

Wylie City Council Regular Meeting

November 18, 2025 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

Pledge of Allegiance - Girl Scout Troop 582.

PRESENTATIONS & RECOGNITIONS

PR1. Shining The Way Student - Term 1, Wylie High School.

PR2. Hunger and Homeless Awareness Week.

PR3. The Wall That Heals Update.

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 October 28, 2025 Regular City Council Meeting minutes.
- B. Consider, and act upon, Ordinance No. 2025-40 amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Appendix A (Comprehensive Fee Schedule), Section II (Garbage, Trash and Brush Fees).
- C. Consider, and act upon, the approval of exercise equipment from Marathon Fitness for the Parks and Recreation Department in the estimated amount of \$60,531.00 through a cooperative purchasing contract with Buy Board and authorizing the City Manager to execute any necessary documents.
- D. Consider, and act upon, the approval for the purchase of four (4) vehicles for the Police Department in an estimated amount of \$186,514.00 through a cooperative with The Interlocal Purchasing System (TIPS) purchasing agreement and authorizing the City Manager to execute any and all necessary documents.
- E. Consider, and act upon, the purchase of a 2026 Chevrolet 2500 HD Silverado in an estimated amount of \$90,889.00 from Caldwell County Chevrolet for the Animal Shelter through a cooperative purchasing agreement with BuyBoard, and authorize the City Manager to execute any necessary documents.
- F. Consider, and act upon, the approval of the purchase of eighteen (18) new sets of Viking Personal Protective Equipment (PPE) from Responder Gear Supply in the estimated amount of \$56,985.00 through a cooperative

purchasing contract with BuyBoard and authorizing the City Manager to execute any and all necessary documents.

- G. Consider, and act upon, the approval of the purchase of Annual Maintenance and Software Upgrades for Public Safety Radios and Network Software from Motorola in the estimated amount of \$58,844.20 through a cooperative purchasing contract with Texas DIR-CPO-5433 and authorizing the City Manager to execute any and all necessary documents.
- H. Consider, and act upon, Ordinance No. 2025-41 for a change of zoning from Agricultural District (AG/30) to Planned Development (PD), amending PD 2020-54, to allow for single-family residential development on 4.04 acres, located at 2601 and 2701 Sachse Road (ZC 2025-12).
- I. Consider, and act upon, a Final Plat being a replat to create one light industrial lot on Lot 3R, Block B of Regency Business Park, Phase One on 1.949 acres, generally located at 117 Regency Drive and 25 Steel Road.
- J. Consider, and act upon, Resolution No. 2025-26(R) authorizing the City Manager of the City of Wylie, Texas, to execute an Interlocal Agreement by and between the City of Wylie and the City of Lavon for the performance of governmental functions and service specifically, emergency dispatch services associated with fire, rescue, and emergency medical services first responder general fire services.

REGULAR AGENDA

- 1. 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 one acre to allow for Automobile Repair Minor use. Property located at 990 N. State Highway 78 (ZC 2025-11).
- 2. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for an amendment to Planned Development 2022-38 (PD 2022-38) to allow for a modified light industrial development on 4.737 acres located on Lot 6, Block A of Woodlake Village at 1820 N. State Highway 78 (ZC 2025-13).
- 3. Consider, and act upon, Ordinance No. 2025-42 for a change in zoning from Agricultural (AG/30) to Planned Development - Commercial Corridor (PD-CC) on 8.5 acres located at 2710 and 2722 West FM 544 (ZC 2025-10).
- 4. Consider, and act upon, Ordinance No. 2025-43 for a change in zoning from Single Family - 10 District (SF-10/24) to Planned Development - Townhouse District (PD-TH) on 0.25 acres to allow for single-family attached development. Property located at 603 E. Marble (ZC 2025-07).
- 5. Consider, and act upon, Resolution No. 2025-27(R) casting a vote for a candidate(s) to the Board of Directors of the Collin Central Appraisal District for a four-year term beginning January 1, 2026.
- 6. Consider, and act upon, approval of a proclamation establishing a Sister City relationship between the City of Wylie, Texas, and the City of Mitrovica North, Kosovo, and authorize the Mayor 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. Discuss options for the Stonehaven House.

ES2. Consider the sale or acquisition of properties located at Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/Birmingham, State Hwy 78/Brown, State Hwy 78/Kreymer, and State Hwy 78/Skyview.

Sec. 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING.

This chapter does not require a governmental body to conduct an open meeting:

- (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or
- (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

ES3. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2022-1b, 2022-1c, 2022-10c, 2023-1c, 2024-5a, 2024-12c, 2025-4a, 2025-4d, 2025-5g, 2025-5h, 2025-8d, 2025-8i, 2025-9b, 2025-2025-9d, 2025-10c, 2025-10d, 2025-10e, 2025-10f, 2025-11a, 2025-11b, 2025-11c, and 2025-11d.

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 November 12, 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 October 28, 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

October 28, 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 6:00 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Councilman Todd Pickens, Councilman Scott Williams (6:19), Councilman Sid Hoover, and Mayor *Pro Tem* Gino Mulliqi.

Staff present included: City Manager Brent Parker; Assistant City Manager Lety Yanez; Assistant Fire Chief Brian Ritter; Finance Director Melissa Brown; Marketing and Communications Director Craig Kelly; City Secretary Stephanie Storm; Assistant Police Chief Tommy Walters; Community Services Director Jasen Haskins; Parks and Recreation Director Carmen Powlen; Communications Manager Tristian Porter; City Attorney Richard Abernathy; City Attorney Ray Murphy; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Porter led the invocation, and Councilman Pickens led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

Rodney Gonsalves and Herb Reckinger shared that The Wall That Heals is on display 24 hours a day at Founders Park from October 29 to November 2, allowing the public to visit and honor those who served and paid the ultimate sacrifice in Vietnam.

PR1. Wylie Fire Rescue Life Save Award for acts by Wylie Fire Rescue on June 18, 2025.

Mayor Porter presented a life-saving award to Dispatchers Barbie Morrow, Karsen Knight, and Sara Zerger; Medic 141 Paramedic Zayne Neeley and EMT Kaleb Hunt; Captain Stephen Ham; Driver/Engineer Brandon Storm; Firefighter Zach Littlefield; Firefighter Tim Turquette; Battalion Chief James Brown; Fire Chief Brandon Blythe; and EMS Manager Heidi Hawkins. The survivor, Mr. Greaves, and his family were present to express their gratitude to the staff members.

Councilman Williams took his seat at the dais at 6:19 p.m.

PR2. Wylie Fire Rescue Life Save Award for acts by Wylie Fire Rescue on August 8, 2025.

Mayor Porter presented a life-saving award to Dispatchers Barbie Morrow, Karsen Knight, and Sara Zerger; Medic 143 Paramedic Sean Costello and EMT Richard Hollien; Captain John Hunt; Driver/Engineer Patrick Hewitt; Firefighter Josh Ludeman; Firefighter Brett Hoppe; Firefighter Johnathan Hawkes; and Battalion Chief Matt Tripp. The survivor's family was present to express their gratitude to the staff members.

PR3. 5 Loaves Ministries.

Mayor Porter proclaimed October 28, 2025, recognizing and celebrating the ten-year anniversary of 5 Loaves Ministries. 5 Loaves Ministries staff and board members were present to accept the proclamation.

PR4. Texas Arbor Day.

Mayor Porter proclaimed November 7, 2025, as Arbor Day in Wylie, Texas. Carmen Powlen, Parks and Recreation Director, was present to accept the proclamation and shared there will be an Arbor Day celebration held on November 7th in the courtyard between the Library and the Recreation from 3 p.m. to 5 p.m. where free saplings will be passed out.

PR5. Shining the Wylie Way Students - Term 1.

Mayor Porter, WISD Superintendent Dr. Kim Spicer, and WISD Board Vice President Stacie Smith presented medallions to students who demonstrated “Shining the Wylie Way.” Every nine weeks, one student from each WISD campus is chosen as the “Wylie Way Student.”

Mayor Porter convened the Council into a break at 7:07 p.m.

Mayor Porter reconvened the Council into Regular Session at 7:13 p.m.

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.

Suzanne Melton addressed the City Council regarding reading materials at the Library.

Alexis Tapp, representing the Wylie Historical Society, addressed the City Council regarding the Stonehaven House.

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 October 14, 2025 Regular City Council Meeting minutes.**
- B. Consider, and act upon, Ordinance No. 2025-38 setting the time and place for all regular City Council Meetings in the 2026 calendar year.**
- C. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of September 30, 2025.**
- D. Consider, and act upon, the approval of the purchase and installation of two (2) lift station pumps for Wylie Lakes LS and two (2) lift station pumps for Windsor LS in the estimated annual amount of \$73,200.00 through Xylem Water Solutions and authorizing the City Manager to execute any and all necessary documents.**
- E. Consider, and place on file, the City of Wylie Monthly Investment Report for September 30, 2025.**
- F. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for September 30, 2025.**

- G. Consider, and act upon, Ordinance No. 2025-39 amending Ordinance No. 2025-32, which established the fiscal year 2025-2026 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.**

Council Action

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

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 7:26 p.m.

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

If A governmental body may not conduct a private consultation with its attorney except:

- (1) when the governmental body seeks the advice of its attorney about:
 - (A) pending or contemplated litigation; or
 - (B) a settlement offer; or
- (2) on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter.

ES1. Receive legal advice from the City Attorney regarding contract with Binkley Barfield.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 8:06 p.m.

REGULAR AGENDA

- 1. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change of zoning from Agricultural District (AG/30) to Planned Development (PD), amending PD 2020-54, to allow for single-family residential development on 4.04 acres, located at 2601 and 2701 Sachse Road (ZC 2025-12).**

Staff Comments

Community Services Director Haskins addressed the Council, providing a brief update on the Item, and answered questions from the Council.

Ron Haynes, owner and developer of Dominion of Pleasant Valley, presented a brief presentation.

Public Hearing

Mayor Porter opened the public hearing on Item 1 at 8:11 p.m.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 8:11 p.m.

Council Action

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

- 2. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Single Family - 10 District (SF-10/24) to Planned Development - Townhouse District (PD-TH) on 0.25**

acres to allow for single-family attached development. Property located at 603 E. Marble (ZC 2025-07).

Staff Comments

Community Services Director Haskins addressed the Council, providing a brief update on the Item, and answered questions from the Council.

Mayor *Pro Tem* Mulliqi announced he felt he had a Conflict of Interest and was stepping out during the discussion and action. Mayor *Pro Tem* Mulliqi left his seat at the dais at 8:15 p.m.

Jesus Cruz, applicant, answered questions from the Council.

Public Hearing

Mayor Porter opened the public hearing on Item 2 at 8:19 p.m.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 8:20 p.m.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Williams, to approve Item 2 as presented with the amendment of changing the rear setback from 25 feet to 15 feet to add 10 feet to the front setback. A vote was taken, and the motion passed 6-0 with Mayor *Pro Tem* Mulliqi abstaining with a Conflict of Interest on file with the City Secretary.

Mayor *Pro Tem* Mulliqi took his seat at the dais at 8:27 p.m.

- 3. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Agricultural (AG/30) to Planned Development - Commercial Corridor (PD-CC) on 8.5 acres generally located at 2710 and 2722 W. FM 544 (ZC 2025-10).**

Staff Comments

Community Services Director Haskins addressed the Council, providing a brief update on the Item, and answered questions from the Council.

Charlie Bernet, representing TexStone Capital, answered questions from the Council.

Public Hearing

Mayor Porter opened the public hearing on Item 3 at 8:32 p.m.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 8:32 p.m.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Strang, to approve Item 3 as presented with the following amendments: removing motor vehicle fueling station, dry cleaning, auto repair minor, and limiting drive-throughs to three in the Planned Development Regulations Permitted Uses. A vote was taken, and the motion passed 7-0.

- 4. Consider, and act upon, Resolution No. 2025-24(R) of the City Council of the City of Wylie, Texas, approving the reimbursement of expenditures with proceeds of future debt.**

Staff Comments

Finance Director Brown addressed the Council, providing a brief explanation of this item and answering questions from the Council.

Council Action

A motion was made by Councilman Williams, seconded by Councilman Strang, to approve Item 4 as presented. A vote was taken, and the motion passed 7-0.

- 5. Consider, and act upon, the approval of the purchase of Motorola APX 6000 Portable Radios, APX 6500 Mobile Radios, and AXS Dispatch Consoles in the estimated amount of \$920,018.00 through a cooperative purchasing contract with Texas DIR-CPO-5433 and authorizing the City Manager to execute any and all necessary documents.**

Staff Comments

Communications Manager Porter addressed the Council, providing a brief explanation of this item and answering questions from the Council.

Council Action

A motion was made by Councilman Pickens, 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, Resolution No. 2025-25(R) casting a vote for two candidates to the Board of Directors of the Rockwall Central Appraisal District for a four-year term beginning January 1, 2026.**

Council Action

A motion was made by Councilman Strang, seconded by Councilman Williams, to approve Resolution No. 2025-25(R) casting two votes each for Richard Koepke and Sedric Thomas as candidates to the Board of Directors of the Rockwall Central Appraisal District for a four-year term beginning January 1, 2026. A vote was taken, and the motion passed 7-0.

WORK SESSION

Mayor Porter convened the Council into Work Sessions at 8:57 p.m.

WS1. Discuss development options on property located at 801 South State Highway 78.

Community Services Director Haskins addressed the Council, providing a brief update on the Item, and answered questions from the Council.

Steven Fischler, Chief Investment Officer and Co-Owner of RMWC, presented a brief presentation and answered questions from the Council.

Council feedback included a desire to see fewer or no apartments or townhomes on the property, as well as concerns about density and traffic. Additionally, they suggested a more mixed-use development, possibly including a hospitality-type structure, and increasing the amount of retail/commercial space on the property.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 9:24 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 9:24 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.

ES2. City Manager's annual evaluation.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 11:51 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. 2025-38 and 2025-39 into the official record.

ADJOURNMENT

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Strang, to adjourn the meeting at 11:52 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: Utility Billing
Prepared By: Orie Lealan/Melissa Brown

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2025-40 amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Appendix A (Comprehensive Fee Schedule), Section II (Garbage, Trash and Brush Fees).

Recommendation

Motion to approve the Item as presented.

Discussion

Appendix A (Comprehensive Fee Schedule) of the Code of Ordinances, Section II (Garbage, Trash and Bulk Fees) has been amended to include the rates for FY2026 per the contract agreement with CWD. A cost adjustment calculation was provided by CWD in accordance with the contract requirements. A five percent increase in revenue was also included in the 2026 budget in anticipation of these increases. The residential fee for trash, recycling, and bulk waste collection will increase to \$17.60 from the current rate of \$16.76.

ORDINANCE NO. 2025-40

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, AMENDING WYLIE’S CODE OF ORDINANCES, ORDINANCE NO. 2021-17, AS AMENDED, APPENDIX A (COMPREHENSIVE FEE SCHEDULE), SECTION II (GARBAGE, TRASH AND BRUSH FEES); PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR REPEALING, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE.

WHEREAS, the City Council of the City of Wylie, Texas (“City Council”) has adopted a Comprehensive Fee Schedule (“Comprehensive Fee Schedule”) for the City of Wylie, Texas (“Wylie”), which is codified in Appendix A to the Wylie Code of Ordinances, Ordinance No. 2021-17, as amended (“Code of Ordinances”); and

WHEREAS, the City Council has investigated and determined that it would be advantageous and beneficial to the citizens of Wylie to amend the following provisions of the Comprehensive Fee Schedule as provided herein: Section II (Garbage, Trash and Brush Fees);

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

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

SECTION 2. Amendment to Appendix A (Comprehensive Fee Schedule), Section II (Garbage, Trash and Brush Fees) of the Wylie Code of Ordinances, Ordinance No. 2021-17, as amended (“Code of Ordinances”). Appendix A (Comprehensive Fee Schedule), Section II (Garbage, Trash and Brush Fees) of the Wylie Code of Ordinances, Ordinance No. 2021-17, as amended (“Code of Ordinances”) is hereby amended as follows:

**“APPENDIX A
WYLIE COMPREHENSIVE FEE SCHEDULE**

...

II. Garbage, Trash and Brush Fees.

A. *Residential Fee; Deposits.*

1. The collection and removal of garbage, rubbish, and brush in one polycart container from residential premises, one time per week, and one recycle polycart one time per week, shall be made for a charge of \$17.60 per residential unit for each calendar month.
2. Residential fees for each unit of single-family detached or duplex (not master metered), either curbside or alley side service, shall be \$17.60 per month and shall be charged each month on the utility bill.
3. The following monthly collection fees are based upon the type of establishment or collection, to wit:

- a. Duplex: \$17.60 per unit
 - b. Multifamily: \$17.60 per unit
 - c. Residential (multi-family) apartment recycling: \$1.09 per unit
 - d. Trailer park: \$17.60 per unit
 - 4. Each additional trash polycart: \$5.76
 - 5. Each additional recycle polycart: \$3.27
 - 6. Replace lost/stolen trash or recycle polycart (each): \$117.40
 - 7. Trash only service deposit (no water or sewer account): \$20.00
 - B. *Fees for Special Collection of Brush and Bulky Waste Items.* Special collection of brush and bulky items, in excess of 48 cubic yards per resident per year, will be made available to residents at the rate negotiated between the contractor and the resident.
 - C. *Denial of Service.* In the event of nonpayment of charges for the above services, the City shall have the right to deny further service to such nonpaying person or customer.
- ...

SECTION 3. Penalty. Any person, firm, corporation or entity that violates this Ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined a sum not exceeding two thousand dollars (\$2,000.00) if the violation relates to the public health and sanitation, otherwise the fine shall be a sum not exceeding five hundred dollars (\$500.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the Wylie from filing suit to enjoin the violation. Wylie retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 4. Savings/Repealing. All provisions of the Code of Ordinances shall remain in full force and effect, save and except as amended by this or any other ordinance. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5. Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City Council hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

SECTION 6. Effective Date. This Ordinance shall become effective from and after its passage and publication as required by the City Charter and by law.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, on this 18th day of November, 2025.

Matthew Porter, Mayor

**ATTESTED AND
CORRECTLY RECORDED:**

Stephanie Storm, City Secretary

Date of Publication in *The Wylie News* – November 27, 2025



Wylie City Council

AGENDA REPORT

Department: Parks and Recreation

Prepared By: Brent Stowers

Account Code: 112-5625-52610

Subject

Consider, and act upon, the approval of exercise equipment from Marathon Fitness for the Parks and Recreation Department in the estimated amount of \$60,531.00 through a cooperative purchasing contract with Buy Board and authorizing the City Manager to execute any necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

The Parks and Recreation Department is seeking City Council approval to award Marathon Fitness for the purchase of exercise equipment for the Wylie Recreation and Community Park Centers.

As part of the Parks and Recreation Department's ongoing efforts to promote community health and wellness, the Wylie Recreation Center and Community Park Center will upgrade and replace fitness equipment. The total projected cost for equipment purchases during the 2025–2026 fiscal year is estimated at \$60,531.00.

Staff recommends awarding contract #W2026-13 for the purchase of exercise equipment, as it provides 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. W2026-13; Buy Board #764-25)



Wylie City Council

AGENDA REPORT

Department: Purchasing

Prepared By: Christopher Rodriguez

Account Code: 100-5211-58510

Subject

Consider, and act upon, the approval for the purchase of four (4) vehicles for the Police Department in an estimated amount of \$186,514.00 through a cooperative with The Interlocal Purchasing System (TIPS) purchasing agreement and authorizing the City Manager to execute any and all necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

The Police Department is requesting approval to purchase the following vehicles in the estimated amount of \$186,514.00 from Reliable Chevrolet through cooperative purchasing agreements with The Interlocal Purchasing System (TIPS):

- Two (2) 2025 Chevy Traverse LT1
- Two (2) 2026 Chevy Tahoe PPV 9C1

The City 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 and, by doing so, satisfies any State Law requiring local governments to seek competitive bids for items.

Staff recommends the purchase of these vehicles from Reliable Chevrolet for the Police Department through a cooperative purchasing agreement with TIPS as providing the best value to the City.

(City of Wylie No. W2026-28; TIPS No. 230404)



Wylie City Council

AGENDA REPORT

Department: Purchasing Department
Prepared By: Kirby Krol

Account Code: 100-5251-58510

Subject

Consider, and act upon, the purchase of a 2026 Chevrolet 2500 HD Silverado in an estimated amount of \$90,889.00 from Caldwell County Chevrolet for the Animal Shelter through a cooperative purchasing agreement with BuyBoard, and authorize the City Manager to execute any necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

Staff recommends approving the purchase of a 2026 Chevrolet 2500 HD Silverado in an estimated amount of \$90,889.00 from Caldwell County Chevrolet for the Animal Shelter through a cooperative purchasing agreement with BuyBoard. Funding for this purchase was appropriated during the adoption of the current fiscal year's budget.

This purchase has been determined to provide the best value to the City. Cooperative purchasing programs pool the buying power of multiple public entities as a means to obtain more favorable pricing, terms, and conditions.

The City 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; and by doing so, satisfies any State Law requiring local governments to seek competitive bids for items.

(BuyBoard No. 724-23; City of Wylie No. W2026-25)



Wylie City Council

AGENDA REPORT

Department: Fire **Account Code:** 100-5231-52710
Prepared By: Brandon Blythe

Subject

Consider, and act upon, the approval of the purchase of eighteen (18) new sets of Viking Personal Protective Equipment (PPE) from Responder Gear Supply in the estimated amount of \$56,985.00 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

Wylie Fire Rescue submits this formal request for the necessary funding to replace eighteen (18) sets of the department's Personal Protective Equipment (PPE). This protective gear is indispensable for personnel to safely and effectively execute their duties.

