support to local governments in the areas of law enforcement, fire, Emergency Medical Services (EMS), emergency management, and 911-Communication Centers. CPSM and their experienced team of subject matter experts serve as the exclusive provider for public safety technical assistance for ICMA, creating an extensive record for academic research, teaching, and training programs.

The Master Plan will encompass both a baseline gap assessment and a “road map” to develop and achieve a planned response to specific factors to align with WFR’s mission and service deliverables. The Master Plan will identify baseline capabilities, real or potential constraints, and deliver a set of goals and requirements to achieve identified objectives and desired outcomes.

CPSM will work directly with the City to gather the necessary data to analysis and develop performance goals and objectives, and compliance methodology relative to department response capabilities when benchmarked against the community risk assessments and standards of cover components.

The overall methodology will place a strong emphasis on understanding and meeting the needs of WFR. This includes WFR personnel and external customers in order to align the City’s strategies and actions with the expectations and preferences of its first responders and the public at large.

City of Wylie No. W2025-115



Wylie City Council

AGENDA REPORT

Department: Police
 Prepared By: Tommy Walters

Account Code: _____

Subject

Consider, and act upon, Resolution No. 2025-12(R) authorizing the City of Wylie to submit a grant application to the Motor Vehicle Crime Prevention Authority for the 2026 Motor Vehicle Crime Prevention Authority Grant Program and providing an effective date.

Recommendation

Motion to approve the Item as presented.

Discussion

The Wylie Police Department is applying for a grant through the Motor Vehicle Crime Prevention Authority with funds established by SB224 aimed at reducing crimes involving motor vehicle theft, catalytic converter theft, and burglaries. It is an 80/20 matching grant that authorizes the City to purchase equipment and fund community outreach to help reduce or investigate motor vehicle crimes. The police department is requesting \$373,960 from the grant, which leave a match amount of \$62,326. Some of these funds will go towards items that are in our base budget and those funds will then go toward the match amount. The other funds will go towards expansion of current initiatives as well as some new projects to include real time crime software and drone as a first responder program, which will all be integrated with our current 911 system.

RESOLUTION NO. 2025-12(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, AUTHORIZING THE CITY TO SUBMIT A GRANT APPLICATION TO THE MOTOR VEHICLE CRIME PREVENTION AUTHORITY FOR THE 2026 MOTOR VEHICLE CRIME PREVENTION AUTHORITY GRANT PROGRAM; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Wylie finds it in the best interests of the citizens of the City of Wylie (“City”) that the City submit a grant application for the Senate Bill 224 Catalytic Converter Grant Program to be funded by the Motor Vehicle Crime Prevention Authority Grant Program for the 2026 fiscal year; and

WHEREAS, under the provisions of the Texas Transportation Code Chapter 1006 and Texas Administrative Code Title 43; Part 3; Chapter 57, entities are eligible to receive grants from the Motor Vehicle Crime Prevention Authority to provide financial support to law enforcement taskforces and agencies for economic motor vehicle theft, including catalytic converter theft; and

WHEREAS, this grant program will assist this jurisdiction to combat motor vehicle theft, catalytic converter theft and motor vehicle burglaries; and

WHEREAS, the City agrees to provide applicable matching funds for said project as required by the Motor Vehicle Crime Prevention Authority grant application; and

WHEREAS, the City agrees that in the event of the loss or misuse of the grant funds, the City agrees and assures that the funds will be returned to the Motor Vehicle Crime Prevention Authority in full.

WHEREAS, the City designates the Budget Officer and Authorized Official to apply for, accept, reject, alter, or terminate the grant application for the Motor Vehicle Crime Prevention Authority Grant Program and all other necessary documents to accept said grant on behalf of the City; and

WHEREAS, the City designates that Assistant Chief Tommy Walters as the Authorized Official, Detective Blake Miller is designated as the Program Director, and Ron Arp is designated as the Financial Officer for this grant.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, THAT:

SECTION 1. The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The City Council of the City of Wylie does hereby approve the submission of the grant application for the Motor Vehicle Crime Prevention Authority 2026 Motor Vehicle Crime Prevention Authority Grant Program.

SECTION 3. This Resolution shall be effective from and after its passage by the City Council.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, on this the 27th day of May 2025.

Matthew Porter, Mayor

ATTEST TO:

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Mary Bradley

Account Code: _____

Subject

Interview applicants for Board of Review vacancies for a term to begin July 1, 2025 and end June 30, 2027.

Recommendation

No action taken.

Discussion

Per Ordinance No. 2022-01, prospective Board of Review applicants will be interviewed by the entire City Council.

Applicants:

James Hart

Muhammad Inzamam ul haq

James Koch

Pete Maziarz

Nasar Mohammad (also applied for Planning and Zoning Commission and Wylie Economic Development Corporation)

Philip Timmons

Brian Tipton

Valerie Warrior (not eligible; lives outside City limits)

Mandi Wilson

Board of Review Application

Personal Information

First Name *

James

Last Name *

Hart

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

2

Months *

0

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Retired/Senior Millwright

Work experience that may be beneficial to the board you are applying for.