The safety of Wylie Firefighters is paramount, particularly when operating within an Immediate Danger to Life and Health (IDLH) environment. The current protective ensemble (bunker gear) will reach its service life expiration date in 2026.

Replacement of this equipment is mandated to achieve and sustain compliance with all applicable National Fire Protection Association (NFPA) standards. This purchase ensures that our firefighters are outfitted with protective equipment that meets current safety standards, enabling them to perform suppression and rescue operations reliably.

Staff recommends the purchase of eighteen (18) new sets of Viking Personal Protective Equipment (PPE) from Responder Gear Supply in the estimated amount of \$56,985.00 through a cooperative purchasing contract with BuyBoard.

The City 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; and by doing so, satisfies any State Law requiring local governments to seek competitive bids for items.

(Wylie Agreement No. 2026-29 / BuyBoard 698-23)



Wylie City Council

AGENDA REPORT

Department: Purchasing Department
Prepared By: Tristian Porter

Account Code: 100-5241-54810

Subject

Consider, and act upon, the approval of the purchase of Annual Maintenance and Software Upgrades for Public Safety Radios and Network Software from Motorola in the estimated amount of \$58,844.20 through a cooperative purchasing contract with Texas DIR-CPO-5433 and authorizing the City Manager to execute any and all necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

Motorola provides the physical P25 compliant radios for the Fire, Police, and Public Works departments. This includes portable and in-car radios, and the necessary supporting infrastructure. The agreement includes annual maintenance, support, warranty coverage, and upgrades to the Motorola radios and equipment.

Staff recommends the purchase of the Annual Maintenance and Software Upgrades for Public Safety Radios and Network Software from Motorola in the estimated amount of \$58,844.20 through a cooperative purchasing contract with Texas DIR-CPO-5433. The City 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; and by doing so, satisfies any State Law requiring local governments to seek competitive bids for items.

(Wylie Agreement No. 2026-26 / Texas DIR-CPO-5433)



Wylie City Council

AGENDA REPORT

Department: Planning
 Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2025-41 for a change of zoning from Agricultural District (AG/30) to Planned Development (PD), amending PD 2020-54, to allow for single-family residential development on 4.04 acres, located at 2601 and 2701 Sachse Road (ZC 2025-12).

Recommendation

Motion to approve the Item as presented.

Discussion

On October 28, 2025, City Council approved the writing of an ordinance for a change of zoning from Agricultural District (AG/30) to Planned Development (PD), amending PD 2020-54, to allow for single-family residential development on 4.04 acres, located at 2601 and 2701 Sachse Road (ZC 2025-12).

Final approval of Zoning Case 2025-12 requires the adoption of the Ordinance to amend the zoning accordingly in the Official Zoning map of the City, and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

The subject ordinance allows for the rezoning. Exhibit A (Legal Description), Exhibit B (Zoning Exhibit), and Exhibit C (Development Standards) are included and made a part of this Ordinance.

The above-described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

ORDINANCE NO. 2025-41

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WYLIE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY, ZONING CASE NUMBER 2025-12, AGRICULTURAL DISTRICT (AG/30) TO PLANNED DEVELOPMENT (PD), AMENDING PD 2020-54, TO ALLOW FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT ON 4.04 ACRES; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Wylie, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to owners of the affected property, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

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

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Wylie, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Wylie, to give the hereinafter described property a new zoning classification of Planned Development - Single Family (PD-SF), said property being described in Exhibit A (Legal Description), hereto and made a part hereof for all purposes.

SECTION 2. That a Zoning Exhibit and Development Standards are an integral component of the development of the property and are attached as Exhibit B and Exhibit C.

SECTION 3. That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4. That the above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

SECTION 5. Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, commits an unlawful act and shall be subject to the general penalty provisions of Section 1.5 of the Zoning Ordinance, as the same now exists or is hereafter amended.

SECTION 6. Should any paragraph, sentence, subdivision, 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 so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 7. 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 8. The repeal of any ordinance, or parts thereof, by the enactment of this 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 provisions 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 18th day of November, 2025.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Date of Publication: November 27, 2025, in The Wylie News.

LEGAL DESCRIPTION
4.024 ACRES

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, City of Wylie ETJ, Dallas County, Texas and being a portion of that tract of land described in Deed to Perry W. Kinnard and Linda A. Kinnard, as recorded in Volume 95234, Page 476, Deed Records, Dallas County, Texas and being a portion of that tract of land described in Deed to Michael T. Fasang, as recorded in Volume 2004141, Page 9931, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a wooden fence post found in the northeast line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded Document No. 202000188066, Deed Records, Dallas County, Texas for the southern most corner of said Perry W. Kinnard and Linda A. Kinnard tract;

THENCE North 45 degrees 11 minutes 57 seconds West, with said northeast line, a distance of 250.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 31 minutes 39 seconds East, leaving said northeast line, a distance of 250.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 30 degrees 29 minutes 42 seconds East, a distance of 164.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 31 minutes 43 seconds East, a distance of 240.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the northeast line of said Michael T. Fasang tract;

THENCE South 45 degrees 13 minutes 17 seconds East, a distance of 290.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the northwest line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 20131029001473050, Deed Records, Dallas County, Texas for the eastern most corner of said Michael T. Fasang tract;

THENCE South 44 degrees 31 minutes 43 seconds West, with said northwest line, a distance of 649.98 feet to the **POINT OF BEGINNING** and containing 4.024 acres of land, more or less.

EXHIBIT "A"
LEGAL DESCRIPTION
ANEX TRACT THREE
2.144 ACRES

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, City of Wylie ETJ, Dallas County, Texas and being a portion of that tract of land described in Deed to Perry W. Kinnard and Linda A. Kinnard, as recorded in Volume 95234, Page 476, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a wooden fence post found in the northeast line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded Document No. 202000188066, Deed Records, Dallas County, Texas for the southern most corner of said Perry W. Kinnard and Linda A. Kinnard tract;

THENCE North 45 degrees 11 minutes 57 seconds West, with said northeast line, a distance of 250.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 31 minutes 39 seconds East, leaving said northeast line, a distance of 250.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 30 degrees 29 minutes 42 seconds East, a distance of 80.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the common southwest line of that tract of land described in Deed to Michael T. Fasang, as recorded in Volume 2004141, Page 9931, Deed Records, Dallas County, Texas and northeast line of said Perry W. Kinnard and Linda A. Kinnard tract;

THENCE Southeasterly, with said common line, the following three (3) courses and distances:

South 15 degrees 33 minutes 26 seconds East, a distance of 105.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 72 degrees 03 minutes 46 seconds East, a distance of 190.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 37 degrees 36 minutes 48 seconds East, a distance of 91.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the northwest line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 20131029001473050, Deed Records, Dallas County, Texas;

THENCE South 44 degrees 31 minutes 43 seconds West, with said northwest line, a distance of 433.43 feet to the **POINT OF BEGINNING** and containing 2.144 acres of land, more or less.

EXHIBIT "A"
LEGAL DESCRIPTION
ANNEX TRACT 4
1.880 ACRES

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, City of Wylie ETJ, Dallas County, Texas and being a portion of that tract of land described in Deed to Michael T. Fasang, as recorded in Volume 2004141, Page 9931, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the northwest line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 20131029001473050, Deed Records, Dallas County, Texas for the eastern most corner of said Michael T. Fasang tract;

THENCE South 44 degrees 31 minutes 43 seconds West, with said northwest line, a distance of 216.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common eastern most corner of that tract of land described in Deed to Perry W. Kinnard and Linda A. Kinnard, as recorded in Volume 95234, Page 476, Deed Records, Dallas County, Texas and southern most corner of said Michael T. Fasang tract;

THENCE Northwesterly, with the common northeast line of said Perry W. Kinnard and Linda A. Kinnard tract and southwest line of said Michael T. Fasang tract, the following three (3) courses and distances:

North 37 degrees 36 minutes 48 seconds West, a distance of 91.28 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

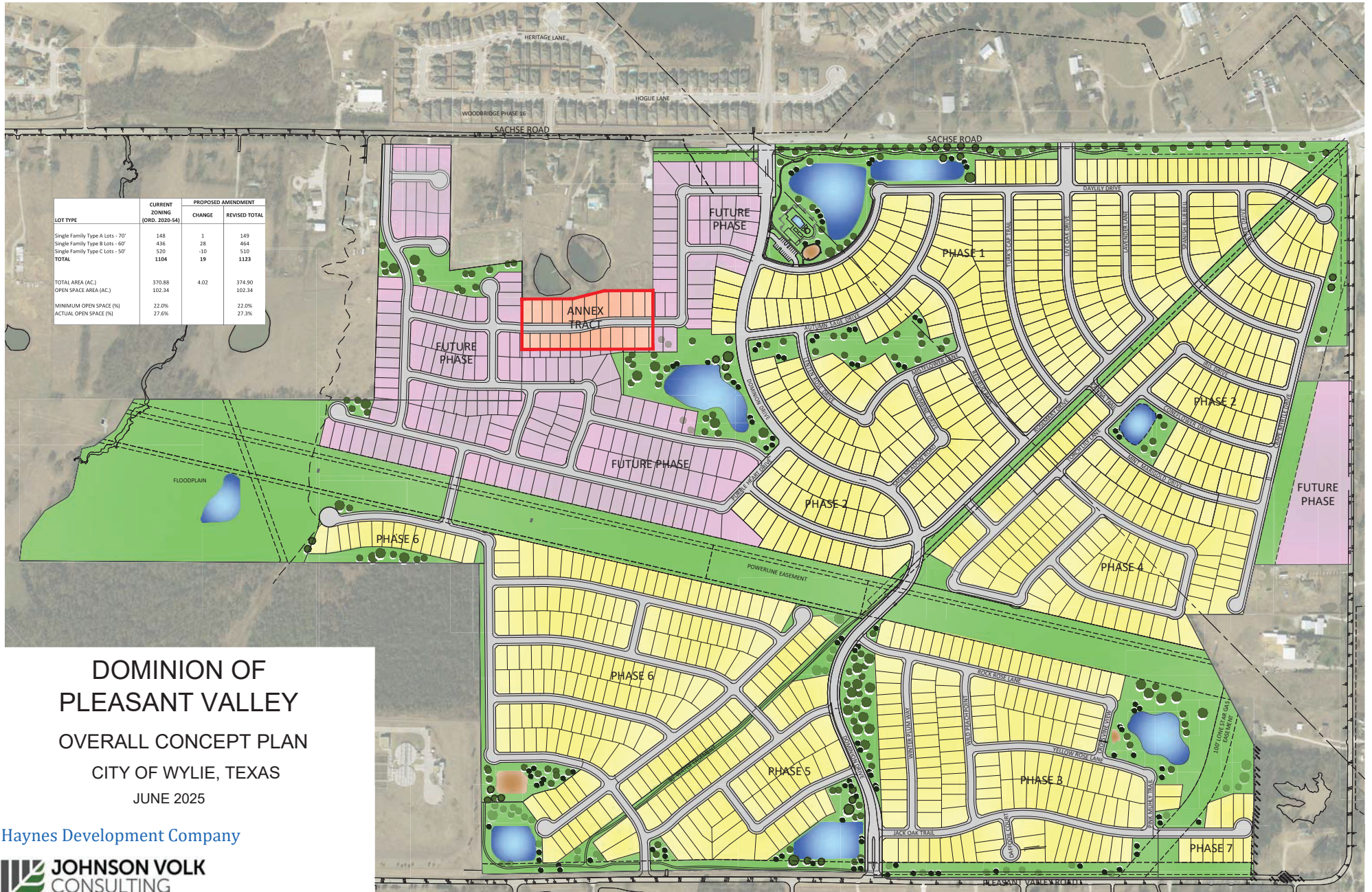
South 72 degrees 03 minutes 46 seconds West, a distance of 190.25 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 15 degrees 33 minutes 26 seconds West, a distance of 105.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 30 degrees 29 minutes 42 seconds East, leaving said common line, a distance of 84.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 31 minutes 43 seconds East, a distance of 240.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the northeast line of said Michael T. Fasang tract;

THENCE South 45 degrees 13 minutes 17 seconds East, a distance of 290.01 feet to the **POINT OF BEGINNING** and containing 1.880 acres of land, more or less.



DOMINION OF PLEASANT VALLEY
OVERALL CONCEPT PLAN
 CITY OF WYLIE, TEXAS
 JUNE 2025

Haynes Development Company

JOHNSON VOLK CONSULTING
 TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

Annex Tract Undeveloped Land Developed Land/ Under Construction Existing Open Space

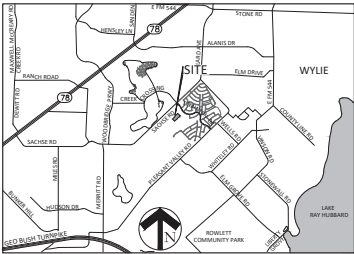
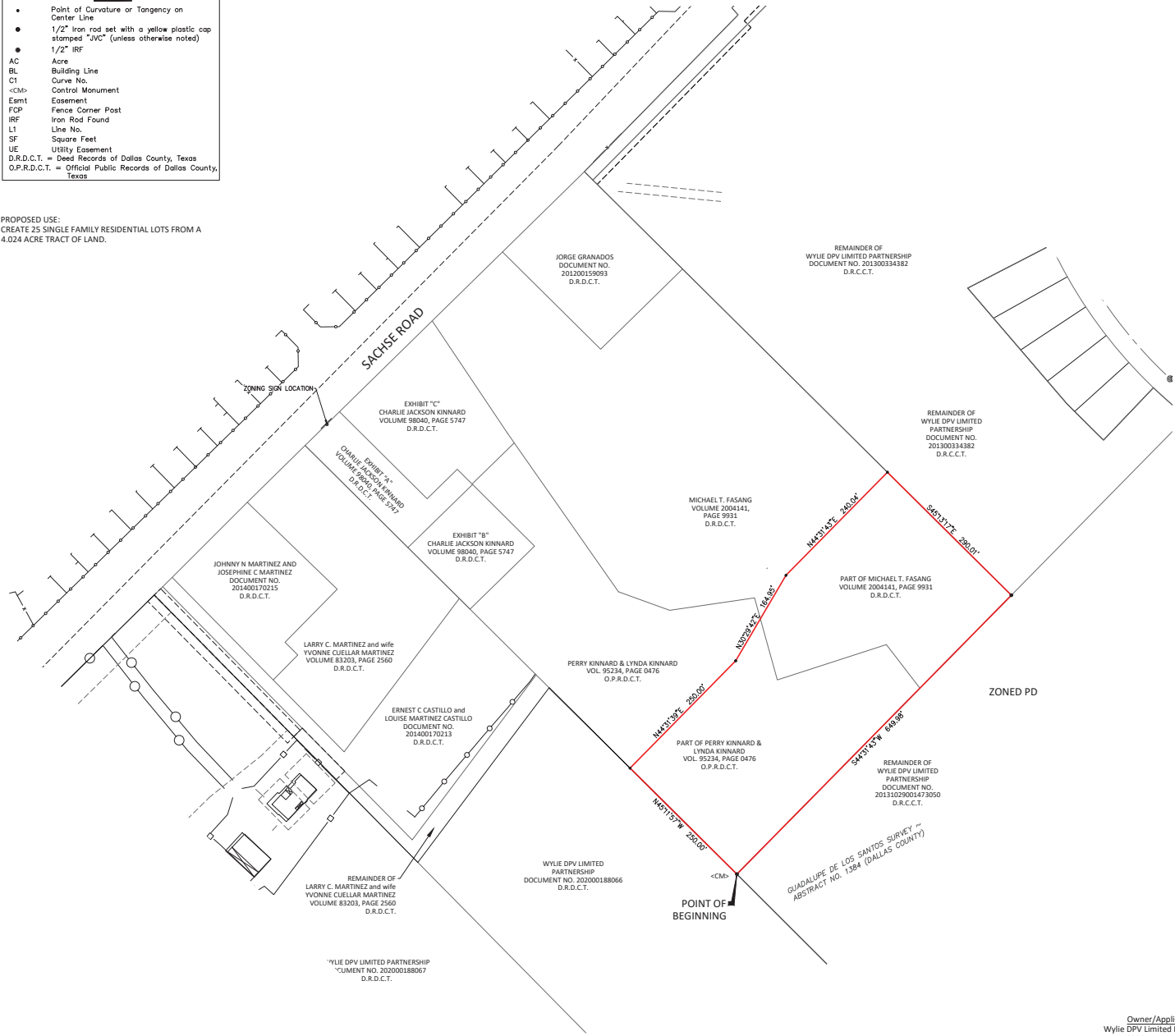


200 100 0 200 400
 SCALE 1" = 200'

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF
- AC Acre
- BL Building Line
- C1 Curve No.
- <CM> Control Monument
- Easmt Easement
- FCD Fence Corner Post
- IRF Iron Rod Found
- L1 Line No.
- SF Square Feet
- UE Utility Easement
- D.R.D.C.T. = Deed Records of Dallas County, Texas
- O.P.R.D.C.T. = Official Public Records of Dallas County, Texas

PROPOSED USE:
CREATE 25 SINGLE FAMILY RESIDENTIAL LOTS FROM A
4.024 ACRE TRACT OF LAND.



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
ANNEX TRACT
4.024 ACRES

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THENCE North 45 degrees 11 minutes 57 seconds West, with said northeast line, a distance of 250.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 44 degrees 31 minutes 39 seconds East, leaving said northeast line, a distance of 250.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 30 degrees 29 minutes 42 seconds East, a distance of 164.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

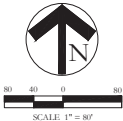
THENCE North 44 degrees 31 minutes 43 seconds East, a distance of 240.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the northeast line of said Michael T. Fasang tract;

THENCE South 45 degrees 13 minutes 17 seconds East, a distance of 290.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the northeast line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 20131029001473050, Deed Records, Dallas County, Texas for the eastern most corner of said Michael T. Fasang tract;

THENCE South 44 degrees 31 minutes 43 seconds West, with said northeast line, a distance of 649.98 feet to the POINT OF BEGINNING and containing 4.024 acres of land, more or less.

ZONING EXHIBIT

DOMINION OF
PLEASANT VALLEY
ANNEX TRACT
4.024 ACRES
OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)
CITY OF WYLIE
DALLAS COUNTY, TEXAS



25 August 2025

SHEET 1 OF 1

Owner/Applicant:
Wylie DPV Limited Partnership
6206 Lupton Drive
Dallas, TX 75225
Phone: 214-673-0575
Contact: Ronald N. Haynes, Jr.
Email: rhaynes@HaynesDevCo.com

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk
Email: jay.volk@johnsonvolk.com



LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF
- AC Acre
- BL Building Line
- C1 Curve No.
- <CM> Control Monument
- Esmt Easement
- FCP Fence Corner Post
- IRF Iron Rod Found
- L1 Line No.
- SF Square Feet
- UE Utility Easement
- D.R.D.C.T. = Deed Records of Dallas County, Texas
- O.P.R.D.C.T. = Official Public Records of Dallas County, Texas

LOT TYPE	CURRENT ZONING (ORD. 2020-54)	PROPOSED AMENDMENT	
		CHANGE	REVISED TOTAL
Single Family Type A Lots - 70'	148	1	149
Single Family Type B Lots - 50'	436	38	464
Single Family Type C Lots - 50'	520	-10	510
TOTAL	1104	19	1123
TOTAL AREA (AC.)	370.88	4.02	374.90
OPEN SPACE AREA (AC.)	102.34		102.34
MINIMUM OPEN SPACE (%)	22.0%		22.0%
ACTUAL OPEN SPACE (%)	27.6%		27.3%

- 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.
 - No asperence between the height of 2' and 9' may be placed in visibility triangles.

BENCHMARKS:

CM #2: Located north of State Highway No. 78 and west of South Ballard Street approximately 10.0' west and 10.4' south of the southeast corner of the building located at 104 South Ballard Street.

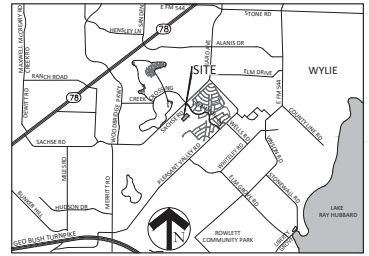
N: 7057346.76 E: 2569521.09
ELEV: 550.34' (PLAN) 550.37' (FIELD)

CM #4: Located in the northeast corner of Quail Meadow Park south of alley and west of White Iris Way. 14.5 feet south of the south line of alley concrete paving. 7.3 feet perpendicular to b.c. parking area.

N: 7065787.66 E: 2560973.09
ELEV: 562.91' (PLAN) 562.86' (FIELD)

CM #5: Located north of the northeast intersection of Troy Road and County Road 732 (Beaver Creek). The monument is located approximately 8.5' west of the southeast corner of a chain link fence and 5.3' south of the south chain link fence.

N: 7050245.89 E: 2578669.13
ELEV: 454.28' (PLAN) 454.17' (FIELD)



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
ANNEX TRACT
4.024 ACRES

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THENCE North 45 degrees 11 minutes 57 seconds West, with said northeast line, a distance of 250.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

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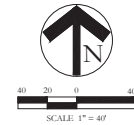
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THENCE South 44 degrees 31 minutes 43 seconds West, with said northeast line, a distance of 649.98 feet to the POINT OF BEGINNING and containing 4.024 acres of land, more or less.

CONCEPT PLAN

DOMINION OF
PLEASANT VALLEY
ANNEX TRACT
4.024 ACRES

LOTS 1-12, BLOCK A; LOTS 1-13, BLOCK B
25 SINGLE FAMILY LOTS
OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)
CITY OF WYLIE
DALLAS COUNTY, TEXAS



25 August 2025

SHEET 1 OF 1

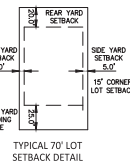
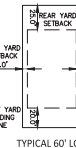
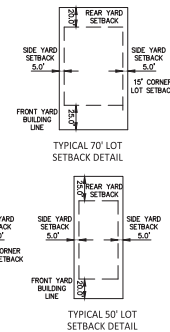


Owner/Applicant:
Wylie DPV Limited Partnership
6206 Lupton Drive
Dallas, TX 75225
Phone: 214-673-0575
Contact: Ronald N. Haynes, Jr.
Email: rhaynes@HaynesDevCo.com

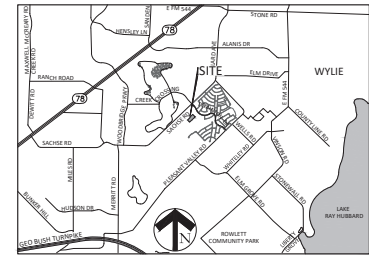
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk
Email: jay.volk@johnsonvolk.com

Line Table		
Line	Length	Direction
L1	4.80	S46° 22' 24" W
L2	14.14	N89° 31' 54" E

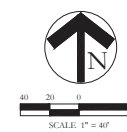
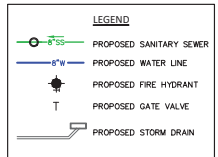
Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	30.59	600.00	02°50'10"	30.58 N45° 59' 21" E
C2	102.14	400.00	01°43'52"	101.87 N30° 12' 47" E
C3	134.09	526.00	01°43'03"	133.73 S37° 12' 52" W



POINT OF
BEGINNING



VICINITY MAP
N.T.S.



PRELIMINARY
WATER & SANITARY SEWER PLAN
DOMINION OF
PLEASANT VALLEY
ANNEX TRACT

CITY OF WYLIE
DALLAS COUNTY, TEXAS

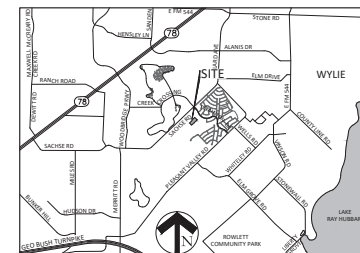
FOR INSPECTION PURPOSES ONLY. THIS DOCUMENT IS NOT
OFFICIAL AND NOT APPROVED FOR RECORDING PURPOSES.

25 August 2025
SHEET 1 OF 1





Owner/Applicant:
Wylie DPV Limited Partnership
6206 Lupton Drive
Dallas, TX 75225
Phone: 214-673-0575
Contact: Ronald N. Haynes, Jr.
Email: rhaynes@HaynesDevCo.com

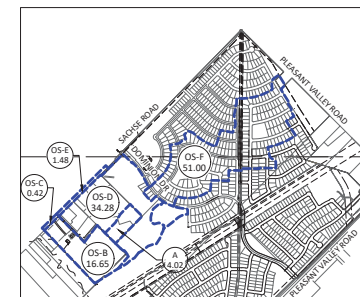
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk
Email: jay.volk@johnsonvolk.com





LEGEND

	DRAINAGE AREA DESIGNATION DRAINAGE AREA SIZE (AC.)
	DRAINAGE AREA DIVIDE
	FLOW ARROW
	EXISTING CONTOUR



OVERALL DRAINAGE AREA MAP
SCALE 1" = 1000'

*Reference Dominion of Pleasant Valley Phase 1 record drawings dated October 14 2014 for outfall information from existing 5'x4' RCB at the intersection of Dominion Drive and Autumn Sage Drive.



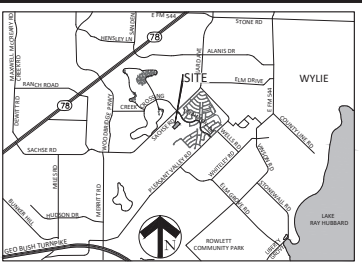
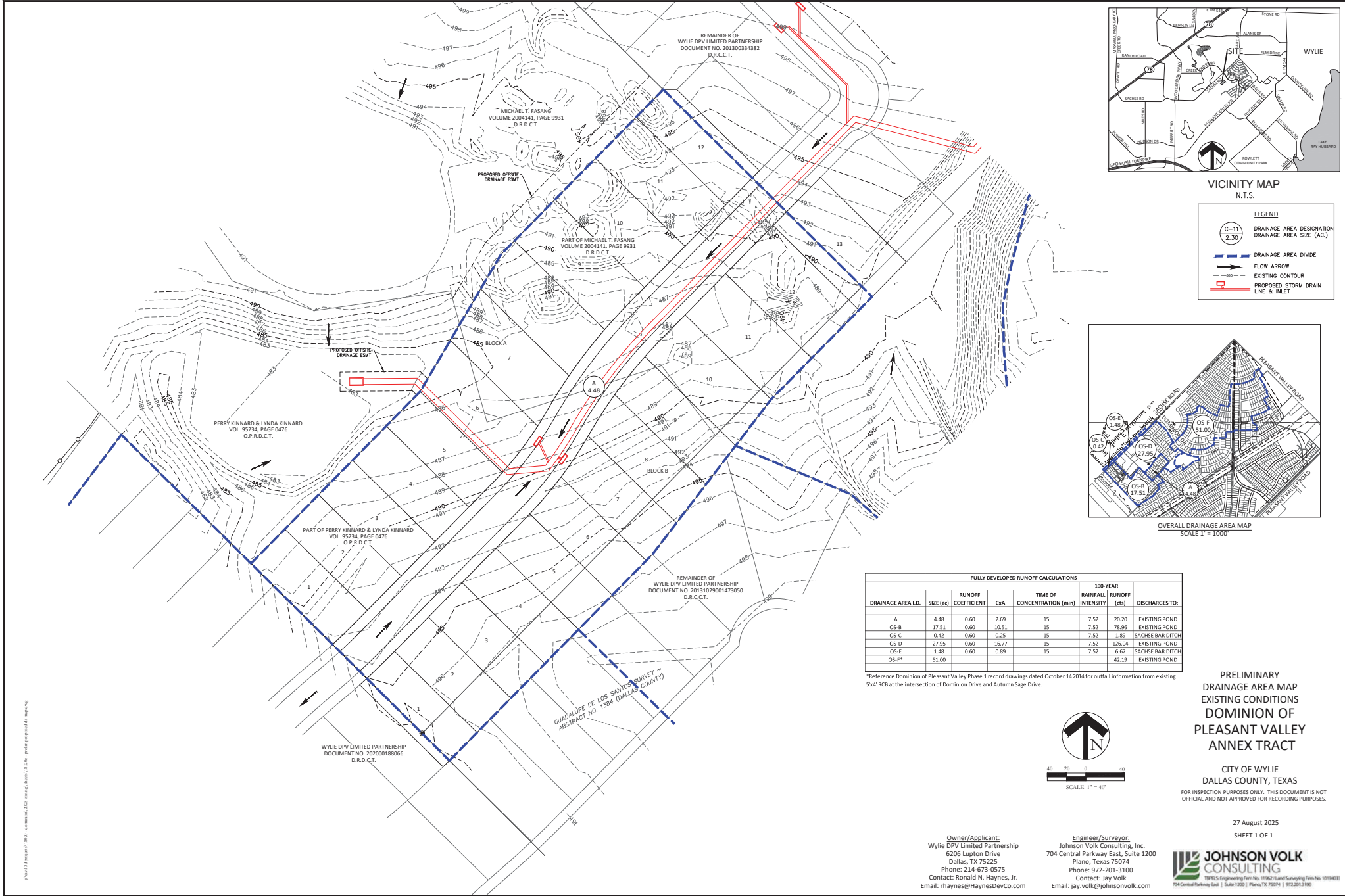
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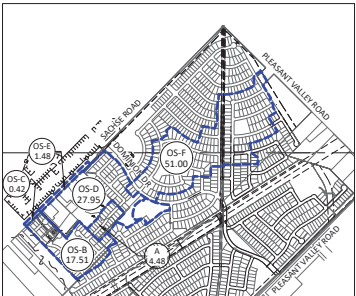
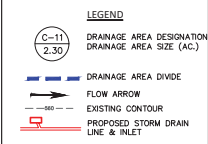
SHEET 1 OF 1

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 120
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk
Email: jay.volk@johnsonvolk.com

JOHNSON VOLK CONSULTING
TS/PELS: Engineering Firm No. 111962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100



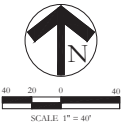
VICINITY MAP
N.T.S.



OVERALL DRAINAGE AREA MAP
SCALE 1" = 1000'

FULLY DEVELOPED RUNOFF CALCULATIONS						
DRAINAGE AREA I.D.	SIZE (ac)	RUNOFF COEFFICIENT	Cx	TIME OF CONCENTRATION (min)	100-YEAR RAINFALL INTENSITY (cfs)	100-YEAR RUNOFF (cfs)
A	4.48	0.60	2.69	15	7.52	20.20
OS-B	17.51	0.60	10.51	15	7.52	78.96
OS-C	0.42	0.60	0.25	15	7.52	1.89
OS-D	27.95	0.60	16.77	15	7.52	126.04
OS-E	1.48	0.60	0.89	15	7.52	6.67
OS-F	51.00				42.19	EXISTING POND

*Reference Dominion of Pleasant Valley Phase 1 record drawings dated October 14 2014 for outfall information from existing 5x4' RCB at the intersection of Dominion Drive and Autumn Sage Drive.



PRELIMINARY
DRAINAGE AREA MAP
EXISTING CONDITIONS
DOMINION OF
PLEASANT VALLEY
ANNEX TRACT

CITY OF WYLIE
DALLAS COUNTY, TEXAS

FOR INSPECTION PURPOSES ONLY. THIS DOCUMENT IS NOT
OFFICIAL AND NOT APPROVED FOR RECORDING PURPOSES.

27 August 2025

SHEET 1 OF 1

Owner/Applicant:
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6206 Lupton Drive
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Contact: Ronald N. Haynes, Jr.
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Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk
Email: jay.volk@johnsonvolk.com

JOHNSON VOLK CONSULTING
10912 S. Engineering Farm No. 11962 • Land Surveying Firm No. 107194033
P&H Central Parkway East | Suite 1200 | Plano TX 75074 | 972.201.3100

Exhibit “C”

Dominion Of Pleasant Valley

Planned Development Standards

Community Framework

Dominion of Pleasant Valley will be a multi-generational community where an emphasis on the pedestrian experience is balanced with the conveniences of a suburban lifestyle.

A variety of housing types will be provided to meet the needs of a complete life cycle. This will allow residents to move within the community as change occur in their lives.

In the Dominion of Pleasant Valley community, public and private spaces are given equal importance. Open spaces and common areas are interspersed throughout the community. Also, where possible, the natural features of the property are emphasized to provide for a balanced within the community.

Permitted Uses:

Uses shall be allowed in accordance with the “SF 10/24” column of the Use Charts established in the June, 2023 Wylie Zoning Ordinance with the following exception. A day care facility shall be allowed by right, subject to a specific use permit only.

General Standards

1. The design and development of the Dominion of Pleasant Valley community shall take place in general accordance with the attached Concept Plan (Exhibit B).
2. The maximum number of lots/homes shall be 1,123.
3. Lot Mix:
 - A. A maximum of 510 lots shall be the “Type C” lots (minimum lot width of 50’)
 - B. A maximum of 464 lots shall be the “Type B” lots (minimum lot width of 60’)
 - C. The remainder 149 lots shall be Type “A” lots (minimum lot width of 70’)
 - D. As part of each final plat submittal, a table shall be provided which indicates the number of each Type of lot within the Dominion of Pleasant Valley community.
4. A minimum of 22% of the land within the Dominion of Pleasant Valley community shall be used as open space.

The open space shall be owned by the City and maintained by the Homeowners Association with the exception of the swimming pool area at the amenity center. A warranty deed with a legal description of each parcel of open space shall be provided to the City at the time of the ownership transferring from the Developer to the City. The swimming pool area shall be owned and maintained by the Homeowners Association. With the exception of the swimming pool area, all other open spaces within the community shall be accessible to the public.

One element of the open space shall be a community amenity center. The amenity center shall generally be located as shown on the Open Space Plan. The amenity center shall be constructed with the first phase of the community and shall be completed prior to the issuance of a Certificate of Occupancy for any residential dwelling. Components of the amenity center shall include, at a minimum, a junior Olympic swimming pool, splash pool, bathrooms, BBQ grills, picnic tables, shade structures, playground equipment, and an off-street parking lot.

Amenities to be provided in other open spaces identified on the Open Space Plan shall include, at a minimum, 2 gazebos with BBQ grills and picnic tables, and 2 sets of playground equipment.

The open space, including the community's amenity center, provided within the Dominion of Pleasant Valley community, as generally show on the Concept Plan shall be recognized as meeting all of the City of Wylie's acreage and or parkland dedication fee requirements for public and/or private open space for the Dominion of Pleasant Valley community.

The Developer shall coordinate with the City on the selection of type, style, location, size etc. of all open space improvements including but not limited to: plants, trees, turf, mulch, irrigation, benches, tables, pavilions, gazebos, grills, playgrounds, etc. The Developer shall adhere to established Park Division equipment standards and all Open Space and Trails Master Plan recommendations.

All open spaces shall be sodded, rolled, and irrigated per the City's accepted practices.

All trees within the open spaces shall have tree wells and bubbler irrigation.

Water meters shall be furnished by the City, while backflow devices shall be furnished by the Developer.

Monthly water and electrical charges for open space maintenance shall be paid for by the Homeowners Association

A "cost of improvements" shall be provided by the Developer to the City when the open space ownership transfers from the Developer to the City.

5. Dwellings may encroach into the required rear yard by no more than 5'. Dwellings shall not encroach into the required front yard.

Residential Standards

Type A Lots

Type A lots shall be developed in accordance with the June, 2023 City of Wylie Zoning Ordinance, except as indicated below.

Dimensional Standards

1. Minimum lot area: 8,400 square feet.
2. Minimum lot width: 70'. On cul-de-sacs and/or elbows, the minimum lot width shall be 60'. The minimum street frontage for all lots at the front property line shall be 30'.
3. Minimum lot depth: 120'. On cul-de-sacs and/or elbows, the minimum lot width shall be 100'.
4. Minimum front yard: 25'. An unenclosed porch may encroach into the front setback by a maximum of 10'.
5. Minimum side yard: 5'. The minimum side yard on a corner lot adjacent to a street shall be 15'. If a garage is accessed from a side street, the minimum setback for the face of the garage shall be 25'.

6. Minimum rear yard: 20' for the primary structure. Accessory structures shall have a minimum rear yard of 3'.
7. Minimum dwelling area: No more than 50% between 2,500 and 3,000 sq. ft. and 50% must be greater than 3,000 sq. ft.
8. Maximum lot coverage: 45%
9. Maximum height: 2 1/2 stories or 40' for the main building.
10. A minimum of 2 off-street parking spaces shall be provided on each single-family lot.

Type B Lots

Type B lots shall be developed in accordance with the June, 2023 City of Wylie Zoning Ordinance, except as indicated below.

Dimensional Standards

1. Minimum lot area: 7,200 square feet.
2. Minimum lot width: 60'. On cul-de-sacs and/or elbows, the minimum lot width shall be 50'. The minimum street frontage for all lots at the front property line shall be 30'.
3. Minimum lot depth: 120'. On cul-de-sacs and/or elbows, the minimum lot depth shall be 100'.
4. Minimum front yard: 20'. An unenclosed porch may encroach into the front setback by a maximum of 10'.
5. Minimum side yard: 5'. The minimum side yard on a corner lot adjacent to a street shall be 15'. If a garage is accessed from a side street, the minimum setback for the face of the garage shall be 20'.
6. Minimum rear yard: 25' for the primary structure. Accessory structures shall have a minimum rear yard of 3'.
7. Minimum dwelling area: No more than 50% between 2,250 and 2,750 sq. ft. and 50% must be greater than 2,750 sq. ft.
8. Maximum lot coverage: 45%
9. Maximum height: 2 1/2 stories or 40' for the main building.
10. A minimum of 2 off-street parking spaces shall be provided on each single-family lot.

Type C Lots

Type C lots shall be developed in accordance with the June, 2023 City of Wylie's Zoning Ordinance as it exists or may be amended, except as indicated below.

Dimensional Standards

1. Minimum lot area: 6,000 square feet.
2. Minimum lot width: 50'. On cul-de-sacs and/or elbows, the minimum lot width shall be 40'. The minimum street frontage for all lots at the front property line shall be 30'.
3. Minimum lot depth: 120'. On cul-de-sacs and/or elbows, the minimum lot depth shall be 100'.
4. Minimum front yard: 20'. An unenclosed porch may encroach into the front setback by a maximum of 10'.
5. Minimum side yard 5'. The minimum side yard on a corner lot adjacent to a street shall be 15'. If a garage is accessed from a side street, the minimum setback for the face of the garage shall be 20'.

6. Minimum rear yard: 25' for the primary structure. Accessory structures shall have a minimum rear yard of 3'.
7. Minimum dwelling area: No more than 50% of the dwelling shall be between 2,000 sq. ft. and 2,400 sq. ft. The remaining 50% of the dwelling shall be greater than 2,400 sq. ft.
8. Maximum lot coverage: 50%.
9. Maximum height: 2 1/2 stories or 40' for the main building.
10. A minimum of 2 off-street parking spaces shall be provided on each single-family lot.

Residential Architectural Standards

1. Plate heights in houses shall be no less than 9' for the first floor and 8' for the second or higher floor.
2. The front façade of each house shall contain architectural detailing to include at least two of the following:
 - A. A front porch, as defined in No. 7 below.
 - B. Decorative gable feature. Such a feature may be delineated with complimentary building materials or differing laid pattern, or combination thereof.
 - C. Decorative door, window, and/or opening lintels. Such a feature shall be delineated with complementary building materials.
 - D. Complimentary building material wainscoting.
 - E. Attic windows or dormers.
 - F. Window shutters. The shutters shall be sized to match the window sash.

Examples of the above are shown on attachment 1.

3. A "sense of arrival" shall be created at a house's primary entrance. This can be done with but not limited to any two or number of the following:
 - A. A front porch
 - B. Oversized openings for a recessed front door.
 - C. Complimentary building materials to accent the entryway.
 - D. Decorative front door.
 - E. Enhanced primary walkway paving using earth-tone colored concrete (stain mixed in, not applied after), stamped pattern concrete, or brick pave stone.

Examples of the above are shown on Attachment 2.

4. Architectural repetition: 7 lots skipped before repeating same floor plan and elevation.
5. A minimum of 25% of the home's street façade shall be offset from the remainder of the facade by at least 2'.
6. All of the homes shall have at least one front elevation option which includes a front porch incorporated into the home's front elevation.
7. Front porches: A front porch shall have a minimum depth of 6' and a minimum width of 10' (60 square feet minimum). Front porches shall have railing and columns. The railings and columns shall be architecturally compatible with the house's front façade.
8. A hip roof which faces the street and which comprises greater than 35% of the total width of a house's façade material shall be broken up with dormer or other architecturally compatible appurtenances.
9. Lighted house number wall plaques shall be provided on the front of all homes.

10. Exterior façade material: The homes shall be constructed of 100% masonry. Masonry shall include brick, stone, masonry, stucco, and hardy plank. In no instance however shall hardy plank comprise more than 20% of any individual façade of the home.
11. Chimneys shall be enclosed with masonry matching the exterior walls. Chimneys shall not be clad in hardy plank unless it can be shown that such material is needed from as structural perspective (chimney extending through a roof) or from an architectural perspective.
12. All trim, siding, ceiling, and garage doors on the front facades shall be painted two contrasting colors to achieve an architecturally enhanced appearance. An example is, trim to be painted one color and side surfaces and garage doors to be painted a second color.
13. Roof pitches shall have a minimum 8:12 for main gables and hips. Dormer roof and roofs over porches may have a lesser pitch.
14. Roofing materials shall be either, architectural grade overlap shingles, tile, or standing seam metal. Wood shingles shall be prohibited. Vents and other roof appurtenances shall be painted to match the roof's color.
15. All of the homes shall have at least one front elevation option which includes two single-car garage doors versus one two-car garage door.
16. Garage doors: Garage doors may face a public street. Garage doors facing the street shall comprise no more than 45% of the total width of a house's façade.
17. Garage doors shall be carriage style in appearance. This shall be accomplished with the following.
 - A. Garage door panels shall be wood clad or have the appearance of wood.
 - B. Decorative hardware shall be attached to the garage doors. Such hardware shall include handles and hinges in a complimentary color.

Examples of the above are shown on Attachment 3.