40 Years Outdoors Experience, Author, Lecturer, Teacher of Survival and Emergency Preparedness.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

To enhance the Wylie citizens and visitors experience in what is available and grow the use and enjoyment of the city's parks and recreation use.

Board of Review Application

Personal Information

First Name *

Muhammad

Last Name *

Inzamam ul haq

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

3

Months *

0

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Work experience that may be beneficial to the board you are applying for.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

As a dedicated resident of Wylie and Vice President of my HOA, I am passionate about serving our community with fairness and integrity. I would like to serve on the Board of Review to help ensure transparency, accountability, and balanced decision-making that reflects the best interests of all residents. My active involvement in local affairs gives me a strong understanding of our city's values and needs.

Board of Review Application

Personal Information

First Name *

James

Last Name *

Koch

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

10

Months *

0

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Insurance Fraud Investigator

Work experience that may be beneficial to the board you are applying for.

Have approximately 14 years of law enforcement experience and 11 years of insurance fraud investigation

Board/Commission Service

Currently serve on a board/commission *

☒ Yes ☐ No

Board/commission currently serving on *

Board of Review

Length of service on board/commission *

2 Terms (4 years)

Why you would like to serve as a Board of Review member: *

I have served for 2 consecutive terms and would love to continue my service to the residents of Wylie and the City Council.

Board of Review Application

Personal Information

First Name *

pete

Last Name *

maziarz

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

4

Months *

3

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

employee - tractor supply - wylie

Work experience that may be beneficial to the board you are applying for.

City of Aurora Illinois 6th ward Alderman's committee- 2001-2013

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

I like to think that I am a level-headed thinker who makes rational decisions for the betterment of the city and the area that I serve.

Board of Review Application

Personal Information

First Name *

Nasar

Last Name *

Mohammad

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

4

Months *

1

Voter Status

Registered Voter *

☐ Yes ☒ No

Employment Information

Occupation

Service Delivery Manager

Work experience that may be beneficial to the board you are applying for.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

Would like to give back to the community with my background and experience in managing teams

Board of Review Application

Personal Information

First Name *

Philip

Last Name *

Timmons

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

13

Months *

6

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Master Electrician, Electrical Engineer, Professor, Engineering - Collin College

Work experience that may be beneficial to the board you are applying for.

If you need help for the Electrical slot, or help on Plans Review.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

Only if you need the help. Otherwise, all good by me.

Board of Review Application

Personal Information

First Name *

Brian

Last Name *

Tipton

Residency

You must be a Wylie resident to serve on this board.

Wylie resident *

☒ Yes ☐ No

Length of Residency

Years *

4

Months *

10

Voter Status

Registered Voter *

☒ Yes ☐ No

Voter Registration County *

Collin

Employment Information

Occupation

Vice President NTT DATA

Work experience that may be beneficial to the board you are applying for.

Over 25 years leadership experience doing strategic planning, hiring, budgets, contract reviews.

Board/Commission Service

Currently serve on a board/commission *

☐ Yes ☒ No

Why you would like to serve as a Board of Review member: *

I would like to be involved in my community.

Board of Review Application

Personal Information

First Name*

Mandi

Last Name*

Wilson

Residency

You must be a Wylie resident to serve on this board.

Wylie resident*

☒ Yes ☐ No

Length of Residency

Years*

10

Months*

0

Voter Status

Registered Voter*

☒ Yes ☐ No

Voter Registration County*

Collin

Employment Information

Occupation

Estate manager

Work experience that may be beneficial to the board you are applying for.

I live in the historic district.

I was a member of the Historic Review Commission in 2016.

Board/Commission Service

Currently serve on a board/commission*

☐ Yes ☒ No

Why you would like to serve as a Board of Review member:*

As a resident of the historic district, I would like to see it restored/maintained.



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

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 1.47 acres to allow for a Smoking Establishment. Property located at 2771 W. FM 544 (ZC 2025-04).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Nirmal Investments LLC

APPLICANT: Rafat Hamam

The applicant is requesting a Special Use Permit (SUP) on 1.47 acres to allow for the expansion of a hookah lounge use located at 2771 W. FM 544. The current zoning is Commercial Corridor and the existing hookah lounge is legally non-conforming due to the business being in operation prior to the Smoking Establishment use category being created in the Zoning Ordinance as of June 2023.

Per section 9.5 of the Zoning Ordinance expansion of a legally non-conforming use requires the business be brought into conformity, thus the request for the Special Use Permit for a Smoking Establishment. The request is to expand the floor area of the existing 1,800 sq. ft. by 900 sq. ft. for a total of 2,700 sq. ft.

The SUP conditions allow for the Hookah House and Lounge as a Smoking Establishment use. Additionally, all on-site smoking shall be conducted inside the establishment and the establishment is limited to the selling of hookah products only and is prohibited from selling or allowing the use of any other style of smoking or vaping products.