18. Carports are prohibited for homes with front entry or swing garages.
19. Fencing: Fencing located in the front of a house shall have a maximum height of 4' and shall have a minimum 50% of the fence face area transparent. Fencing along the side or rear property lines of a lot, including when a side or rear property line is adjacent to a street, shall have a maximum height of 8' and be constructed of wood with metal poles and the fence's rails facing to the inside of the lot. (Pressure treated wood as a fence material shall be prohibited).
20. Board on board fence construction with the fence's rails facing to the inside of the lot, shall be done on all corner lots where the fence is adjacent to a street, shall have a maximum height of 8' and be constructed of wood with metal poles and the fence's rails facing to the inside of the lot. (Pressure treated wood as a fence material shall be prohibited.)
21. Tubular steel or wrought-iron type fencing shall be required on all single-family lots adjacent to open spaces, greenbelts, and parks referenced on the Open Space Plan (Exhibit D).
22. Landscaping: Sodded front yards with a minimum two 3" caliper trees and five shrubs shall be provided for each home. Enhanced landscaping along the home's primary walkway shall also be provided. When automated, subsurface irrigation systems are provided, rain sensors shall be installed and operational.
23. Outdoor lighting. Entrances to homes and garages shall be illuminated.
24. Conservation/Sustainability: All homes shall comply with the Energy component of the Wylie Building Code.

COMMUNITY DESIGN STANDARDS

1. Public open space easements: 30' wide buffer with a minimum 8' wide trail to the rear of houses beside the open spaces and perpendicular from a street.
2. Perimeter screen along Sachse Road and Pleasant Valley Road shall be provided as generally shown on Exhibit E (Conceptual Perimeter Treatment). More specifically, a minimum 6' tall board-on-board cedar fence shall be provided to screen the adjacent homes from the roadways. The fencing shall have metal poles and masonry columns spaced every 50'. The fence's rails shall face the inside of the lot. Additionally, the fencing shall be stained to a uniform, neutral brown color and be maintained by the Homeowner's Association. In conjunction with the fencing, shrub plantings shall be provided.
3. Perimeter buffer, trails and landscape: A minimum 40' buffer shall be provided along Sachse Road and Pleasant Valley Road. A mixture of large/shade and small ornamental trees shall be provided within the 40' buffer. The trees shall be planted in natural groupings versus being evenly spaced. A minimum of 8' wide concrete trails shall meander through the buffer as generally depicted on Exhibit E (Conceptual Perimeter Treatment).
4. Furnishings along trails: Benches with backs shall be provided and spaced appropriately when adjacent to open space. Decorative paving and cross-walks at street connectors shall also be provided.
5. Curvilinear streets: A minimum of 25% of the streets within the community shall have a curve between 3 and 23 degrees.
6. Entry features and medians: Architectural features on stone screening walls or stone monuments shall be located within a landscaped median to the first cross street. Decorative paving shall be provided in the cross-walk.
7. Signage at community entries: Community identification shall be incorporated into the screening wall or monument located at the community entrances. The sign shall be illuminated by means other than street lights.
8. Sidewalk locations: 5' sidewalks shall be provided on both sides of a street.
9. Mailboxes: Mailboxes shall be paired at the common property line of two lots. They shall be a uniform style, selected by the developer, and shall be stylistically consistent throughout the Dominion of Pleasant Valley community. A number plaque shall be provided on the mailbox.
10. Sidewalk lighting: Upgraded decorative street pole lighting shall be provided throughout the community. The poles shall have solar controls and be spaced every 250' – 350' and at intersection at mid-block.
11. Alleys: Alleys shall not be required.
12. Community buffer yards, entryway treatments, and landscaping shall be designed, developed, and maintained in accordance with the standards established in the Wylie Zoning Ordinance unless otherwise identified in these requirements.
13. A Landscape Plan shall be provided in conjunction with the preliminary plat. Such a plan shall comprehensively address edge treatments such as perimeter screening and landscaping and primary and secondary community entrances.
14. Community Streets: Streets within the Dominion of Pleasant Valley community shall dedicate right-of-way and be built to the paving widths and thicknesses as identified on Exhibit F (Paving and Right-of-Way Dimensions).

Roadway Impact Fees shall be paid for the Dominion of Pleasant Valley community's impact on Ballard Avenue and Pleasant Valley Road. No other financial obligations with respect to these roads shall be required.

TREE PRESERVATION

Surveying and mitigation of protected trees shall be in accordance with the following

1. The developer shall submit an aerial exhibit of delineating wooded areas in remaining undeveloped land. The total acreage of wooded areas shall be shown on the exhibit.
2. Within existing wooded areas to be developed in future phases, a representative one-acre area shall be identified by City staff.
3. Protected trees within the one-acre area shall be surveyed in accordance with the City's tree preservation ordinance.
4. The number of trees, total caliper inches, and required mitigation within the one-acre area shall be calculated in accordance with the City's tree preservation ordinance.
5. The mitigation requirement for wooded areas within remaining phases shall be assessed based on the mitigation required for the one-acre area.



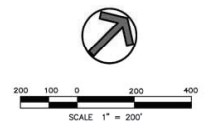
Haynes Development Company

J. VOLK
consulting
800 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

DOMINION OF PLEASANT VALLEY

OVERALL TRAIL & PARK CONCEPT PLAN CITY OF WYLIE, TEXAS

SEPTEMBER 2020



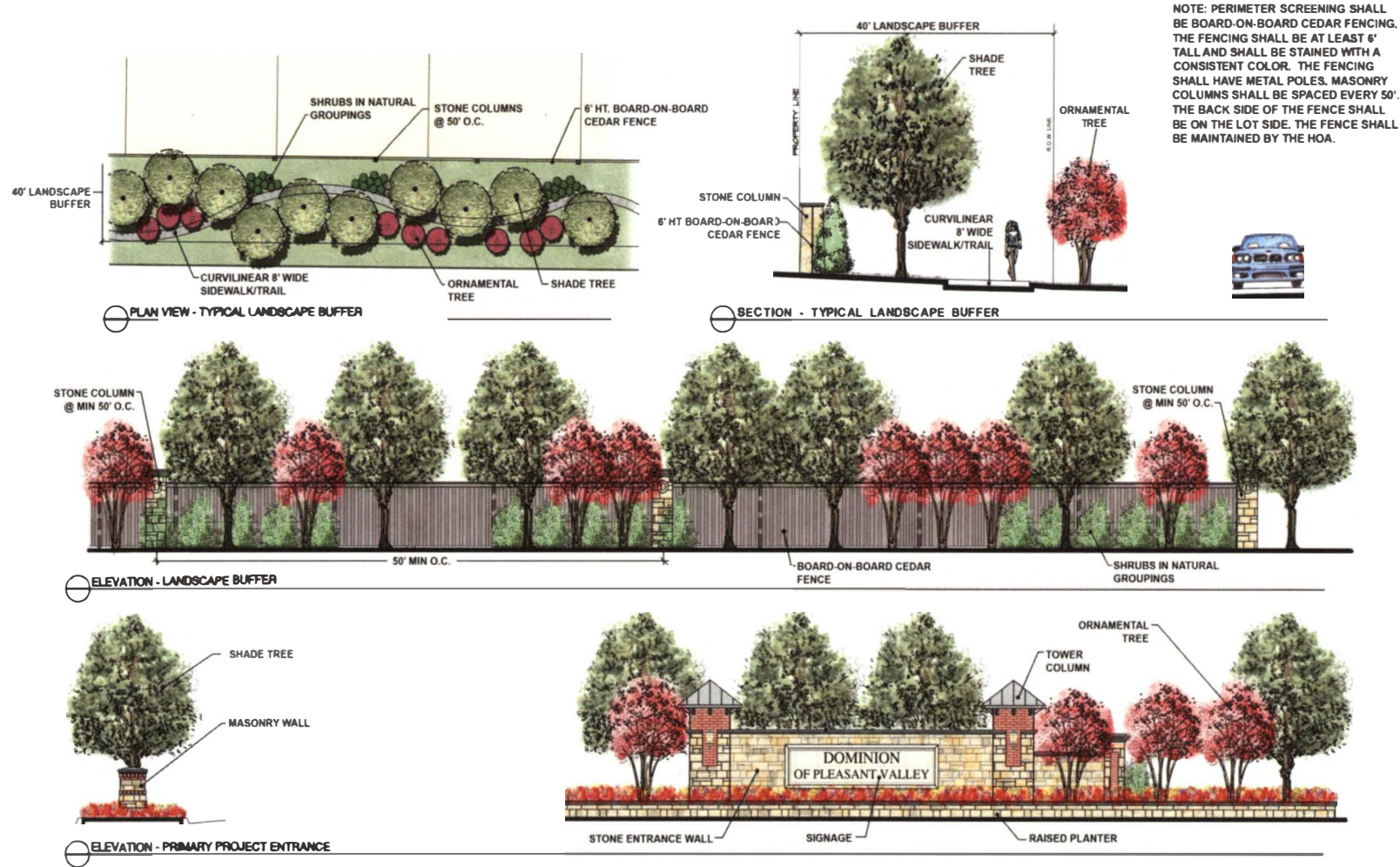
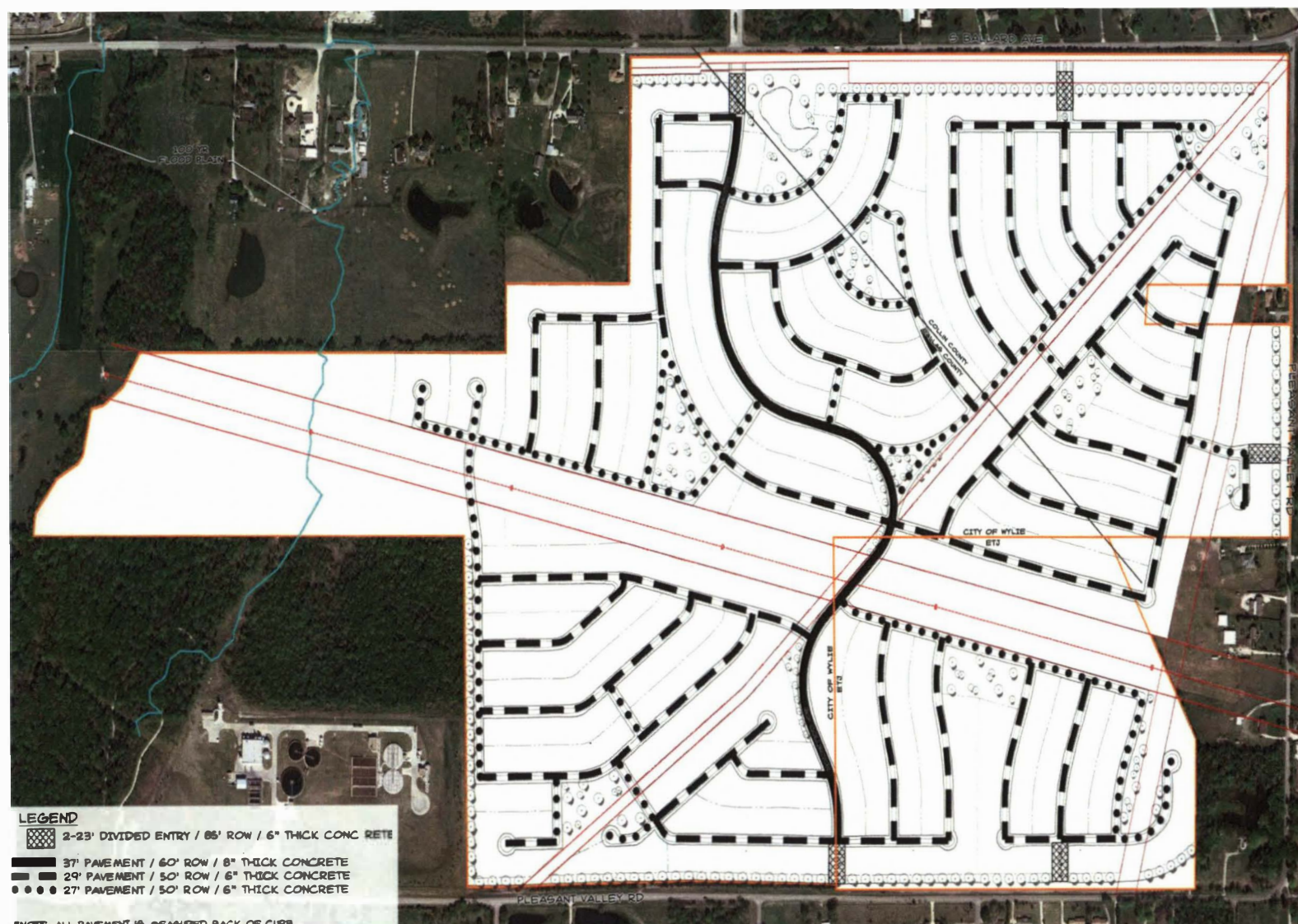


EXHIBIT "E"
(Conceptual Perimeter Treatment)



CONCEPTUAL PERIMETER TREATMENT EXHIBIT E

DOMINION OF PLEASANT VALLEY
WYLIE, TEXAS
ENGINEERING, PLANNING AND LANDSCAPE ARCHITECTURE
FOR REAL ESTATE DEVELOPMENT
16301 QUORUM DR., SUITE 200 B
ADDICKS, TX 75001



0 100 200 400 1"=400'

JBI PARTNERS

JUNE 18, 2011
MORE IS

PAVING AND RIGHT-OF-WAY DIMENSIONS

EXHIBIT F

DOMINION OF PLEASANT VALLEY
WYLIE, TEXAS

18301 QUORUM DR., SUITE 200 B
ADDISON, TX 75001



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a Final Plat being a replat to create one light industrial lot on Lot 3R, Block B of Regency Business Park, Phase One on 1.949 acres, generally located at 117 Regency Drive and 25 Steel Road.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Aktrian Holdings & Wylie EDC

APPLICANT: Traverse Land Surveying

The applicant has submitted a Replat to create Lot 3R, Block B of Regency Business Park, Phase One, on 1.949 acres. The property is located at 117 Regency Drive and 25 Steel Road.

The purpose of this plat is to combine Lots 3 and 4 of Regency Business Park and dedicate fire lane and utility easements for the development of a multi-building office/warehouse development. The City Council approved the original plat in August 1985.

The site plan for the development was approved by the Planning and Zoning Commission on November 4, 2025.

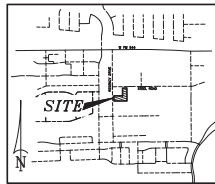
The plat is dedicating access, fire lane, and utility easements. A drainage easement for a detention pond is also provided as an on-site drainage solution located on the north side of the site. The site is to be accessed by a 24' wide fire lane with entrances from Regency Drive and Steel Road.

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 Government Code.

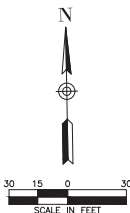
P&Z Recommendation

The P&Z Commission voted 6-0 to recommend approval.



Lot Table:
Lot 3B:
Proposed Use: Commercial
84,913 Square Feet
1.949 Acres

NOT TO SCALE



GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83. North Central Zone is derived from GPS Observations using the Affirm RTK Network and adjusted to surface using a scale factor of 1.00015271.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to combine two lots into one and add an easement.
4. No appearance between the height of 2' and 9' may be placed in the visibility triangles.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Cole Carpenter, 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.

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

Cole Carpenter
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6892

DATE:

STATE OF TEXAS

COUNTY OF DALLAS

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared Cole Carpenter, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 202__.

Notary Public in and for the State of Texas

REGENCY DRIVE
(60' PUBLIC RIGHT-OF-WAY)

LOT 1
WALA FOUND HAMEED
DOC. NO. 202300007051
O.P.R.C.T.

LOT 2
THAO KHA &
NUI TO TH
VOL. 4514, PG. 378
D.R.C.T.

LOT 3, BLOCK B
PHASE ONE, REGENCY
BUSINESS PARK ADDITION
VOL. 7, PG. 347
P.R.C.T.

LOT 4, BLOCK B
PHASE ONE, REGENCY
BUSINESS PARK ADDITION
VOL. 7, PG. 347
P.R.C.T.

LOT 5, BLOCK B
PHASE ONE, REGENCY
BUSINESS PARK ADDITION
VOL. 7, PG. 347
P.R.C.T.

LOT 6, BLOCK B
PHASE ONE, REGENCY
BUSINESS PARK ADDITION
VOL. 7, PG. 347
P.R.C.T.

Line #	Distance	Bearing
L1	7.19'	N89°34'48"E
L2	10.00'	S00°25'12"E
L3	7.19'	S89°34'48"W
L4	7.41'	S89°34'48"W
L5	10.00'	S00°25'12"E
L6	6.35'	N89°34'48"E

FLOOD STATEMENT

According to the Flood Insurance Rate Map, Community Panel No. 4808004151, dated June 2, 2008 by graphic plotting only, this property appears to be within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain). This statement does not imply that the property and/or its structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made causes. This statement shall not create liability on the part of the surveyor.

STEEL ROAD
(60' PRIVATE ROAD & UTILITY EASEMENT
VOL. 1849, PG. 48, D.R.C.T.)

POINT OF BEGINNING

N89°34'06"E 125.67'

S89°34'06"E 251.96'

S89°34'06"E 377.63'

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RECOMMENDED FOR APPROVAL

CHAIRMAN, PLANNING
& ZONING COMMISSION
CITY OF WYLIE, TEXAS

APPROVED FOR CONSTRUCTION

MAYOR, CITY OF WYLIE, TEXAS
ACCEPTED

MAYOR, CITY OF WYLIE, TEXAS

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THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF WYLIE, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE LOT 3B, BLOCK B, PHASE ONE, REGENCY BUSINESS PARK ADDITION AN 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 DEED, LINE OF STREETS, ALLEY, PARKS, EASEMENT, PUBLIC PLACES, AND WATER AND SEWER LINES AS SHOWN AND SET FORTH IN AND UPON SAID PLAT AND SAID COUNCIL FURTHER AUTHORIZES THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS NAME AS HEREINAFORE SUBSCRIBED.

WITNESS MY HAND THIS ____ DAY OF _____, A.D., 20____.

CITY SECRETARY
CITY OF WYLIE, TEXAS

OWNER/DEVELOPER
Wylie Economic Development Corporation
108-C, W. Marble,
Wylie, Texas 75098

OWNER/DEVELOPER
Aktion Holdings, LLC
1410 Summit Avenue, Suite B
Plano, Texas 75074

ENGINEER
JP Engineering
700 Central Expressway S, Suite 400
Allen, Texas 75013



14200 Midway Road, Suite 130, Dallas, TX 75244-1171, 469.784.0051

10. Teller and Associates, Inc. 11 Texas Ave. No. 10754051

Surveying | Construction Staking | Platting

Date: 2025.03.07 Project: TR-660-24

FINAL PLAT
LOT 3B, BLOCK B
PHASE ONE, REGENCY
BUSINESS PARK
ADDITION

BEING 1.949 ACRES
OUT OF THE WILLIAM SACHSE SURVEY
ABSTRACT NUMBER 835

BEING A REPLAT OF LOTS 3 AND 4 OF PHASE ONE, REGENCY BUSINESS PARK ADDITION AS RECORDED IN C.A.B. F. PG. 347, P.R.C.T., CITY OF WYLIE, COLLIN COUNTY, TEXAS

MARCH 2025

1 of 1

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS Wylie Economic Development Corporation and Aktion Holdings, LLC are the owners of a 1.949 acre tract of land within the City of Wylie, being a portion of the William Sachse Survey, Abstract Number 835, Collin County, Texas, being all of Lots 3 and 4, Block B of Phase One, Regency Business Park Addition, an addition to the City of Wylie, as recorded in Cabinet F, Page 347, Plat Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8 inch rebar found for the northeast corner of said Lot 3, same being the northeast corner of Lot 2 of said Phase One, Regency Business Park Addition and lying on the south right-of-way line of Steel Road (60 foot private road and utility easement as recorded in Volume 1849, Page 48, Deed Records, Collin County, Texas);

THENCE North 89 degrees 34 minutes 06 seconds East, with the south line of said Steel Road, a distance of 125.67 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the northeast corner of said Lot 3, same being the northeast corner of a tract of land instrumented by Very Worlty, LLC by deed recorded in Instrument Number 2023000019455, Official Public Records, Collin County, Texas;

THENCE South 00 degrees 25 minutes 54 seconds East, departing said Steel Road, with the west line of said Very Worlty tract, passing a 5/8 inch rebar at a distance of 224.95 feet, and continuing, passing the northeast corner of Barber Addition, an addition to the City of Wylie, as recorded in Cabinet P, Page 610, Plat Records, Collin County, Texas, a total distance of 374.95 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for the northeast corner of Lot 5 of said Phase One, Regency Business Park;

THENCE South 89 degrees 34 minutes 06 seconds West, departing the west line of said Barber Addition, with the north line of said Lot 5, a distance of 377.63 feet to a point for the northeast corner of said Lot 5, same being a point on the east right-of-way line of Regency Drive (60 foot public right-of-way), from which a 1/2 inch rebar found bears North 53 degrees 53 minutes 26 seconds East, a distance of 0.21 feet;

THENCE North 00 degrees 25 minutes 54 seconds West, with the east right-of-way line of said Regency Drive, a distance of 150.00 feet to a 1/2 inch rebar found for the southeast corner of Lot 1 of said Phase One, Regency Business Park Addition;

THENCE North 89 degrees 34 minutes 06 seconds East, departing the east right-of-way line of said Regency Drive, with the south line of said Lots 1 and 2, a total distance of 251.96 feet to a 5/8 inch rebar found for the southeast corner of said Lot 2;

THENCE North 00 degrees 25 minutes 54 seconds West, with the east line of said Lot 2, a distance of 224.95 feet to THE POINT OF BEGINNING and containing 84,913 square feet or 1.949 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT Aktion Holdings, LLC and Wylie Economic Corporation, the owners, do hereby adopt this plat designated therein above described property as Phase One, Regency Business Park Addition, an addition to the City of Wylie, Texas, on does hereby dedicate, in fee simple, to the public use forever, the streets, right-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, 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 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 utilities entities shall have the right to remove and keep removed all or parts of any building, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the constructing, maintenance, or efficiency of their respective systems in said easements. The City of Wylie and public utility entities shall at all time show 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 of any time procuring permission from anyone.