The current layout contains a lounge area for hookah smoking and eating. The request for the expansion is being made for additional space that will be available for the delivery of online food orders.

The property to the north is developed with a railroad track adjacent to a single family detached residential subdivision. The property to the east is developed with retail and personal service uses. The property to the south is zoned Agricultural and developed with a single family home. The property to the west is undeveloped.

The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. Development within this sector's main purpose is to provide areas to allow for a broad range of commercial, retail, and office uses oriented toward major roadways. Heavy commercial or light industrial uses may be appropriate depending on compatibility with surrounding areas.

Notices were sent to twenty-seven property owners within 200 feet as required by state law. At the time of posting, one response was received in opposition and none in favor of the request.

If zoning is approved, a permit for the expansion shall be required prior to the space being allowed to be occupied by the business. Should the SUP be denied, the use will be able to continue in its current location and form.

P&Z Recommendation

After some discussion on the ventilation required (which the current use already has in place), the nature and disposition of the current business, and the types of hookah products the SUP limits the use of, the Commissioners voted 6-0 to recommend approval.

Locator Map



ZONING CASE:

ZC 2025-04

2771 W FM 544



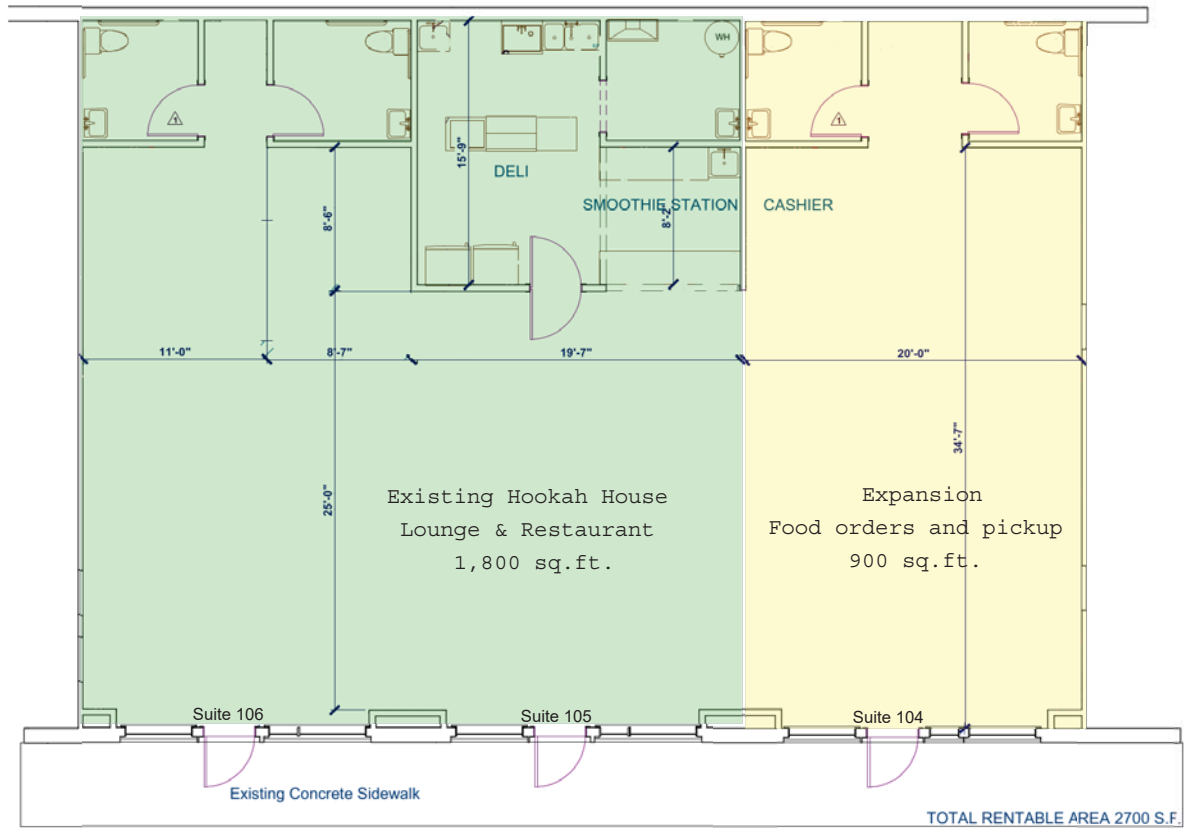
SUBJECT property

0 0.1 0.2 0.3 0.4 Miles



Date: 3/27/2025





1 SCALE: 1/4"=1'-0"

CERTIFIED PROFESSIONAL BUILDING DESIGNER
NATIONAL COUNCIL OF BUILDING DESIGNERS
JOHN A. VILLARREAL
08-31-20

Hookah House
LOUNGE & CAFE

Hookah House Lounge & Cafe
2771 FM 544
Wylie, Texas 75098

JV CADD, LLC
CONSULTING ARCHITECTURAL FIRM
JOHN A. VILLARREAL
PROJECT CONSULTANT

P.O. Box 1264
Wylie, Texas 75098
972-442-2135
jvcadd@aol.com

Drawn By:
JV

Checked By:
JV

Project
20-118

Date
AUGUST 20, 2020

Scale
As Indicated

Sheet
A2

COPYRIGHT 2020
ALL RIGHTS RESERVED

Hookah House

EXHIBIT "C"

Conditions For Special Use Permit

I. PURPOSE:

1. The purpose of this Special Use Permit is to allow for a smoking establishment use within the Commercial Corridor district.