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

Witness, my hand at _____, This ____ day of _____, 20____.

Signature - Wylie Economic Development Corporation Representative

Printed Name

Title / Date

Signature - Aktion Holdings, LLC Representative

Printed Name

Title / Date

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20____.

Notary Public in and for the State of Texas

STATE OF TEXAS

COUNTY OF _____

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ____ day of _____, 20____.

Notary Public in and for the State of Texas



Wylie City Council

AGENDA REPORT

Department: Fire

Prepared By: Fire – Brandon Blythe

Account Code: _____

Subject

Consider, and act upon, Resolution No. 2025-26(R) authorizing the City Manager of the City of Wylie, Texas, to execute an Interlocal Agreement by and between the City of Wylie and the City of Lavon for the performance of governmental functions and service specifically, emergency dispatch services associated with fire, rescue, and emergency medical services first responder general fire services.

Recommendation

Motion to approve the Item as presented.

Discussion

The City of Lavon shall provide and stay current on all necessary street, apparatus, and response information necessary for dispatching information unique to the City of Lavon operations. Upon initial execution of the agreement, the City of Lavon will provide \$8,515.56 per month within 30 days of the contract invoice date during the primary term and each renewal term. This amount shall compensate Wylie for dispatch services provided during the first year of the primary term. For all subsequent years of the primary term and any renewals, the cost shall increase by the actual increased cost to Wylie for an entry-level dispatcher in Wylie, with an additional ten percent of the overall cost for administrative costs. There are additional expectations of each city specifically noted in the ILA. A ninety-day notice of termination is required unless mutually agreed upon by both entities.

RESOLUTION NO. 2025-26(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 EXECUTE AN INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF WYLIE AND THE CITY OF LAVON FOR THE PERFORMANCE OF GOVERNMENTAL FUNCTIONS AND SERVICES; SPECIFICALLY, EMERGENCY DISPATCH SERVICES ASSOCIATED WITH FIRE, RESCUE, AND EMERGENCY MEDICAL SERVICES FIRST RESPONDER GENERAL FIRE SERVICES.

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

SECTION 1: 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 Agreement by and between the City of Lavon and the City of Wylie, Texas for the performance of governmental functions and services, specifically, emergency dispatch services associated with fire rescue, and emergency medical services first responder general fire services.

SECTION 2: This Resolution shall take effect immediately upon its passage.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 18th day of November, 2025.

Matthew Porter, Mayor

ATTEST TO:

Stephanie Storm, City Secretary

INTERLOCAL AGREEMENT FOR COMMUNICATIONS CENTER AND DISPATCH SERVICES

This Interlocal Agreement for Communications Center and Dispatch Services ("Agreement") is entered into by and between the City of Wylie, Texas, a home-rule municipality ("Wylie"), and the City of Lavon, Texas, a home-rule municipality ("Lavon"). Wylie and Lavon are referred to herein at times as a "party" or collectively as the "parties."

WHEREAS, Wylie has established a comprehensive regional public safety and public service communications and dispatch center ("Communications Center"); and

WHEREAS, Wylie's Communications Center is equipped with radio, telephone, and data equipment and is designated as a 911 emergency communications Public Safety Answering Point ("PSAP"), and

WHEREAS, Wylie currently has equipment and operator capacity above and beyond the immediate needs of Wylie and has offered to make such equipment and operators available to address the regional communications/dispatch needs for the purpose of local government/agency communications; and

WHEREAS, Wylie has determined that it is in the best interests of the public to share its communication facility, equipment, and personnel capabilities with cities, towns, fire departments, emergency medical care providers, and other governmental entities in order to facilitate more effective and efficient use of the Communications Center; and

WHEREAS, Lavon has requested that Wylie provide communications and dispatch services to Lavon, and Wylie has agreed to provide such services under the terms and conditions of this Agreement and pursuant to the provisions of Chapter 791 of the Texas Government Code (otherwise known as the Interlocal Cooperation Act) and specifically Section 791.006(a) of the Texas Government Code, as amended; and

WHEREAS, the provision of communications and dispatch services is a governmental function that serves the public health and welfare and is of mutual concern to the parties; and

WHEREAS, Wylie and Lavon deem it to be in the best interest of both parties to enter into this Agreement; and

WHEREAS, each party paying for the performance of governmental functions or services is making those payments from current revenues available to the paying party, and all payments are in an amount that fairly compensates the performing party for the services or functions performed under this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, Wylie and Lavon hereby agree as follows:

1. Performance of Services.

- a. Wylie shall provide to Lavon, on a non-exclusive basis, communication and dispatch services through its Communications Center for the following emergencies: fire, medical, weather, hazardous materials, and other general civil emergencies (collectively, "Services"). To facilitate the Services, Lavon shall provide Wylie's communications personnel with all necessary street, apparatus, and response information, as well as all dispatching information unique to Lavon's operations, on a continuing basis.
- b. Without waiving any governmental immunity to which it is entitled, Wylie agrees to and accepts full responsibility for the acts, negligence, and/or omissions of all Wylie employees and agents in connection with the performance of the Services.
- c. Without waiving any governmental immunity to which it is entitled, Lavon agrees to and accepts full responsibility for the acts, negligence, and/or omissions of all Lavon employees and agents. It is also the responsibility of Lavon to ensure that its use of the Communications Center conforms to all Federal Communications Commission rules and regulations.
- d. On an ongoing basis, Wylie and Lavon agree to provide complete and adequate training to personnel selected by Lavon and/or Wylie in the use of the Communications Center.
- e. It is specifically agreed and understood by the parties hereto that this Agreement is permissive only and no property rights are granted hereunder.
- f. In the event Lavon or Wylie should fail to fulfill any of its obligations hereunder or shall violate any municipal, county, state, or federal law, the other party shall have the option of terminating this Agreement by giving written notice of such violation and intent to terminate thirty (30) days in advance of the effective date of the termination.
- g. Correspondence, comments, requests, and complaints regarding Services rendered under this Agreement shall be reduced to writing and forwarded to the persons designated below. Failure to properly forward comments, requests, demands, and complaints may be considered as sufficient cause to terminate this Agreement under Section 1(f) above.
- h. The Services shall not arbitrarily be withheld, but it is understood by the parties that unforeseen circumstances may arise that prevent Wylie from providing Services at a particular time. It is recognized that Wylie has the duty and responsibility of rendering Services to citizens of both Wylie and Lavon. In the performance of the Services, Wylie shall have sole responsibility and discretion to determine priorities in dispatching and using equipment and personnel. In the event that Wylie determines that it cannot provide continuous and uninterrupted Services to Lavon during the Primary Term of this Agreement (and any Renewal Term), Wylie shall use its best efforts to promptly notify Lavon of the interruption in provision of the Services and the estimated time until Services will be resumed.

2. Term.

The term of this Agreement shall commence on October 1, 2025, and shall terminate one (1) year thereafter ("Primary Term"), unless terminated earlier in accordance with this Agreement. Upon the completion of the Primary Term, this Agreement shall automatically

renew for ten (10) successive one (1) year periods ("Renewal Terms"), unless terminated earlier by either party in accordance with this Agreement.

3. Termination.

This Agreement may be terminated on the occurrence of either of the following:

- a. Either party may terminate the Agreement by providing the other party with written notice of termination at least ninety (90) days prior to the anticipated date of termination; or
- b. Mutual agreement of termination of the Agreement, executed in writing by both parties, without the requisite ninety (90) days' prior written notice.
- c. For cause, according to Section 1(f), herein.

In the event of a termination (except for cause under 1(f) and 3(c), herein), Wylie shall be compensated on a pro-rata basis for all Services performed to the termination date. In the event of termination, should Wylie be over-compensated on a pro-rata basis for all Services performed to the termination date, Lavon shall be reimbursed on a pro-rata basis for all such over-compensation. Receipt of payment and/or reimbursement shall not constitute a waiver of any claim that may otherwise arise out of this Agreement. At the sole discretion of Wylie, this Agreement may be terminated or renegotiated in the event Lavon annexes additional territory into its corporate limits and/or increases the area that Lavon serves. Immediately upon the completion of any annexation proceedings, Lavon shall notify Wylie of the annexation, in writing, and provide Wylie with a legal description of the annexed area.

4. Compensation.

Lavon, out of current revenues available to it, shall pay to Wylie the amount of \$8,515.56 per month of dispatching services as compensation for Wylie's provision of the Services during the Primary Term and each Renewal Term of this Agreement, except as otherwise provided in this Section. Such amount is based upon the costs incurred by Wylie in order to fulfill Wylie's obligations under this Agreement ("Compensation Amount"). Lavon shall pay the Compensation Amount to Wylie within the next 30 days from the date on the invoice during the Primary Term and each Renewal Term of this Agreement.

For any Renewal Term, the Compensation Amount shall be adjusted to an amount equal to the sum of Wylie's annual costs to cover: (i) the base pay rate for an entry-level dispatcher increased by any costs of living and/or average merit pay increases that are budgeted for the upcoming fiscal year; (ii) such dispatcher's expected overtime pay; and (iii) employee benefits normally provided to such a dispatcher position by Wylie that are separate and apart from pay rate and overtime pay. During each Renewal Term, Lavon shall pay to Wylie an annual fee, in addition to the Compensation Amount, for administrative services in the amount of ten percent (10%) of the Compensation Amount. The formula for determining the Compensation Amount shall be reviewed by Wylie and Lavon during each Renewal Term of this Agreement for possible adjustments, but Wylie shall have the final determination as to the Compensation Amount for each successive term of this Agreement.

So that Wylie and all entities or agencies participating in the Communications Center may have projected cost estimates in advance of the normal municipal budgeting cycle, Wylie shall evaluate and determine the estimated cost for participation for the next fiscal year prior to April 1st of each year. This estimate shall include the annual service fees and rate increases to be determined by Wylie and shall be effective for Services received after October 1st, the beginning of a new fiscal year for Wylie. Wylie shall notify Lavon of any rate increases for Services performed or in the annual service fee by certified mail, mailed to the person designated in this Agreement to receive such notices, on or before April 1st of each year. To the extent that the total amount of any such increases communicated by Wylie, including both the Compensation Amount and the ten percent (10%) fee for administrative services, would be in excess of fifteen percent (15%) of the full amount of Lavon's payment due for the then-current term, Lavon may, at its discretion, elect to terminate this Agreement by providing Wylie written notice of termination at least ninety (90) days before the start of the successive Renewal Term. In such an event, this Agreement shall be deemed to terminate immediately before said Renewal Term would have commenced, and the parties shall have no further obligations under this Agreement.

The Compensation Amount due for any term of this Agreement shall be prorated in the event a party elects to terminate this Agreement in accordance with the terms of this Agreement prior to the expiration of the then-current term.

Notwithstanding anything to the contrary in this Agreement and in addition to the Compensation Amount and any other fees required under this Agreement, Lavon shall pay all expenses for operation and maintenance of any equipment or facilities installed and operated at the Communications Center for the use of Lavon. Radio equipment transmitting on frequencies used by Lavon or its service area is an example of the types of equipment or facilities that fall into this category for the determination of costs.

5. Miscellaneous Provisions.

a. Consideration.

This Agreement contains the entire agreement of the parties with respect to the matters contained herein and may not be modified or terminated except upon the provisions hereof or by the mutual written agreement of the parties hereto.

b. Notice.

Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing same in the United States mail, addressed to the party to be notified, postage pre-paid and registered or certified with return receipt requested, or be delivered the same in person to such party via a hand delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notification, the addresses of the parties shall be as follows:

If to Wylie, address it at:

City of Wylie, Texas
 Attention: Brent Parker
 300 Country Club Road, Suite 100
 Wylie, Texas 75098
 Telephone: (972) 516-6100
 Facsimile: (972) 516-6026
 Email: brent.parker@wylietexas.gov

With a copy to:

Abernathy, Roeder, Boyd & Hullett, P.C.
 Attention: Ryan D. Pittman
 1700 Redbud Blvd., Suite 300
 McKinney, Texas 75069
 Telephone: (214) 544-4000
 Facsimile: (214) 544-4040
 Email: rpittman@abernathy-law.com

If to Lavon, addressed to it at:

City of Lavon, Texas
 Attention: Kim Dobbs, City Manager
 P.O. Box 340
 120 School Rd.
 Lavon, Texas 75166
 Telephone: (972) 843-4220
 Email: kdobbs@lavontx.gov

With Copy to:

Messer Fort, PLLC
 6371 Preston Road, Suite 200
 Frisco, Texas 75034
 Telephone: (972) 668-6400
 Email: julie@txmunicipallaw.com

c. Entire Agreement.

This Agreement represents the entire and integrated agreement between the parties hereto and supersedes all prior negotiations, representations, and/or agreements, either written or oral.

d. Venue and Governing Law.

This Agreement and any of its terms or provisions, as well as the rights and duties of the parties hereto, shall be governed by the laws of the State of Texas, and both parties agree that venue shall be in Collin County, Texas. In any such action or

proceeding, the prevailing party shall be entitled to an award of reasonable and necessary attorney's fees. The Parties further agree this Agreement constitutes a contract providing goods and services to a local government entity under Section 271.152 of the Texas Local Government Code and that the limited waiver of immunity from suit and limitation on remedies under Subchapter I of Chapter 271 of the Local Government Code applies to this Agreement.

e. Binding Effect.

This Agreement shall be binding on and inure to the benefit of the Parties and their respective heirs, executors, administrators, legal representatives, successors, and assigns when permitted by this Agreement.

f. Authority to Execute.

The individuals executing this Agreement on behalf of the respective parties below represent to each other and to others that all appropriate and necessary action has been taken to authorize the individual who is executing this Agreement to do so for and on behalf of the party for which his or her signature appears, that there are no other parties or entities required to execute this Agreement in order for the same to be an authorized and binding agreement on the party for whom the individual is signing this Agreement and that each individual affixing his or her signature hereto is authorized to do so, and such authorization is valid and effective on the date hereof.

g. Severability.

The provisions of this Agreement are severable. In the event that any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement shall be found to be contrary to the law, or contrary to any rule or regulation having the force and effect of the law, such decisions shall not affect the remaining portions of this Agreement. However, upon the occurrence of such an event, either party may terminate this Agreement by giving the other party fifteen (15) days' written notice of its intent to terminate.

h. Amendments.

Wylie and Lavon may amend this Agreement only by an instrument in writing signed by both parties.

i. Multiple Counterparts.

This Agreement may be executed in a number of identical counterparts, each of which shall be deemed an original for all purposes. An electronic mail and/or facsimile signature will also be deemed to constitute an original if properly executed and delivered to the other party.

j. Assignment.

This Agreement is not assignable.

k. Immunity.

It is expressly understood and agreed that, in the execution and performance of this Agreement, the parties have not waived, nor shall be deemed hereby to have waived, any immunity, governmental, sovereign and/or official, or defense that would otherwise be available to them against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the parties do not create any obligations, express or implied, other than those set forth herein.

l. Representations.

Each signatory represents that this Agreement has been read by the party for which this Agreement is executed, and that each party has had an opportunity to confer with counsel, on the matters contained herein.

m. Drafting Provisions.

This Agreement shall be deemed to have been drafted equally by all parties to this Agreement. The language of all parts of this Agreement shall be construed as a whole according to its fair and common meaning, and any presumption or principle that the language herein is to be construed against any party shall not apply. Headings in this Agreement are for the convenience of the parties and are not intended to be used in construing this Agreement.

n. Independent Contractor.

Except as otherwise expressly provided herein, Lavon and Wylie agree and acknowledge that each entity is not an agent of the other entity and that each entity is responsible for its own acts, forbearance, negligence, and deeds, and for those of its agents or employees in conjunction with the performance of work covered under this Agreement.

o. No Third-Party Beneficiaries.

Nothing in this Agreement shall be construed to create any right in any third party not a signatory to this Agreement, and the parties do not intend to create any third-party beneficiaries by entering into this Agreement.

p. Records.


By entering into this Agreement, neither party is provided with any contractual right of access to any records or information created, received, or maintained by the other party unless expressly stated herein. Each party is independently responsible for compliance with any requests received pursuant to the Texas Public Information Act, and any third-party seeking information generated or maintained by a party to this Agreement should submit requests for such information directly to that party.

IN WITNESS WHEREOF, the parties have executed this Agreement and caused this Agreement to be effective when all the parties have signed it. The date this Agreement is signed by the last party to sign it (as indicated by the date associated with that party's signature below) will be deemed the effective date of this Agreement ("Effective Date"),

CITY OF WYLIE, TEXAS,
a Home-Rule Municipality

By: _____
Name: Brent Parker
Title: City Manager
Date: _____

CITY OF LAVON, TEXAS,
a Home-Rule Municipality

By:  _____
Name: Kim Dobbs
Title: City Manager
Date: _____



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 one acre to allow for Automobile Repair Minor use. Property located at 990 N. State Highway 78 (ZC 2025-11).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: OASIS WYTX Development LLC

APPLICANT: Greenlight Studio LLC

The applicant is requesting a Special Use Permit (SUP) on one acre to allow for a 4,880-square-foot automobile repair development generally located at 990 N. State Highway 78. The current zoning is Commercial Corridor (CC), and the Special Use Permit is needed to allow for an automobile minor repair use.

The Special Use Permit is requesting to allow for service and loading areas to face State Highway 78. In an effort to address this concern, 33.8% of the site is landscaped with trees and shrubs planted along the street frontage. There is also additional landscaping provided near the parking areas and adjacent to the main structure. This is a 13.8% increase over the typical required 20% landscaping requirement.

The development proposes to construct a fire lane access easement that loops around the entire structure with access to State Highway 78. A plat which dedicates utility and fire lane easements shall be required prior to any Certificate of Occupancy being approved.

The development is providing 17 parking spaces, with one being ADA accessible, which is in compliance with the parking requirements of the Zoning Ordinance.

The structure's exterior material is generally composed of EIFS and metal paneling. The entrances are emphasized with architectural offsets, alternating building materials, and a metal awning. Four service bays are being proposed.

If approved, the zoning exhibit shall serve as the site plan for the automobile repair development.

The adjacent property to the north is zoned Heavy Industrial and owned by the North Texas Municipal Water District. The development to the east is zoned Commercial Corridor and contains a Pawn Shop. The property to the south is owned by Oncor Electric Delivery Company. There is an existing automobile repair minor use within 150' feet of this proposed use located at 1050 N. State Highway 78.

The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to eight property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor or in opposition of the request.


P&Z Recommendation

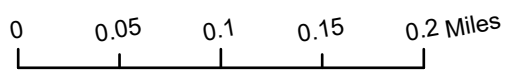
The P&Z Commission voted 6-0 to recommend approval.