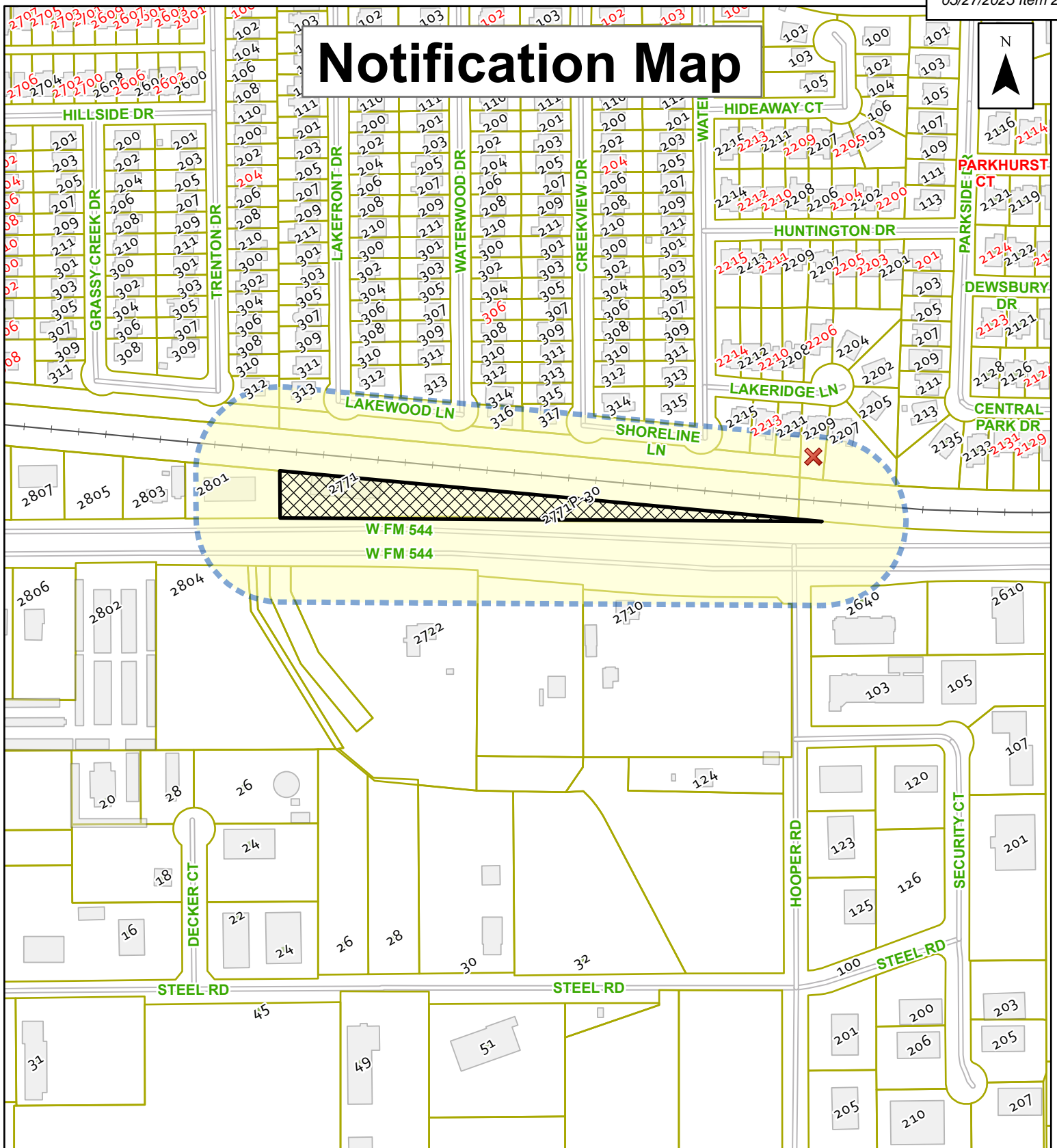
II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4 and 5 of the Comprehensive Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
2. The design and development of the Hookah House development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).

III. SPECIAL CONDITIONS:

1. This Special Use Permit shall allow for a Smoking Establishment use within the Commercial Corridor district.
2. All on-site smoking shall be conducted inside the establishment.
3. The Smoking Establishment use is further limited to the manufacture, selling, and smoking of hookah products only, such as tobacco, flavored tobacco, and herbal shisha, as generally defined.

Notification Map



ZONING CASE:

ZC 2025-04 2771 W FM 544



SUBJECT property



200 foot Notification Buffer

0 200 400 600 800 1,000 Feet



Date: 3/27/2025





Public Comment Form

First Name *

Jane

Middle Name

Marie

Last Name *

Fuhrman

Address *

Street Address

2209 Lakeridge Ln

Address Line 2

City

Wylie

State / Province / Region

Texas

Postal / Zip Code

75098

Case # *

ZC2025-04 2711 W FM 544

Response *

- ☐ I am FOR the requested zoning as explained on the public notice
- ☒ I am AGAINST the requested zoning as explained on the public

Comments

I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.

Signature *

A grey rectangular box containing a cursive electronic signature that reads 'Jane Fuhrman'.

Date of Signature

4/27/2025



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

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 0.47 acres to allow for a drone delivery service from Flytrex. Property located at 709 Cooper Drive (ZC 2025-05).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Wylie Economic Development Corporation

APPLICANT: Flytrex

The applicant is requesting a Special Use Permit (SUP) for a drone delivery service from Flytrex on 0.47 acres located at 709 Cooper Drive. A Special Use Permit is required as the proposed use is unlisted and undefined within the Listed Uses of the Zoning Ordinance found in Section 5.2. The SUP allows for conditions to be established for the proposed use as allowed by Section 5.6 of the Zoning Ordinance.

The Flytrex business model has drones fly to local partnered commercial shops and restaurants for the delivery of items of less than 6.6 lbs within a 5-mile roundtrip area.

The drone delivery service shall be required to maintain a Federal Aviation Administration (FAA) Part 135 certification to operate in accordance with Title 14 of the Code of Federal Regulations. The drone operations are approved and overseen by the FAA with the FAA maintaining sole enforcement duties. The drone service provider, Flytrex, has obtained and maintains all necessary approvals to operate in the greater Dallas-Fort Worth Area.

The SUP conditions allow for the use of a 115' X 50' ornamental metal fence perimeter for drone docking at a height of six feet. Two gates for access are proposed along the perimeter fencing. Within the perimeter 14' launch pads are proposed and an 18'X 16' shed for storage and operations. The entire site will be powered by the electric grid and not require the use of a generator. Hours of operation shall be between 8:00 a.m. and 9:30 p.m.

If approved, the zoning exhibit shall serve as the site plan for the drone delivery development.

The property to the east, west, and south is undeveloped and owned by the Wylie Economic Development Corporation. The property to the north is zoned Commercial Corridor and developed with a storage building with an outside storage area.

The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. Development within this sector's main purpose is to provide areas to allow for a broad range of commercial, retail, and office uses oriented toward major roadways. Heavy commercial or light industrial uses may be appropriate depending on compatibility with surrounding areas.

Notices were sent to seventeen property owners within 200 feet as required by state law. At the time of posting, one response was received in favor and none in opposition of the request.

P&Z Recommendation

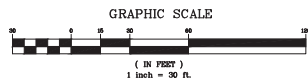
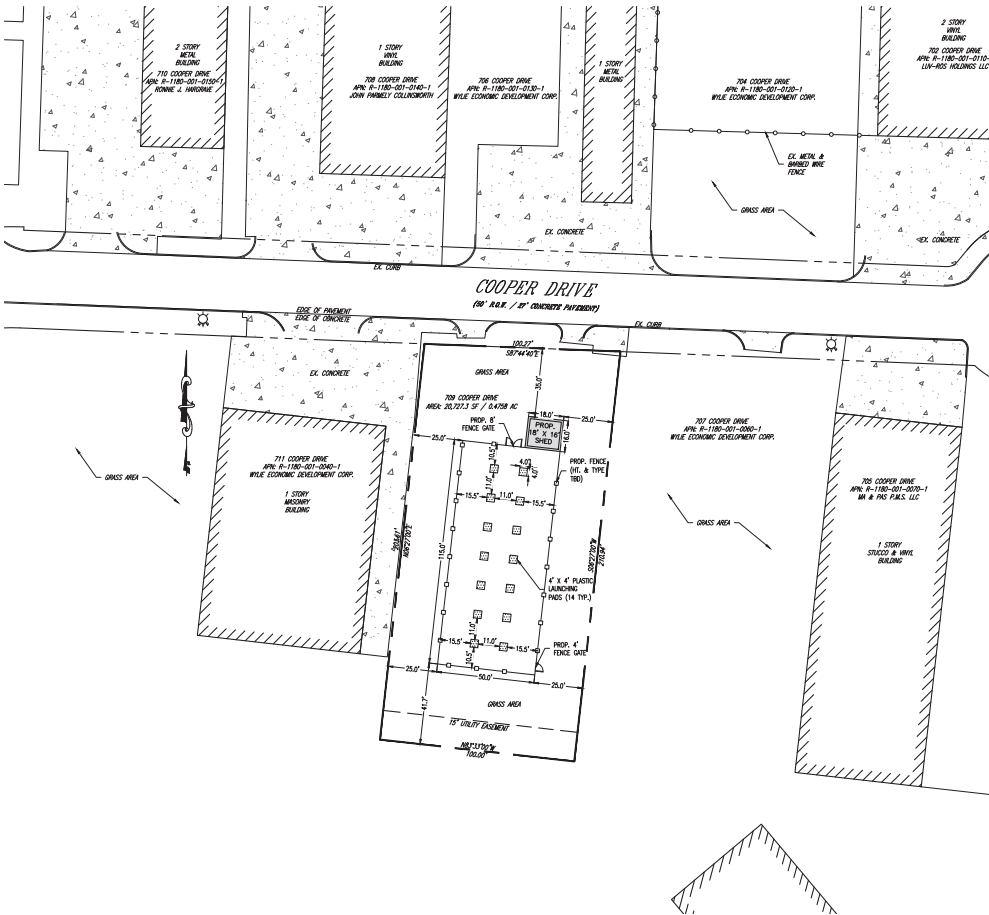
The Commission voted 6-0 to recommend approval.