Locator Map

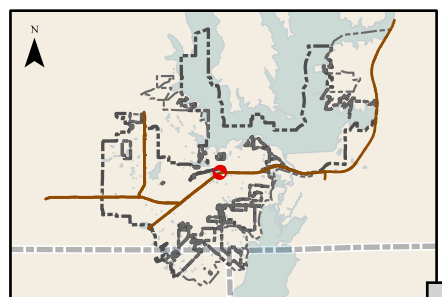


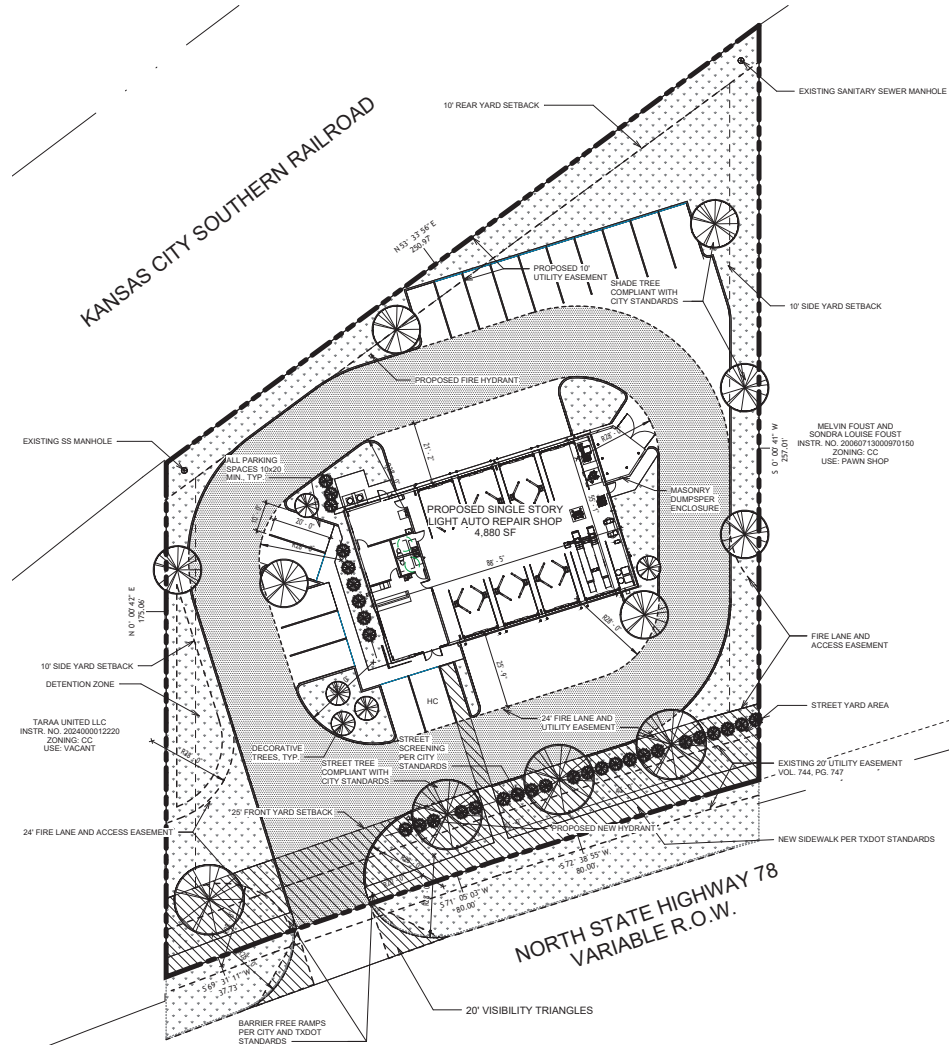
ZONING CASE:
ZC 2025-11 Integrity First 990 N STATE HWY 78

 SUBJECT property



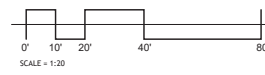
Date: 9/23/2025





1 Site Plan
1" = 20'-0"

- PRELIMINARY SITE PLAN NOTES**
1. Fire lanes shall be designed and constructed per city standards.
 2. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
 3. Sidewalks shall be provided per the City design Manual in the public Right of Way, unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the city.
 4. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
 5. All signage contingent upon approval by Building Inspections Department.
 6. Approval of the site plan is not final until all engineering plans are approved.
 7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 8. Outdoor lighting shall comply with illumination standards within city ordinance.
 9. All private electrical transmission, distribution, and service lines must be underground.
 10. Uses shall conform in operation, location, and construction to the following performance standards in the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard materials, toxic and noxious matter, vibration, and/or other performance standards.
 11. All proposed paving shall be concrete per city of Wylie standards.
 12. Anticipated Construction Start: January, 2026
 13. Fire lands shall be in place prior to any vertical construction



GREENLIGHT
STUDIO, LLC
www.greenlightcompany

Applicant:
Greenlight Studio LLC
1815 W. Commerce Street
Suite 104
McAllen, Texas 78501
P: 214.810.4333
info@greenlight.com

Owner:
Doris Wylie Development LLC
7021 Tilden Dr.
Poncha, TX 75202-2074

Site Data Summary Table	
General Site Data	
Zoning	CC (Commercial Corridor)
Proposed Land Use	Auto Repair, Light (SUP)
Lot Area (per plat)	43,560
Lot Area	1.00
Building Footprint Area (Approximate)	4,880
Area Covered by Canopy	96
Maximum Building Height (# Stories)	1
Maximum Building Height (Feet)	35'
Lot Coverage	11%
Floor Area Ratio	1/9
Parking	
Parking Required: Per 300 SF	17
Standard Parking Provided	16
Accessible Parking Required	1
Accessible Parking Provided	1
Total Parking Provided	17

Landscaping Area	
Landscape area requirement (20% of site)	
Street Yard Area	5317
Street Yard Landscape Provided	3290
Internal LS Provided	11,437
Total LS Area Provided:	14,727
Permeable Areas	
Permeable Pavement	0
Other Permeable Area	0
Total permeable Area	14,727
Impervious Area	
Building Area	4,880
Sidewalks, Pavement, and other impervious Flatwork	23,481
Other Impervious Area (curbs)	472
Total Impervious Area	28,833
Total Landscape Area, Impervious Area, Permeable Area	43,560
Total Area for Outdoor Storage	
Landscape Area (%)	33.8%



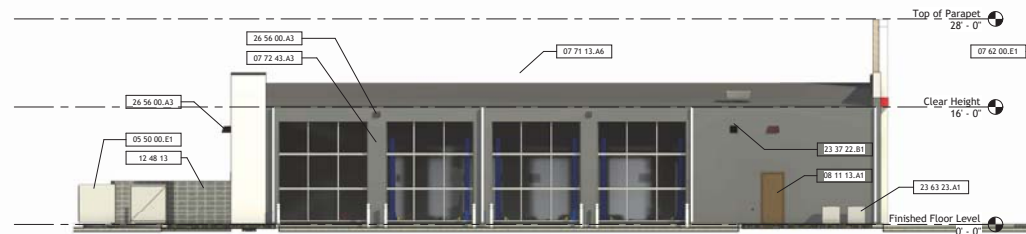
VICINITY MAP - NOT TO SCALE

CITY OF WYLIE PROJECT: _____
SUP Site Plan
I1 Addition
BLOCK A, LOT 1

990 North State Highway 78

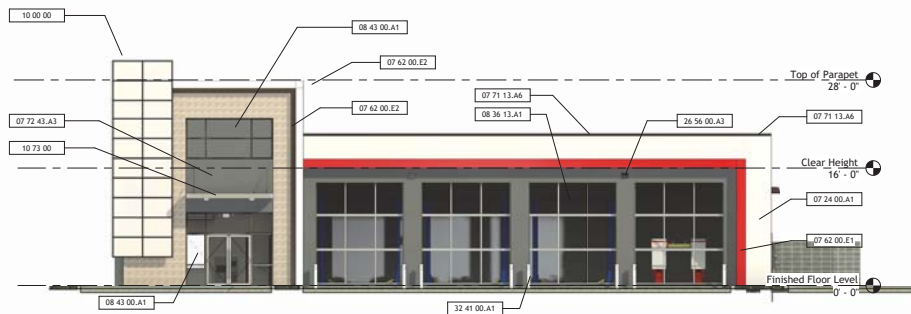
1 ACRES
City of Wylie, Collin County Texas
FRANCISCO DE LA PINA SURVEY,
ABSTRACT NO. 688

Prepared September 26, 2025

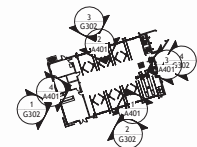


Keynotes	
Key Value	Keynote Text
05 50 00.E1	Solid Steel Door on Metal SubFraming
06 20 13.A1	Stained Wood Rainscreen
07 24 00.A1	EPS On Insulation Board
07 40 00.B1	4"x4" Square Gutter
07 41 00	Standing Seam Metal Roofing
07 62 00.E1	Fascia Profile - Type 1
07 62 00.E2	Fascia Profile - Type 2
07 71 13.A6	4" Metal Coping
07 72 33.A1	36"x36" Roof Hatch
07 72 43.A3	Painted PEWEL R-Panel
08 11 13.A1	Hollow Metal Door and Frame
08 36 13.A1	Overhead Section Door - Manual
08 43 00.A1	4"x2" Nom Storefront with Insulated Glazing
10 00 00	Specialty Construction By owner
10 73 00	Prefabricated Metal Awning
12 48 13	
23 27 22.B1	Exterior Fresh Air Intake with bird screen
23 43 23.A1	Split System Condenser
26 27 13	Electricity Metering
26 56 00.A3	LED Wall Pack
32 41 00.A1	4" Steel Pipe Bollard

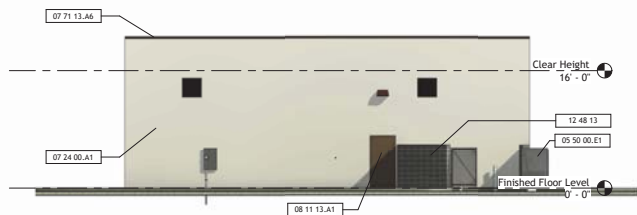
1 North Facade
1/8" = 1'-0"



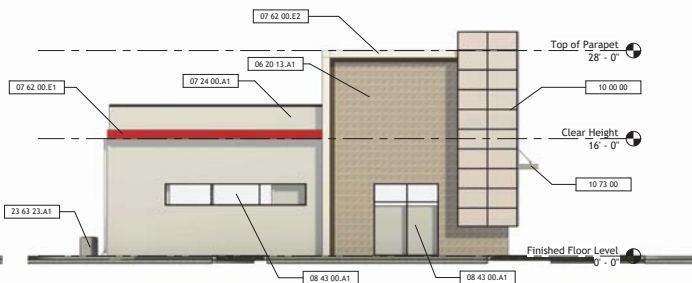
2 South Facade
1/8" = 1'-0"



3 Elevation Key
1" = 50'-0"



4 East Facade
1/8" = 1'-0"



5 West Facade
1/8" = 1'-0"

GREENLIGHT

STUDIO, LLC
www.greenlightcompany.com

Applicant:
Greenlight Studio LLC
180 N. Calhoun Street
Suite 104
Bastrop, Texas 77809
P: 214.815.4333
V: 214.815.4333
V: 214.815.4333

Owner:
Dale WYFA Development, LLC
7021 Tullahoma Dr.
Ponca, TX 75023-2074

CITY OF WYLLIE PROJECT: _____
Facade Plans
I1 Addition
BLOCK A, LOT 1
990 North State Highway 78
1 ACRES
City of Wyllie, Collin County Texas
FRANCISCO DE LA PINA SURVEY,
ABSTRACT NO. 688
Prepared August 22, 2025



GREENLIGHT

STUDIO, LLC
www.greenlightcompany.com

Applicant:
Greenlight Studio LLC
180 W. Calhoun Street
Suite 104
Richardson, Texas 75080
P: 214.815.4333
info@greenlight.com

Owner:
Dale WTX Development LLC
7021 Tulebras Dr.
Patterson, TX 75022-2014

CITY OF WYLIE PROJECT: _____

Color Renderings

I1 Addition
BLOCK A, LOT 1

990 North State Highway 78

1 ACRES
City of Wylie, Collin County Texas
FRANCISCO DE LA PINA SURVEY,
ABSTRACT NO. 688

Prepared August 22, 2025

© Greenlight Studio, LLC

Integrity First Auto

EXHIBIT "C"

Conditions For Special Use Permit

I. PURPOSE:

1. The purpose of this Special Use Permit is to allow for an automobile repair minor use within the Commercial Corridor district.

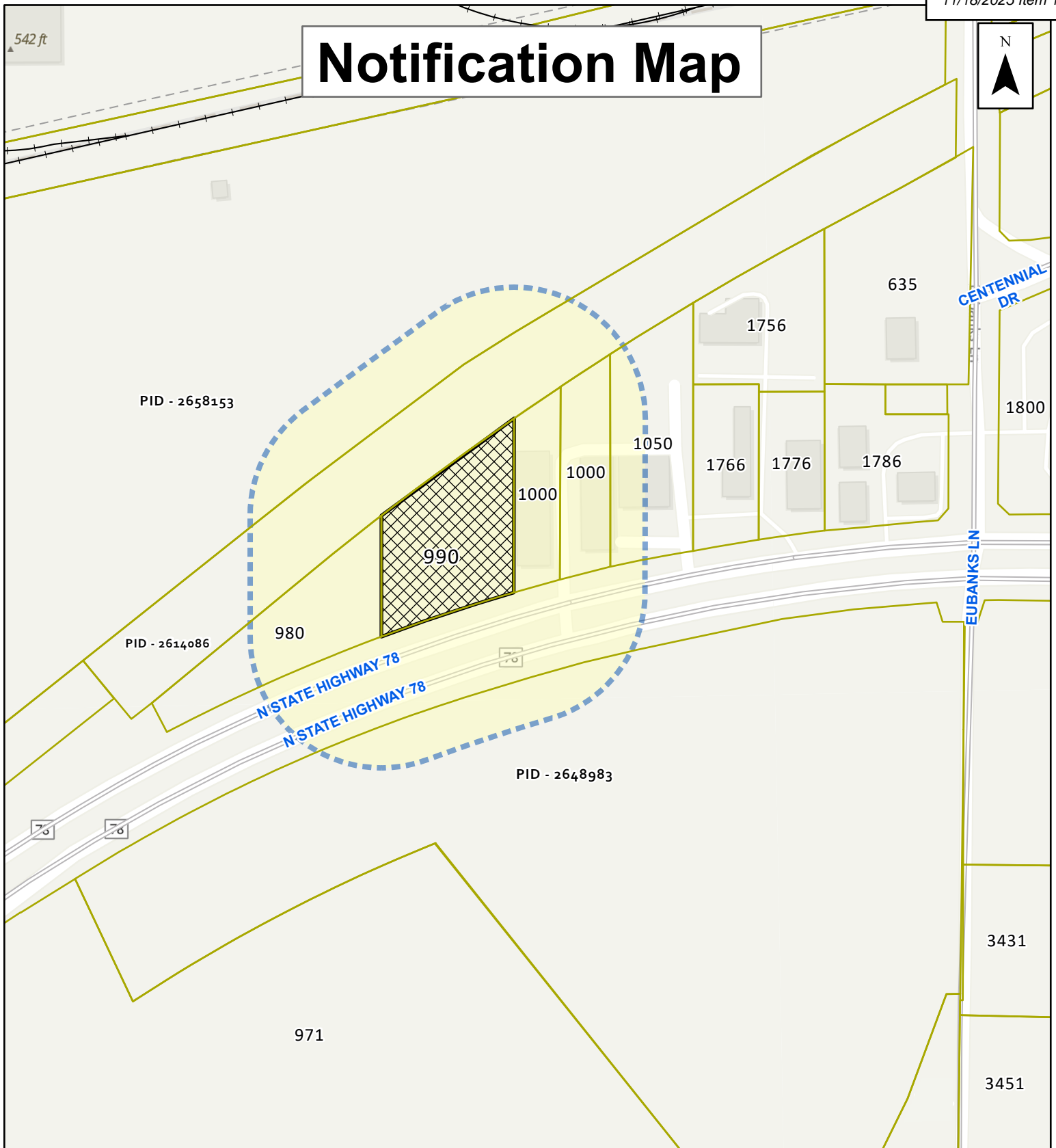
II. GENERAL CONDITIONS:

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 Integrity First Auto 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 an automobile repair minor use within the Commercial Corridor district.
2. This Special Use Permit shall allow for service and loading areas to be visible from State Highway 78 with landscaping in accordance with Zoning Exhibit "B".
3. The zoning exhibit (Exhibit B) shall serve as the Site Plan for the Integrity First Auto development. Approval of the Special Use Permit shall act as site plan approval.

Notification Map



ZONING CASE:
ZC 2025-11 Integrity First 990 N STATE HWY 78



 SUBJECT property  200 foot Notification Buffer

0 50 100 200 300 400 500 600 Feet

Date: 9/23/2025



Integrity First Auto Pros

SUP Request
City Project No. ZC 2025-11
North State Highway 78
Wylie, Texas
November 18, 2025







Request Summary

Existing Zoning: Commercial Corridor

SUP to allow the use of Light Auto Repair

Land Use

This area is labeled as regional commercial on the comprehensive use plan, and this use is consistent with the designation. The site is bordered by a pawn shop to the west, heavy industrial to the north, and a power station to the south.

Total Proposed investment

approximately \$3,000,000.

Amount of permanent jobs

The anticipated number of permanent employees is 8 people.

Anticipated hours of operation

7:30 AM-6:00 PM Monday Through Friday

Outdoor storage

No outdoor storage with this use.

No repairs made outdoors.

No vehicles under repair shall be outdoors.





SITE PLAN FEATURES

- Landscape Required: 20%/Provided: 34%
- Parking Required: 17/Provided: 17
- Additional Landscape provided to screen doors from North US 78
- Bay doors are architectural with glazing
- No vehicles under repair to be stored outdoors
- No vehicles repair outdoors



Screening along US-77



Entrance to site



Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition

Traffic Impact

Table 1. Proposed Automobile Care Center								
	Area	Weekday	Am total	AM in	AM Out	PM Total	PM In	PM Out
942 – Automobile Care Center	4700	26	11	7	4	15	7	8



Thank You





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 an amendment to Planned Development 2022-38 (PD 2022-38) to allow for a modified light industrial development on 4.737 acres located on Lot 6, Block A of Woodlake Village at 1820 N. State Highway 78 (ZC 2025-13).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: WYLIE SHOPS BY SLATE & BUSINESS PARK LLC

APPLICANT: Quiddity

The applicant is requesting to amend Planned Development 2022-38 on 7.789 acres to revise the allowed light industrial development of Lot 6, Block A of Woodlake Village, generally located on 4.737 acres at 1820 N. State Highway 78.

The purpose of this request is to change the allowed development on Lot 6 from Warehouse distribution to an office/warehouse development. This will allow the development of a small user flex space. The 'urban garages' concept is for marketing and aesthetics and not intended for storage or vehicular use. For example, current users in already developed spaces in McKinney, Melissa, and Northlake include an athletic trainer and a photography studio.

The Planned Development also sets a parking ratio requirement of one space for every 400 square feet for the light industrial development.

The proposal includes the development of four buildings to be accessed from Centennial Drive and from driveway connections that provide access to State Highway 78. The total building area is 79,892 square feet, with 222 parking spaces being provided, of which seven are ADA accessible. The presented plan is conceptual in nature; if zoning is approved, a site plan and amended plat will be required prior to engineering and building permitting.

No other modifications are being made with the Planned Development Amendment.

The properties adjacent to the subject property are zoned commercial to the south, west, and east, and light industrial to the north. To the south across SH78 are various commercial uses, to the west is a fueling station, to the east is the City of Wylie Public Safety Building, and to the north is vacant property adjacent to the railroad.

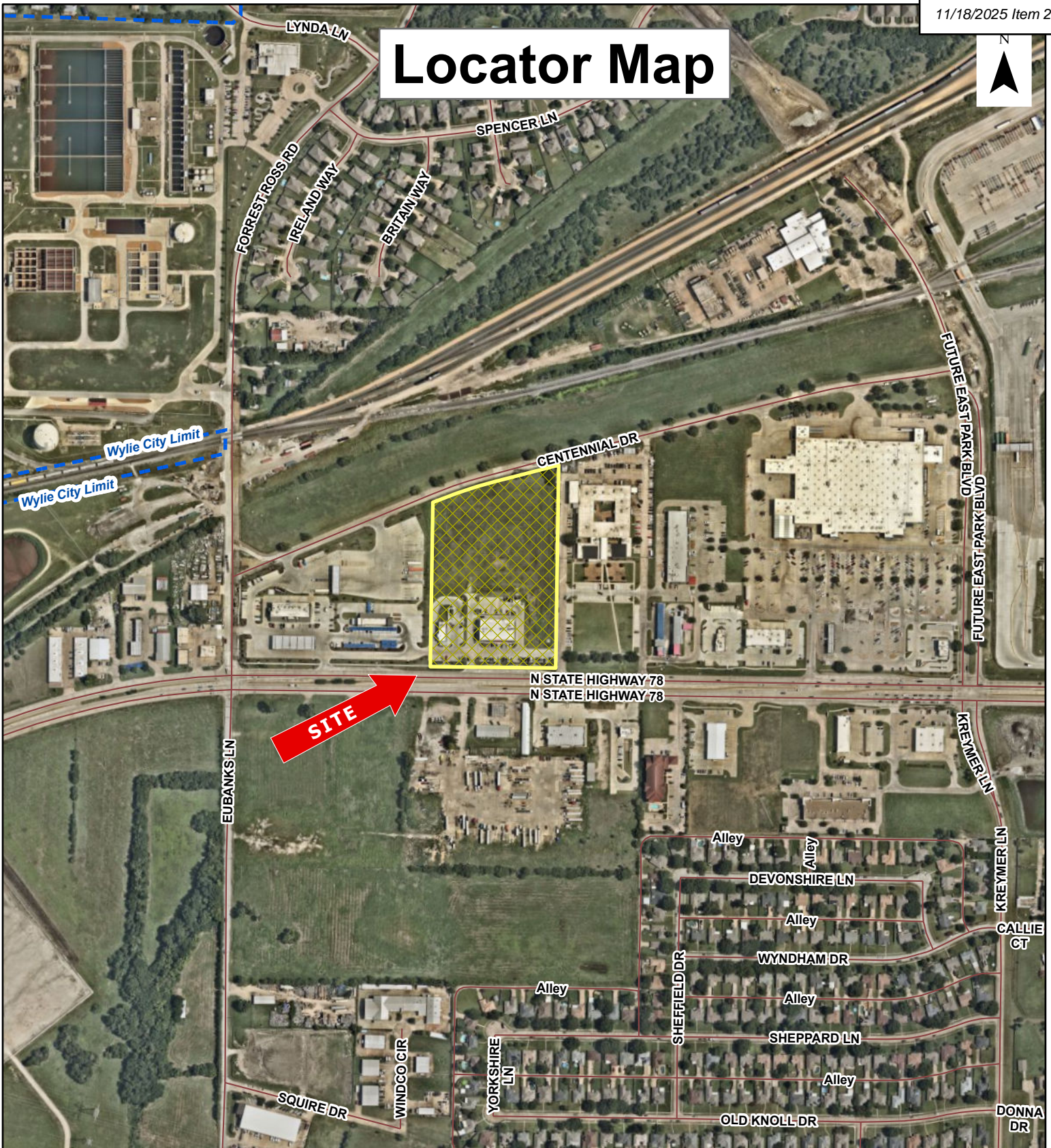
The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to fourteen property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor or in opposition to the request.


P&Z Recommendation

The P&Z Commission voted 6-0 to recommend approval.