Locator Map

The map displays the project area in Birmingham, Alabama, centered around the intersection of S State Highway 78 and W Kirby St. A red arrow points to a yellow-outlined rectangular site located north of W Kirby St and east of S State Highway 78. The map includes numerous street names such as Andersonville Ln, Swestgate Way, Fleming St, and others. A north arrow is located in the top right corner.

A map of the Wylie area, showing the location of the study site. The map includes a north arrow, a scale bar (0 to 10 miles), and labels for 'WYLIE' and 'WYLIE'.

Date: 4/10/2025

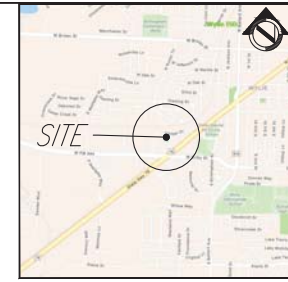


GENERAL NOTES:

1. THIS PLAN REFERENCE: P.O. BOX 8671, GUNNERSBY, TX 76049
PLAN DATED: 05-02-2005
2. OWNER: WYLE ECONOMIC DEVELOPMENT CORPORATION
250 S. HIGHWAY 78, WYLE, TX 75088
3. APPLICANT: FLYTREX
4425 N. BARRANCA AVE., #3333, CERRITA, CA 91733
ATTN: WYLE HATCHER
PH: (916) 832-2588
EM: WALE@FLYTREX.COM
4. PROJECT LOCATION: 709 COOPER DRIVE (APN: R-1180-001-0000-1)
CITY OF WYLE, COLLIN COUNTY,
STATE OF TEXAS, 75088
5. EXISTING USE: VACANT LOT
PROPOSED USE: 288 SF SHED, WITH 5,750 SF FENCED AREA CONTAINING 14 4' x 4' PLASTIC DRONE LAUNCHING MATS
6. LOT AREA: 20,727.3 SF / 0.4708 AC TOTAL LOT AREA
IMPROVED COVERING:
EXISTING: 0.1%
PROPOSED: +/- 1.26%
7. DEVELOPMENT SCHEDULE: SPRING 2025 - CONSTRUCTION TO BEGIN UPON OBTAINING REQUIRED PERMITS AND APPROVALS
8. THIS LOT IS NOT IN THE 100 YEAR FLOOD HAZARD ZONE, ZONE A, ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 4808C DATED 6, DATED 1/19/96. THIS LOT IS CLEAN X. LOCAL DRAINAGE WAS NOT INVESTIGATED.
9. ADJOINING PARCEL INFORMATION SHOWN PURSUANT TO TAX RECORDS
10. NO PROPOSED WATER OR SEWER UTILITY CONNECTIONS ARE PROPOSED FOR THIS PROJECT

LEGEND & ABBREVIATIONS

- PROPERTY BOUNDARY
- ADJOINER BOUNDARY
- RIGHT OF WAY LINE
- BUILDING SETBACK LINE
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION
- EXISTING PRELINE
- EXISTING FENCE
- OH --- EXISTING OVERHEAD WIRE
- G --- APPROXIMATE UNDERGROUND GAS LINE
- W --- APPROXIMATE UNDERGROUND WATER LINE
- C --- APPROXIMATE UNDERGROUND CABLE LINE
- E --- APPROXIMATE UNDERGROUND ELECTRIC LINE
- S --- APPROXIMATE UNDERGROUND SANITARY LINE
- APPROXIMATE UNDERGROUND DRAINAGE LINE
- EXISTING CURB
- EXISTING DEPRESSION CURB (DC)
- EXISTING SIGN
- EXISTING UTILITY POLE (UP)
- CONDUIT - TRANSFORMER
- LIGHT - METER - BOX
- OUT WIRE
- LANDSCAPE AREA
- LAMP POST
- STORM MANHOLE
- SANITARY MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- UNKNOWN MANHOLE
- TANK LID
- STORM INLET
- GAS METER
- WATER METER
- TRAFFIC SIGNAL BOX
- ELECTRIC VAULT
- GAS VALVE
- WATER VALVE
- CLEAN OUT
- MONITORING WELL
- CONCRETE MONUMENT FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- NAIL FOUND
- STONE FOUND
- BENCHMARK
- STAKE FOUND
- (D)
- (R)
- PROP. FENCE



FLYTREX

Cornerstone
Consulting Engineers & Design Services, Inc.
1176N. Irving Street, Allentown, PA 18109
Phone: 610-820-8200 Fax: 610-820-3706
WWW.CORNERSTONE-PA.COM

NO.	BY	DATE	REVISIONS
1	JB	4/20/2021	REVISED FOR CITY OF WYLE COMMENTS



JOHN B. ANDERSON

TEXAS PROFESSIONAL ENGINEER
TEXAS LICENSE NO. 134145

PROJECT LOCATION

709 COOPER DRIVE
CITY OF WYLE,
COLLIN COUNTY, TEXAS
75088

PREPARED FOR:
FLYTREX

TITLE

SITE ZONING EXHIBIT

PROJ. #	25-0039	DATE	05-17-2025
CADD	25-0039	DRAWN BY	MBD
SCALE	AS NOTED	CHECKED BY	BAJ

SHEET 1 OF 1

REVISION: 1

EXHIBIT "C"

Flytrex
Conditions For Special Use Permit

I. PURPOSE:

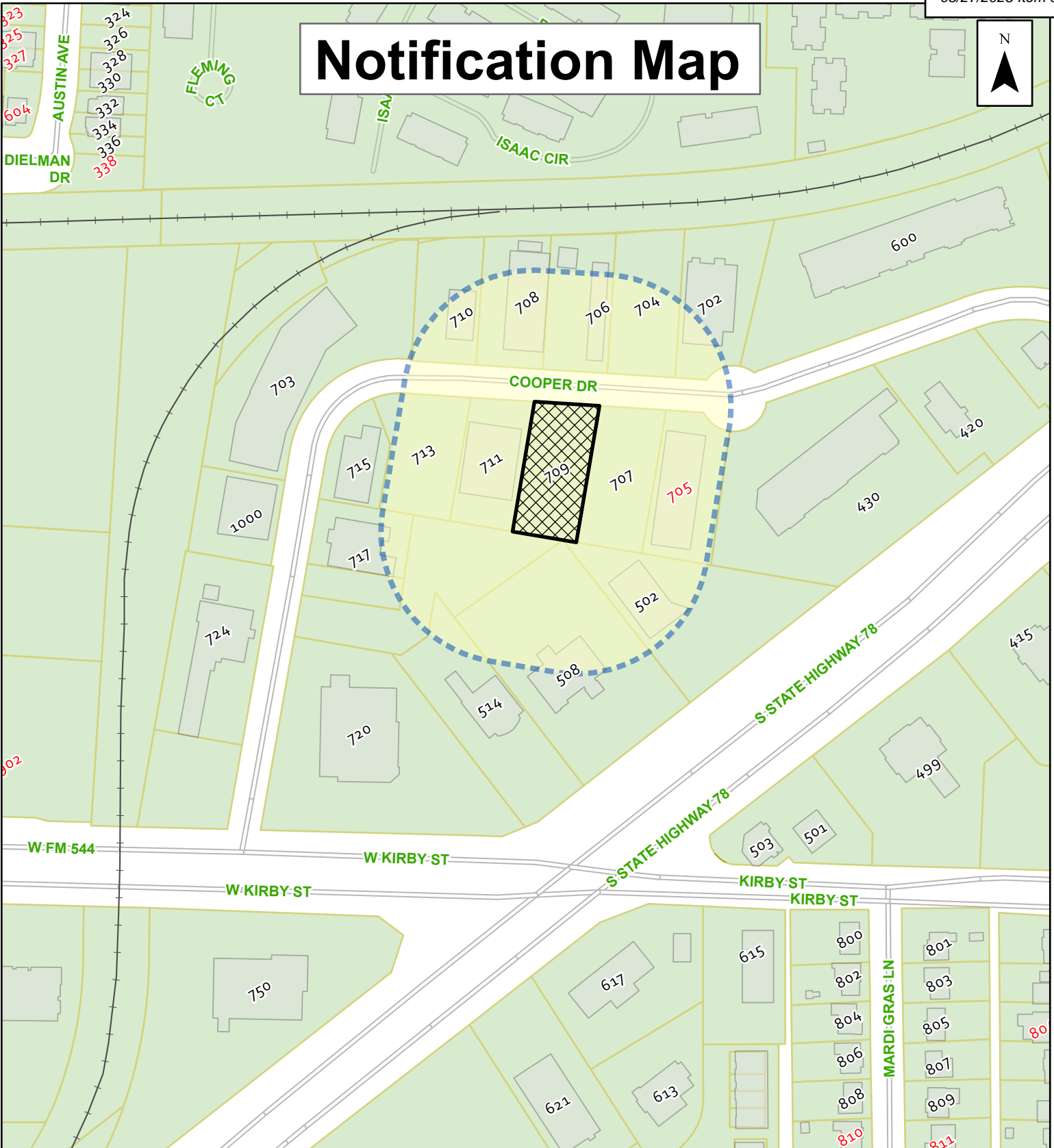
1. The purpose of this Special Use Permit is to allow for a drone delivery use within the Commercial Corridor district.