Locator Map



ZONING CASE:
 ZC 2025-13 Urban Garages 1820 N STATE HWY 78

 SUBJECT property

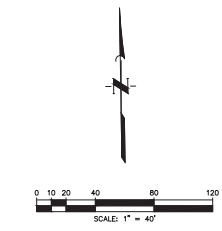
0 0.05 0.1 0.15 0.2 Miles



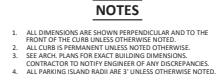
Date: 9/29/2025

COMPILED BY: G STAFFORD





QUIDDITY ENGINEERING, LLC
2805 DALLAS PKWY, SUITE 600
PLANO, TEXAS 75093
TEL (972) 488-3880
CONTACT: JORDAN KAYLOW, PLA



DESIGN DIRECTIVES

- FIGURE 7 SITE DESIGN REQUIREMENTS
 - SITE PLAN WITH NO MORE THAN 50% OF PARKING IN FRONT OF BUILDING
 - BUILDING WITH NO MORE THAN ONE ROW PARKING IN FRONT. COMBINED ACCESS POINTS WITH ADJACENT TRACKS
 - ADJACENT SIDE OF BUILDING AND STREET
- FIGURE 8 LANDSCAPING DESIGN REQUIREMENTS
 - LANDSCAPING IN SIDE AND REAR NOT OTHERWISE REQUIRED.
 - LANDSCAPING 30% OR MORE IN EXCESS OF 50-10' TYPICAL PARKING LOTS TO NO SPACE FURTHER THAN 40 FEET FROM A BUILDING
 - INCREASE MINIMUM WIDTH OF LANDSCAPE BUFFER BY 20%.
- FIGURE 9 ARCHITECTURAL DESIGN REQUIREMENTS
 - COPIES OF ARCHITECTURAL DRAWINGS TO BE PROVIDED TO HELP ACHIEVE FACADE ARTICULATION, VISUAL VARIETY AND/OR ARCHITECTURAL DETAILING.
 - COPY SCALES OF ENTRY BLOCK
 - APPLICATION OF BASE STANDARDS TO FACADES NOT FACING A PUBLIC STREET
 - USE OF ARCHITECTURAL DETAILING AND/OR MATERIALS TO PROVIDE VARIETY IN VISUAL APPEARANCE

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SHEET NO. **1**
OF 1

EXHIBIT "C"

CONDITIONS FOR PLANNED DEVELOPMENT WYLIE BUSINESS PARK AND SHOPS BY SLATE

I. PURPOSE:

This Planned Development District shall be established to provide Commercial and Light Industrial uses, including restaurant, Retail, and Office/Warehouse to support the economic growth within the region.

II. GENERAL CONDITIONS:

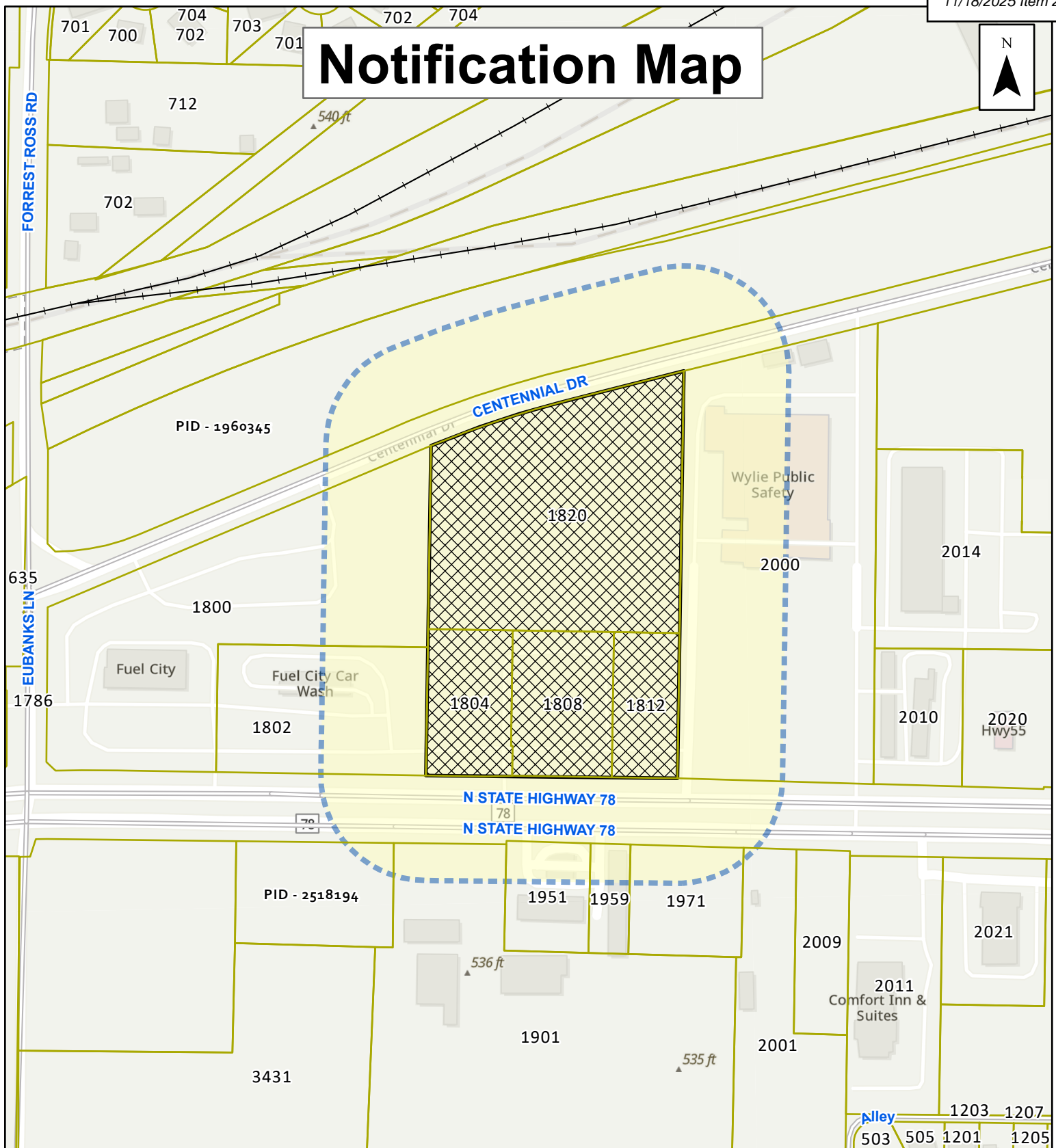
1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. This Planned Development District shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4, Section 4.1, of the Comprehensive Zoning Ordinance (adopted as of April 2021) except as specifically provided herein.

III. SPECIAL CONDITIONS:

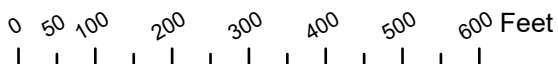
1. All allowed uses in the Commercial Corridor District (CC), as set forth in Article 5 of the Comprehensive Zoning Ordinance (adopted as of April 2021), in addition to those listed in this paragraph shall be allowed by-right uses.
 - a. Restaurant with Drive-in or Drive Thru Service
 - b. Restaurant without Drive-in or Drive Thru Service
 - c. Warehouse Distribution Center (Lot 6 Only)
2. All other uses included in the Commercial Corridor Zoning District, as of the April 2021 Zoning Ordinance, shall be allowed under the requirements of that use.
3. The subject property shall be developed in conformance with all regulations of the Commercial Corridor Zoning District set forth in, Section 4.3, and Section 5.2 of the Zoning Ordinance (adopted as of April 2021) in every respect with exception to the uses indicated in Section III.1, above, and the following:
 - a. Lot 6 (Light Industrial) shall be developed as Office/Warehouse development, as generally depicted on the Zoning Exhibit (Exhibit B).
 - b. Lot 6 shall be parked at a parking ratio of one parking space for every 400 square feet of

building area.

- c. Parking for Lots 3, 4, 5 (commercial) shall be parked at one parking per 200 square feet of building floor area located on those lots. Additionally, shared parking shall be allowed between all lots.
 - d. Maximum building height on Lot 6 shall be 60 feet.
 - e. Two rows of parking (one double loaded drive aisle) shall be allowed in front of buildings.
 - f. Landscaping of Lot 6 shall be 10% of the site as normally required in Light Industrial districts.
4. Design criteria shall be in conformance with Commercial Corridor Architectural Design Requirements of the Zoning Ordinance (adopted as of April 2021), except as follows:
- a. The use of Tilt Wall Construction shall be allowed for Lot 6.
 - b. Walls may not exceed a height to width ratio of 1 to 2 without variation in massing of façade. At least 25% of façade should be offset by 2'.
 - c. Commercial Buildings on Lots 3, 4, and 5 shall not be required to construct with stone.
5. Prior to development, approved plats and site plans shall be required.
6. No overnight parking of commercial tractor trucks shall be allowed.

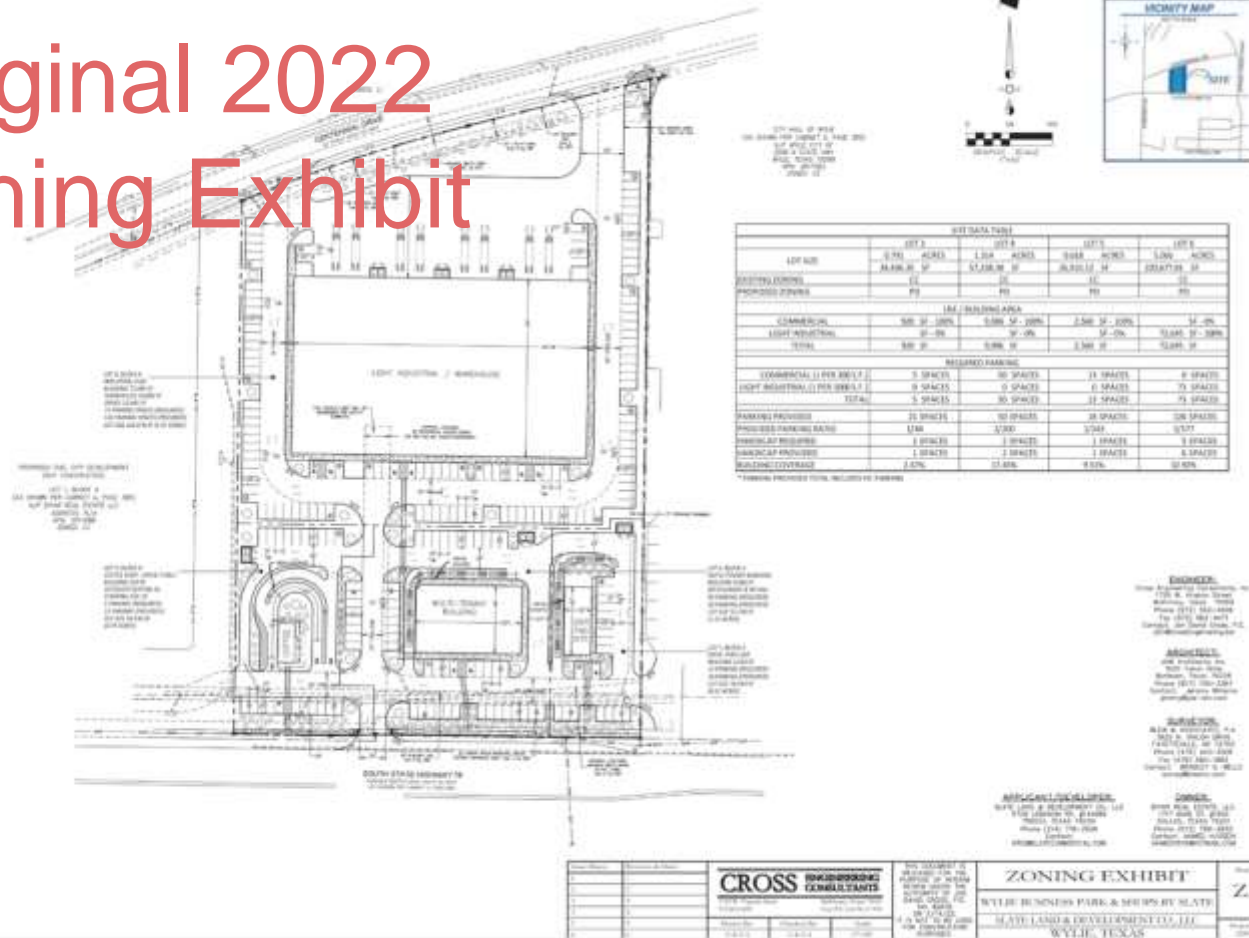


 SUBJECT property 200 foot Notification Buffer



Date: 9/29/2025
COMPILED BY: G STAFFORD







Wylie City Council

AGENDA REPORT

Department: Planning
 Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2025-42 for a change in zoning from Agricultural (AG/30) to Planned Development - Commercial Corridor (PD-CC) on 8.5 acres located at 2710 and 2722 West FM 544 (ZC 2025-10).

Recommendation

Motion to approve the Item as presented.

Discussion

On October 28, 2025 City Council approved the writing of an ordinance for a change of zoning from Agricultural (AG/30) to Planned Development - Commercial Corridor (PD-CC) on 8.5 acres located at 2710 and 2722 West FM 544 (ZC 2025-10).

As a part of that approval, Council required that Section 3.01 (Permitted Uses) be amended to allow only a car wash and a maximum of three drive-thru restaurants. The PD Conditions (Exhibit B) have been amended to reflect that requirement.

Final approval of Zoning Case 2025-10 requires the adoption of the Ordinance to amend the zoning accordingly in the Official Zoning map of the City, and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

The subject ordinance allows for the rezoning. Exhibit A (Legal Description), Exhibit B (Zoning Exhibit), and Exhibit C (PD Conditions) are included and made a part of this Ordinance.

The above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

ORDINANCE NO. 2025-42

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WYLIE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY, ZONING CASE NUMBER 2025-10, AGRICULTURAL (AG/30) TO PLANNED DEVELOPMENT - COMMERCIAL CORRIDOR (PD-CC) ON 8.5 ACRES; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Wylie, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to owners of the affected property, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

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

SECTION 1: That the Comprehensive Zoning Ordinance of the City of Wylie, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Wylie, to give the hereinafter described property a new zoning classification of Planned Development - Commercial Corridor (PD-CC), said property being described in Exhibit A (Legal Description), hereto and made a part hereof for all purposes.

SECTION 2: That a Zoning Exhibit and Development Standards are an integral component of the development of the property and are attached as Exhibit B and Exhibit C.

SECTION 3: That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4: That the above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

SECTION 5: Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, commits an unlawful act and shall be subject to the general penalty provisions of Section 1.5 of the Zoning Ordinance, as the same now exists or is hereafter amended.

SECTION 6: Should any paragraph, sentence, subdivision, 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 so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 7: 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 8: The repeal of any ordinance, or parts thereof, by the enactment of this 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 provisions of any ordinances at the time of passage of this ordinance.

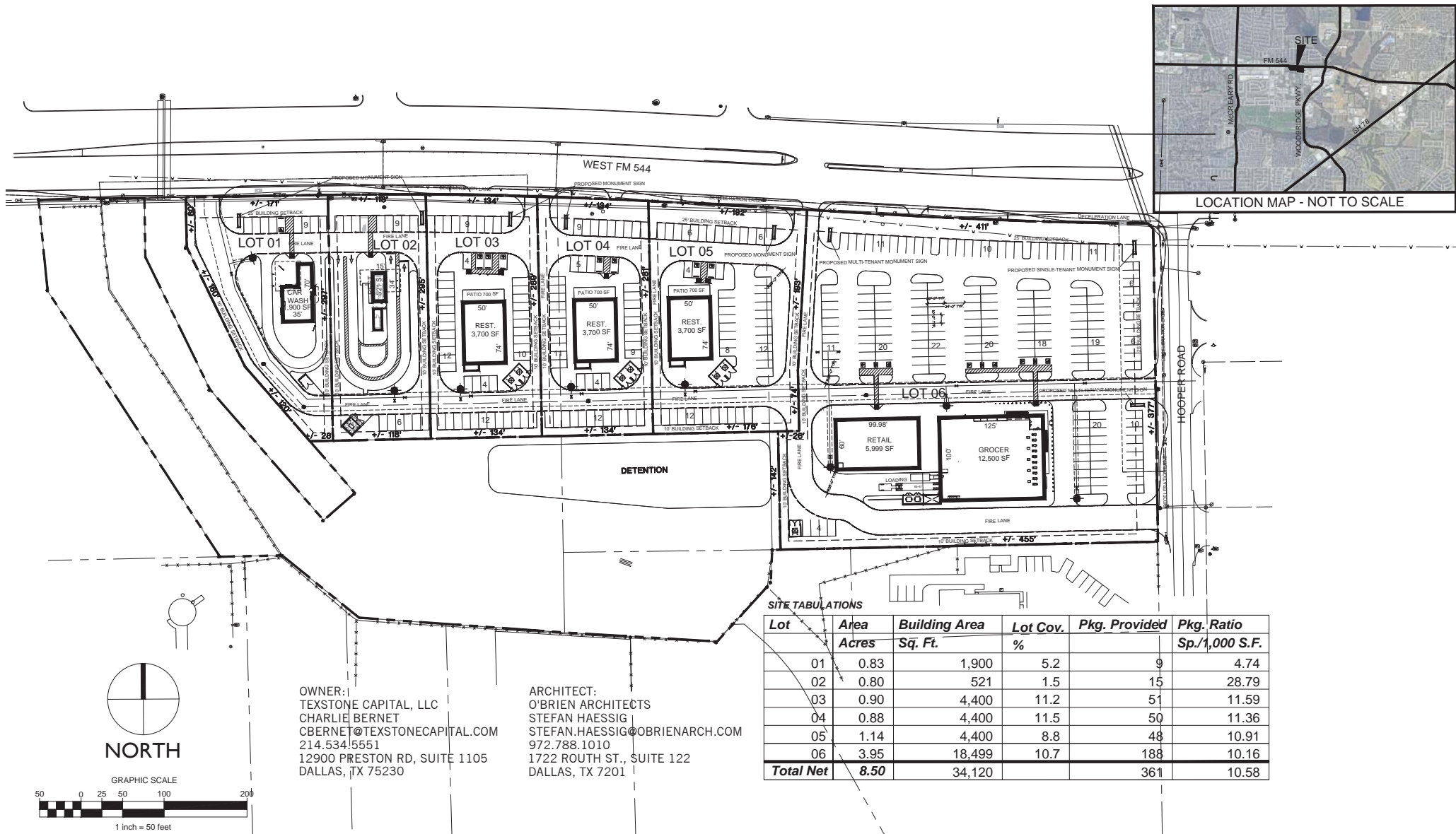
DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 18th day of November, 2025.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Date of Publication: November 27, 2025, in The Wylie News



Shadow Creek Village

2710 E FM 544

Wylie, TX

Exhibit B

JOB No.: 25-061

SCALE: 1"= 50'-0"

DATE: 09.23.25

O'BRIEN

**EXHIBIT C
SHADOW CREEK VILLAGE
PLANNED DEVELOPMENT
STANDARDS**

1.00 PLANNED DEVELOPMENT DISTRICT

1.01 Purpose:

The commercial tracts within this Planned Development are intended to accommodate the development of office, retail and commercial service-related uses for neighborhood residents.

The allowable use of this district provides for the enhancement and implementation of the City's vision of the Comprehensive Plan. The use of existing creative development goals and objectives contained within the Corridor Commercial combined with the additional flexibility provided by the use of selective enhancements allowed by the use of a Planned Development District, together provide for a unique and creative commercial center development which is of general benefit to the City.

2.00 PLANNED DEVELOPMENT - GENERAL CONDITIONS

2.01 Conformance to the Wylie Zoning Ordinance:

Except as amended herein, this Planned Development shall conform to any and all applicable articles and sections of the City of Wylie Zoning Ordinance dated May 22, 2025.

A zoning exhibit is hereby attached and made a part of the approval for this Planned Development District. This zoning exhibit, indicated as Exhibit "B" sets forth an overall property boundary description, conceptual plan, and the designation of each zoning tract, identified by a number which corresponds to the tracts defined in this Exhibit C Planned Development District Development Standards.

2.02 General Compliance:

Except as amended by these conditions, development of property within this Planned Development must comply with the requirements of all ordinances, rules, and regulations of the City of Wylie as of the date of this ordinance.

3.00 PLANNED DEVELOPMENT- REGULATIONS

3.01 Permitted Uses:

Land uses permitted within this Planned Development District shall include those uses allowed in Article 5 Use Regulations, Section 5.1 Lane Use Charts, Figure 5-3 Land Use Tables, Non-Residential Districts, Commercial Corridor District (CC) and Section 5.2 Listed uses as defined in the Zoning Ordinance of the City of Wylie with the exception of the following uses which shall be allowed by-right without a Specific Use Permit ("SUP"):

- ii. Car wash - limited to one such use on one lot
- il. Restaurants with drive-in / drive-through - limited to three such uses on a maximum of three lots

3.02 Non-residential Design Standards:

The Non-residential Design Standards shall apply to the commercial development within the Planned Development District in the Commercial Corridor District (CC) classification except landscaping on lots with buildings over 40,000 square feet shall be a minimum of 15% of the site.

3.03 Parking Design Requirements:

The Parking Design Requirements for the commercial development shall be designed in accordance with the following:

- a. Parking Design Requirements:
 - i. A parking space shall be 10 feet wide and 20 feet deep for 90-degree parking. A parking space for angled parking shall be in accordance with the dimensions shown on Illustrative Plan Parking Layout attached hereto as Exhibit"B-2"
 - ii. While the entire property, per the zoning exhibit, shall allow for shared parking, each lot and use must meet the off-street parking requirements with the parking available at the time of construction / issuance of certificate of occupancy.