II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4 and 5 of the Comprehensive Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
2. The design and development of the drone delivery development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).

III. SPECIAL CONDITIONS:

1. The development will have an approximately 115' X 50' area (as depicted on Exhibit B) with 4' X 4' plastic launch pads screened by an ornamental metal fence at a minimum of 6' in height.
2. A maximum of 14 drones shall be allowed to be operating from the site.
3. A maximum 18' X 16' storage shed shall be allowed on site.
4. Hours of operation shall be limited to between 8:00am and 9:30pm
5. All aircraft "drones" utilized shall be approved by the Federal Aviation Administration (FAA) for commercial delivery.
6. The Zoning Exhibit (Exhibit B) shall serve as the Site Plan for the Drone Delivery development. Approval of the Special Use Permit shall act as site plan approval.
7. Should the proposed use cease operations for more than 180 days, the SUP shall expire and the zoning shall revert to the base Commercial Corridor zoning.



ZONING CASE:
ZC 2025-05 709 Cooper Drive

 SUBJECT property  200 foot Notification Buffer

0 100 200 300 400 500 Feet



Date: 4/10/2025





PUBLIC COMMENT FORM

*Submissions can now be made on-line at <https://records.wylietexas.gov/Forms/PublicComment>
or by scanning the QR code in the upper right hand corner.
(If completing the form below, please type or use black ink)*

Department of Planning
300 Country Club Road
Building 100
Wylie, Texas 75098



I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2025-05.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2025-05.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of

Planning & Zoning

Commission meeting:

Tuesday, May 06, 2025 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of

City Council meeting:

Tuesday, May 27, 2025 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

RON DOW

(please print)

Address:

1103 COUNTY ROAD SE 4415
SCROGGINS, TX, 75480

Signature:

Ron Dow

Date:

04/26/25

COMMENTS:



Wylie City Council

AGENDA REPORT

Department:	<u>Purchasing</u>	Account Code:	<u>417-5417-58210</u>
Prepared By:	<u>Christopher Rodriguez</u>		<u>415-5415-58210</u>

Subject

Consider, and act upon, the award of bid #W2025-87-2 for Stone Road Maintenance Activities from W.A. Allen to Bennett Road to Texas Materials Group in the total amount of \$6,809,012 and authorizing the City Manager to execute any and all necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

The Stone Road Maintenance Activities from W.A. Allen to Bennett Road includes improvements to approximately 29,973 square yards of Type D and Type B HMAC pavement. This City and Collin County funded project will reconstruct Stone Road in the same alignment as existing but with a stronger subgrade to prevent future roadway failures. The scope also includes limited drainage improvements that includes the installation of 1,282 linear feet of ADS HP/Class III RCP storm sewer pipe with TxDOT-standard headwalls and riprap. Additionally, the project will incorporate 8,202 square yards of straw matting with tank dam seed for erosion control and vegetation restoration.

The City has received multiple complaints from residents regarding the deteriorating condition of Stone Road in this area. Over the years, only limited repairs have been made by both the City and Collin County due to underlying subgrade issues related to water retention. The continued degradation of the roadway has also been exacerbated by increased traffic volumes and the use of detour routes by drivers seeking to avoid congestion. In response, the City entered into an Interlocal Agreement (ILA) with Collin County in 2024 to jointly fund roadway improvements. Under this agreement, Collin County will contribute 27% approximately \$1,838,433 of the total construction costs. The remaining \$4,970,579 (73%) will be funded through the City.

The City conducted a competitive sealed bid process in accordance with procurement requirements. Four (4) bids were received, with the apparent low bidder being Texas Materials Group. The bid and contractor references were reviewed and evaluated by the engineering firm of record, Kimley-Horn and Associates. Based on their review, Kimley-Horn recommends awarding the contract to Texas Materials Group as the lowest responsive and responsible bidder.

Staff recommends awarding contract #W2025-87-2 for Stone Road Maintenance Activities from W.A. Allen to Bennett Road to Texas Materials Group in the total amount of \$6,809,012. This total includes the base bid of \$5,743,769. The base bid portion of the project also includes improvements that benefit 32 of the 60 lot owners along the corridor, for which written approvals have been obtained. Bid Alternate 4 for \$490,866, and a 10% contingency of \$574,377 for potential change orders, as outlined in Texas Local Government Code 252.048. Bid Alternate 4 include possible improvements (same as for the base bid) for the other 28 property owners during the construction phase. The contingency amount is based solely on the base bid. Texas Materials Group is the lowest responsive and responsible bidder.