3.04 Signage Regulations:

The Signage Regulations for the commercial development outlined in Article XX, Section 22 of the City Ordinance shall apply except as follows:

- a. Project – Monument Signs: A maximum of three Multiple Business Signs (MBS) shall be installed on the overall property. Any MBS located on FM 544 shall be limited to a height of 25 feet and width of 15 feet.

b. Lot – Monument Signs: Individual user signs. A max height of 12 feet and width of 8 feet. Each separately platted lot shall be allowed one lot monument sign, assuming visibility standards, as outlined in the City of Wylie design manual, can be maintained.



Wylie City Council

AGENDA REPORT

Department: Planning

Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2025-43 for a change in zoning from Single Family - 10 District (SF-10/24) to Planned Development - Townhouse District (PD-TH) on 0.25 acres to allow for single-family attached development. Property located at 603 E. Marble (ZC 2025-07).

Recommendation

Motion to approve the Item as presented.

Discussion

On October 28, 2025 City Council approved the writing of an ordinance for a change in zoning from Single Family - 10 District (SF-10/24) to Planned Development - Townhouse District (PD-TH) on 0.25 acres to allow for single-family attached development. Property located at 603 E. Marble (ZC 2025-07).

As a part of that approval, Council required that Figure C.1 be amended to require a minimum front yard setback of 20' and a minimum rear yard setback of 15'. The PD Conditions (Exhibit C) have been amended to reflect that requirement.

Final approval of Zoning Case 2025-07 requires the adoption of the Ordinance to amend the zoning accordingly in the Official Zoning map of the City, and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

The subject ordinance allows for the rezoning. Exhibit A (Legal Description), Exhibit B (Zoning Exhibit), and Exhibit C (Development Standards) are included and made a part of this Ordinance.

The above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

ORDINANCE NO. 2025-43

AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WYLIE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY, ZONING CASE NUMBER 2025-07, SINGLE FAMILY - 10 DISTRICT (SF-10/24) TO PLANNED DEVELOPMENT - TOWNHOUSE DISTRICT (PD-TH) ON 0.25 ACRES TO ALLOW FOR SINGLE-FAMILY ATTACHED DEVELOPMENT; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Wylie, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to owners of the affected property, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

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

SECTION 1: That the Comprehensive Zoning Ordinance of the City of Wylie, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Wylie, to give the hereinafter described property a new zoning classification of Planned Development - Town House (PD-TH), said property being described in Exhibit A (Legal Description), hereto and made a part hereof for all purposes.

SECTION 2: That a Zoning Exhibit and Development Standards are an integral component of the development of the property and are attached as Exhibit B and Exhibit C.

SECTION 3: That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 4: That the above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

SECTION 5: Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, commits an unlawful act and shall be subject to the general penalty provisions of Section 1.5 of the Zoning Ordinance, as the same now exists or is hereafter amended.

SECTION 6: Should any paragraph, sentence, subdivision, 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 so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

SECTION 7: 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 8: The repeal of any ordinance, or parts thereof, by the enactment of this 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 provisions 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 18th day of November, 2025.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Date of Publication: November 27, 2025, in The Wylie News

EXHIBIT "A"
LEGAL DESCRIPTION
ZC 2025-07

Property located at 603 East Marble Street, Wylie, Texas being all of Lot 4B, Blk 12 of the Railroad Addition to the City of Wylie, Texas.

PROJECT INFORMATION.

BUILDING ADDRESS:
603 E MARBLE STREET
WYLIE, TX 75098.

PROJECT DESCRIPTION:
- PROPOSAL FOR A ZONING CHANGE FROM
SINGLE FAMILY HOME TO MULTI-FAMILY.
- PROPOSAL FOR FUTURE THREE
TOWNHOMES (RE-PLAT WILL BE NEEDED).

REVISIONS

REVISION DAY 24/04/2025
REVISION DAY 10/31/2025

GRANDEUR BUILDERS

PROJECT OWNER:
GRANDEUR BUILDERS LLC.

LOCATION:
603 E MARBLE STREET
WYLIE, TX 75098.

CONTACTS

OWNER:
JESUS CRUZ
214 843 7889
jesuscruz@grandeurbuilders.net

ARCHITECT:
MARLENE ORTEGA

LOCATIONS



INDEX

CS1 COVER SHEET

SP1 SITE PLAN CURRENT LOT.

SP2 PROPOSAL TO CHANGE ZONING
SINGLE FAMILY HOME TO
MULTI-FAMILY

A1 PROPOSAL FOR MULTI-FAMILY

A2 PROPOSAL ELEVATION

2101 Central Park Dr Wylie, TX 75098
(214) 843-7889

MARLENE
ORTEGA
ARCHITECT

PROPOSAL TO CHANGE ZONING FROM SINGLE FAMILY HOME TO MULTI-FAMILY
603 E Marble Street Wylie, TX 75098

REVISION:

PROJECT NUMBER:
ISSUED: 10.31.2025
DRAWN BY: MO
CHECKED BY: MO
COVER SHEET

CS1

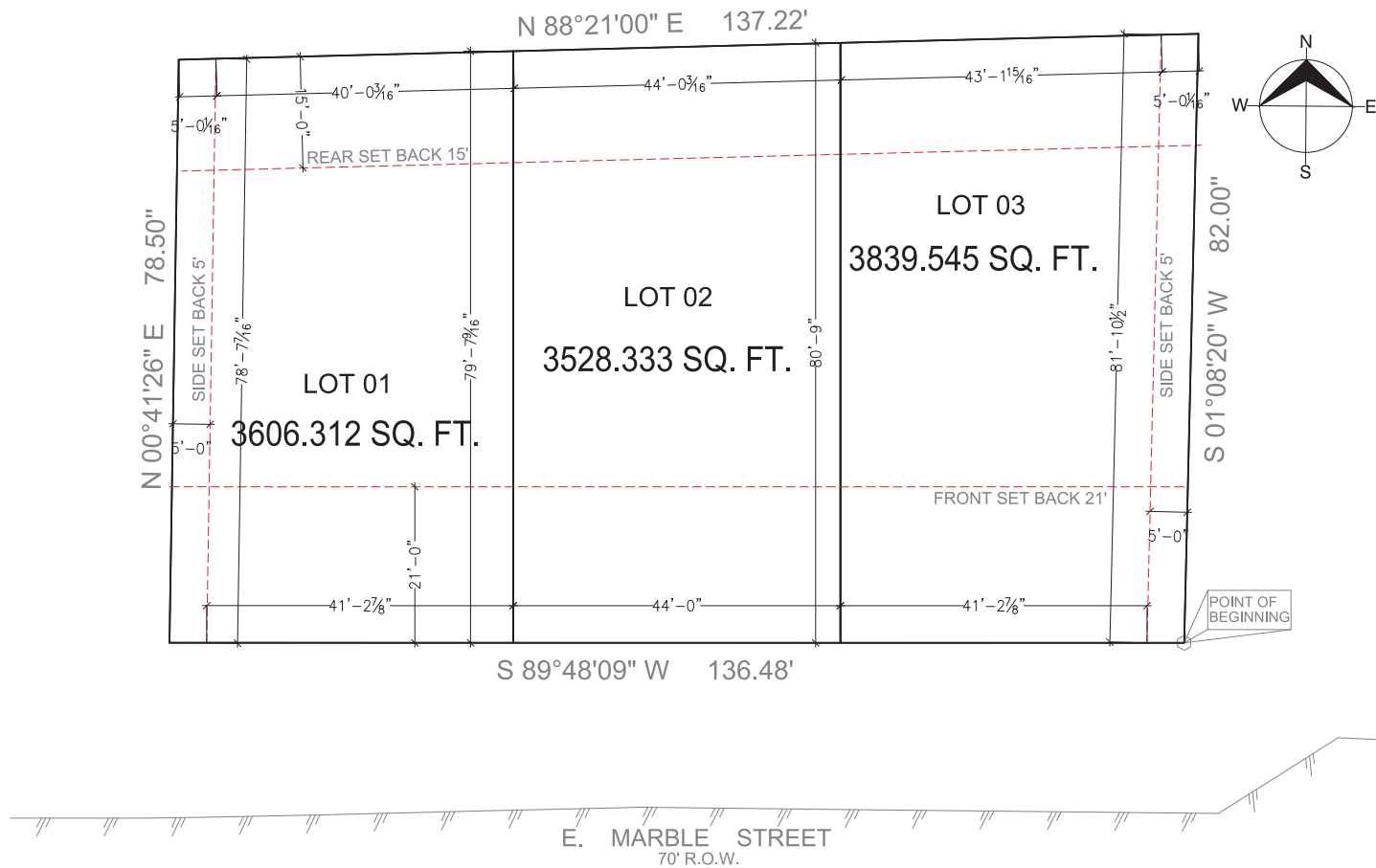
SHT. 01 OF 05

REVISION:

SP1

HT. 02 OF 05





1 SITE PLAN
1/16"=1'-0"

2101 Central Park Dr Wylie, TX 75098 (214) 843-7889
MARLENE ORTEGA ARCHITECT
PROPOSAL TO CHANGE ZONING FROM SINGLE FAMILY HOME TO MULTI-FAMILY 603 E Marble Street Wylie, TX 75098
REVISION:
PROJECT NUMBER:
ISSUED: 10.31.2025
DRAWN BY: MO
CHECKED BY: MO
PROPOSAL TO CHANGE ZONING SINGLE FAMILY HOMET TO MULTI-FAMILY
SP2
SHT. 03 OF 05

REVISION:

PROJECT NUMBER:

ISSUED: 10.31.2025

DRAWN BY: MO

CHECKED BY: MO

PROPOSAL FOR MULTI-FAMILY

SHT. 04 OF 05





1 ELEVATION
1/16"=1'-0"

F:\Projects\2025\603 E Marble Street Wylie, TX 75098\603 E Marble Street Wylie, TX 75098.dwg

2101 Central Park Dr Wylie, TX 75098
(214) 843-7889

MARLENE
ORTEGA
ARCHITECT

PROPOSAL TO CHANGE ZONING FROM SINGLE FAMILY HOME TO MULTI-FAMILY
603 E Marble Street Wylie, TX 75098

REVISION:

PROJECT NUMBER:
ISSUED: 10.31.2025
DRAWN BY: MO
CHECKED BY: MO
PROPOSAL ELEVATION

A2

SHT. 05 OF 05

EXHIBIT “C”**Grandeur Townhomes****Planned Development Standards****I. Purpose:**

The intent of this planned development district is to allow for a townhome development to serve as infill housing for the surrounding residential area.

II. GENERAL CONDITIONS:

- a. This Planned Development shall not affect any regulations within the City of Wylie Zoning Ordinance (adopted as of June, 2023) except as provided herein.
- b. The following regulations of the Townhome District (TH) set forth in Article 3, Section 3.3 of the Comprehensive Zoning Ordinance (adopted as of June, 2023) are hereby replaced with the following:

Figure C.1 – Townhome (TH)

Townhome Subdistrict	
Lot Size	
Minimum Lot Area (sq. ft.)	3,500
Minimum Lot Width (ft.)	40
Minimum Lot Depth (ft.)	75
Dwelling Regulations	
Minimum Square Footage	1,600
Yard Requirements – Main Structures	
Minimum Front Yard Setback (ft.)	20

Minimum Side Yard Setback (ft.)	0 for interior, 5 for Exterior
Minimum Rear Yard Setback (ft.)	15
Maximum Lot Coverage	60%
Maximum Height (ft.)	35

II. SPECIAL CONDITIONS

- a. Maximum number of Townhome residential lots shall not exceed three units
- b. Garages shall be a minimum of 450 square feet



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: City Secretary

Account Code: _____

Subject

Consider, and act upon, Resolution No. 2025-27(R) casting a vote for a candidate(s) to the Board of Directors of the Collin Central Appraisal District for a four-year term beginning January 1, 2026.

Recommendation

Motion to approve Resolution No. 202-27(R) casting vote(s) for _____ as a candidate to the Board of Directors of the Collin Central Appraisal District for a four-year term beginning January 1, 2026.

Discussion

The City of Wylie has 22 votes to cast for a maximum of two candidates to the Board of Directors of the Collin Central Appraisal District for a four-year term beginning January 1, 2026.

Nominated candidates that were submitted to the Collin Central Appraisal District by cities within the CCAD District include: Doug Bender; Baine Brooks; Brian Dale; Joshua David; Michelle Howarth; Duane Kelly; Suresh Malepati; Jason Ross; Jerry Tartaglino; Bryan Washington; and Steve Wilson. This election will be to select a candidate(s) for a four (4) year term, which will start January 1, 2026, and expire on December 31, 2029. The City of Wylie may cast all of its 22 votes for one candidate or distribute the votes among any number of candidates that were nominated.

Council is asked to adopt a resolution casting its votes for a candidate(s) for the Board of Directors of the Collin Central Appraisal District. The resolution and ballot must be submitted by December 15, 2025.

RESOLUTION NO. 2025-27(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, CASTING ITS VOTE FOR A CANDIDATE(S) TO THE BOARD OF DIRECTORS OF THE COLLIN CENTRAL APPRAISAL DISTRICT IN ACCORDANCE WITH SECTION 6.03(G) OF THE STATE PROPERTY TAX CODE, AND DIRECTING THAT THE CITY SECRETARY NOTIFY INTERESTED PARTIES OF SAID ACTION.

WHEREAS, in accordance with Section 6.03(G) of the State Property Tax Code, the City of Wylie is required to cast votes for candidate(s) to the Board of Directors of the Collin Central Appraisal District; and

WHEREAS, the City of Wylie has 22 votes to cast and said votes must be cast no later December 15, 2025.

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

SECTION 1: The City Council of the City of Wylie, Texas does hereby cast and confirm its 22 votes as provided for on the attached ballot, to the Board of Directors of the Collin Central Appraisal District.

SECTION 2: The City Secretary is hereby directed to submit the official ballot, written Resolution, and notify all appropriate parties of this action.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, on this 18th day of November, 2025.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary



Collin Central Appraisal District

October 20, 2025

Stephanie Storm, TRMC, City Secretary
Wylie City
300 Country Club Rd., Building 100, 1st Floor
Wylie, TX 75098

RE: Board of Directors election, four-year term, beginning January 1, 2026

Dear Ms. Storm:

Enclosed you will find the ballot listing the nominees for the Board of Director positions for the Collin Central Appraisal District. The candidates are listed alphabetically by their surname.

Each voting unit must vote in an open meeting, report its vote by written resolution, and submit the resolution to the chief appraiser before December 15, 2025, **except taxing units with 100 or more votes.**

Taxing Units with 100 or more votes MUST determine its votes by Resolution adopted at the FIRST or SECOND open meeting of the governing body held after the chief appraiser delivers the ballot and their voting Resolution must be submitted to the chief appraiser not later than the THIRD day following the date the Resolution was adopted.

Each unit may cast all its votes for one candidate or distribute the votes among any number of the candidates listed. Since there is no provision for write-in candidates, the chief appraiser will not count votes for someone not listed on the official ballot.

Regards,

Marty Wright
Chief Appraiser

Enclosure



Collin Central Appraisal District

OFFICIAL BALLOT

ISSUED TO: Wylie City

NUMBER OF VOTES:

FOR: **BOARD OF DIRECTORS, COLLIN CENTRAL APPRAISAL DISTRICT, TERM BEGINNING JANUARY 1, 2026.**

NOMINEES	VOTES
<i>DOUG BENDER</i>	
<i>BAINE BROOKS</i>	
<i>BRIAN DALE</i>	
<i>JOSHUA DAVID</i>	
<i>MICHELLE HOWARTH</i>	
<i>DUANE KELLY</i>	
<i>SURESH MALEPATI</i>	
<i>JASON ROSS</i>	
<i>JERRY TARTAGLINO</i>	
<i>BRYAN WASHINGTON</i>	
<i>STEVE WILSON</i>	

October 20, 2025

Marty Wright, Chief Appraiser

Section 6.03 (g) of the State Property Tax Code requires the above action be taken by resolution, therefore, please attach a copy of the resolution to this ballot and return to the chief appraiser, at 250 Eldorado Pkwy., McKinney, Texas 75069, before December 15, 2025, **except taxing units with 100 or more votes.**



Collin Central Appraisal District

2026

COLLIN CENTRAL APPRAISAL DISTRICT BOARD OF DIRECTOR'S NOMINATIONS

DOUG BENDER	Nominated by the City of Plano and Plano ISD. Resides in Plano, TX.
BAINE BROOKS	Nominated by the City of Allen. Resides in Allen, TX.
BRIAN DALE	Nominated by the City of Lucas. Resides in Lucas, TX.
JOSHUA DAVID	Nominated by the City of Princeton. Resides in Princeton, TX.
MICHELLE HOWARTH	Nominated by the City of Sachse. Resides in Sachse, TX.
DUANE KELLY	Nominated by Princeton ISD. Resides in Princeton, TX.
SURESH MALEPATI	Nominated by the City of Frisco and Frisco ISD. Resides in Frisco, TX.
JASON ROSS	Nominated by the City of Frisco and Frisco ISD. Resides in Frisco, TX.
JERRY TARTAGLINO	Nominated by the City of Parker and City of Nevada. Resides in Parker, TX.
BRYAN WASHINGTON	Nominated by the City of Princeton. Resides in Princeton, TX.
STEVE WILSON	Nominated by the City of McKinney. Resides in McKinney, TX.

**2025 ALLOCATION OF VOTES
BOARD OF DIRECTORS APPOINTMENT**

ENTITY NAME	# OF VOTES ALLOCATED
ALLEN CITY	46
ALLEN ISD	119
ANNA CITY	11
ANNA ISD	25
BLAND ISD	0
BLUE RIDGE CITY	0
BLUE RIDGE ISD	3
CARROLLTON CITY	1
CELINA CITY	24
CELINA ISD	35
COLLIN COUNTY	186
COLLIN COUNTY COLLEGE DISTRICT	93
COMMUNITY ISD	18
DALLAS CITY	27
FAIRVIEW CITY	5
FARMERSVILLE CITY	2
FARMERSVILLE ISD	8
FRISCO CITY	70
FRISCO ISD	233
GARLAND CITY	0
JOSEPHINE CITY	1
LAVON CITY	3
LEONARD ISD	0
LOVEJOY ISD	25
LOWRY CROSSING CITY	0
LUCAS CITY	3
MCKINNEY CITY	88
MCKINNEY ISD	151
MELISSA CITY	10
MELISSA ISD	29
MURPHY CITY	7
NEVADA CITY	0
NEW HOPE CITY	0
PARKER CITY	3
PLANO CITY	125
PLANO ISD	352
PRINCETON CITY	10
PRINCETON ISD	32
PROSPER TOWN	20
PROSPER ISD	115
RICHARDSON CITY	28
ROCKWALL ISD	0
ROYSE CITY	1
ROYSE CITY ISD	2
SACHSE CITY	5
ST. PAUL CITY	0
TRENTON ISD	0
VAN ALSTYNE CITY	0
VAN ALSTYNE ISD	1
WESTON CITY	1
WHITEWRIGHT ISD	0
WYLIE CITY	22
WYLIE ISD	60
TOTALS	2000

NOTE: ELIGIBILITY OF VOTING ENTITIES AND CALCULATIONS PER SECTION 6.03 OF THE TEXAS PROPERTY TAX CODE. PERCENTAGE OF TAX LEVY CALCULATIONS ARE BASED ON THE JULY 24, 2025 CERTIFIED ROLL, TIMES THE 2025 TAX RATE, DIVIDED BY THE TOTAL CALCULATED TAX LEVY FOR ALL TAXING UNITS.



Wylie City Council

AGENDA REPORT

Department: City Manager
Prepared By: City Secretary

Account Code: _____

Subject

Consider, and act upon, approval of a proclamation establishing a Sister City relationship between the City of Wylie, Texas, and the City of Mitrovica North, Kosovo, and authorize the Mayor to execute any and all necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

Per Council direction received at the October 14, 2025, City Council meeting, staff has prepared a proposed proclamation for Council's review and consideration to establish a Sister City relationship with the City of Mitrovica North, Kosovo.

WHEREAS, the City of Wylie, Texas, recognizes the importance of fostering international goodwill, understanding, and cooperation among communities throughout the world; and

WHEREAS, the City of Mitrovica North, Kosovo shares these same ideals and a vision of building bridges between communities through cultural, educational, and economic exchange; and

WHEREAS, both cities embrace the universal principles of freedom, democracy, and self-determination, and recognize that these values form the foundation of peaceful and prosperous societies; and

WHEREAS, Wylie and Mitrovica North believe that mutual learning, collaboration, and people-to-people connections strengthen the bonds of democracy by promoting civic participation, open dialogue, and respect for human dignity; and

WHEREAS, this Sister City relationship seeks to promote goodwill, foster cultural understanding, encourage educational and economic opportunities, and strengthen international friendships that celebrate our shared commitment to liberty and democratic values; and

WHEREAS, both cities affirm that through cooperation and friendship, we contribute to a more just, compassionate, and interconnected world;

NOW, THEREFORE, I, Matthew Porter, Mayor of the City of Wylie, Texas, on behalf of the Wylie City Council and the citizens of our community, do hereby proclaim the establishment of a Sister City Relationship between the City of Wylie, Texas, USA, and the City of Mitrovica North, Kosovo.

Together, we look forward to a future of shared opportunity, collaboration, and the continued advancement of freedom and democracy for all.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Wylie, Texas to be affixed this 22nd day of September, 2025.