

Wylie City Council Regular Meeting

August 25, 2026 – 6:00 PM

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



CALL TO ORDER

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

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 the August 11, 2026 Regular City Council Meeting minutes.
- B. Consider, and act upon, Resolution No. 2026-14(R) authorizing the City Manager to execute a Joint Election Services Contract between the City of Wylie and the Collin County Elections Administrator to be administered by the Collin County Elections Administrator for the November 3, 2026 Wylie Special Election.
- C. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of July 31, 2026.
- D. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for July 31, 2026.
- E. Consider, and place on file, the City of Wylie Monthly Investment Report for July 31, 2026.
- F. Consider, and act upon, the approval of funds estimated in the amount of \$334,845 for AT&T Enterprises, LLC for ESInet and NG911 Core Services Implementation for Public Safety Communications, and authorizing the City Manager to execute any necessary documents.
- G. Consider, and act upon, Ordinance No. 2026-33 amending the Wylie Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 2 (Administration), Article IX (Public Arts Program), Division 2 (Public Arts Advisory Board), Sec. 2-344 (Meetings), and Chapter 58 (Historical Preservation), Article III (Historic Review Commission), Sec. 58-55 (Meetings), amending the meeting frequency to an as-needed basis.
- H. Consider, and act upon, a Final Plat for Lots 2R-1, 2R-2, and 3R-1, Block A of Sanden Addition, establishing three lots on 56.67 acres, located at 701 Sanden Boulevard.
- I. Consider, and act upon, a Preliminary Plat of Lots 1 and 2, Block A of Wylie EDC Retail, creating two commercial lots on 25.484 acres, located at 2002 W. FM 544.

- J. Consider, and act upon, Ordinance No. 2026-34 for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.49 acres to allow for a drone delivery service from Wing. Property located at 707 Cooper Drive (ZC 2026-07).
- K. Consider, and act upon, Ordinance No. 2026-35 for a change in zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP) on 2.0 acres to allow for a warehouse distribution use. Property located at 31 Steel Road (ZC 2026-08).
- L. Consider, and act upon, Ordinance No. 2026-36 for a change in zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP), to allow for a major auto repair use with vehicle display and sales on 0.71 acres located at 1506 Martinez Lane (ZC 2026-09).

REGULAR AGENDA

1. Consider, and act upon, the discussion and direction regarding the automatic renewal terms of the Flock Safety Agreement with Flock Group, Inc., and take any action necessary related to the continuation or termination of the agreement.
2. Consider, and act upon, Resolution No. 2026-15(R), approving a Chapter 380 Grant Mowing Services Maintenance Agreement between the City of Wylie and the Wylie Cemetery Association, a Texas Unincorporated Non-Profit Association, and authorizing the City Manager to execute any and all necessary documents.
3. Consider, and act upon, Ordinance No. 2026-37 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.

EXECUTIVE SESSION

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

- (a) This chapter does not require a governmental body to conduct an open meeting:
- (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or
- (2) to hear a complaint or charge against an officer or employee.
- (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

ES1. City Manager Quarterly Evaluation.

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 August 19, 2026, 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.

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 the August 11, 2026 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

August 11, 2026 – 6:00 PM

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



CALL TO ORDER

Mayor Matthew Porter called the regular meeting to order at 6:02 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang (6:12), Councilman Todd Pickens, and Councilman Sid Hoover. Councilman Scott Williams and Mayor *Pro Tem* Gino Mulliqi were absent.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Finance Director Melissa Brown; Marketing and Communications Director Craig Kelly; City Secretary Stephanie Storm; Police Chief Anthony Henderson; Parks and Recreation Director Carmen Powlen; Assistant Library Director Lisa Galletta; Assistant Public Works Director Lavonte Childs; Operations Director James Brown; Development Services Director Jasen Haskins; Wylie Economic Development Executive Director Jason Greiner; City Attorney Richard Abernathy; and various support staff.

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

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

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.

There were no persons present wishing to address the Council.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. **Consider, and act upon, approval of July 28, 2026 Regular City Council Meeting minutes.**
- B. **Consider, and act upon, a Preliminary Plat of Compton Addition creating two residential lots on 3.189 acres, generally located at 1201 E. Stone Road and 720 S. W.A. Allen Boulevard.**
- C. **Consider, and act upon, a Final Plat of Compton Addition creating two residential lots on 3.189 acres, generally located at 1201 E. Stone Road and 720 S. W.A. Allen Boulevard.**
- D. **Consider, and act upon, Resolution No. 2026-11(R) of the City Council of Wylie, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2026 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the**

negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC'S reasonable ratemaking expenses; determining that this resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this resolution to the company and the ACSC's Legal Counsel.

- E. Consider, and act upon, the approval to establish a three (3) year Annual Agreement for the purchase of Google Workspace Enterprise Standard Licenses for the Information Technology Department in an estimated annual amount of \$102,663.00 from SADA Systems LLC through a Cooperative Purchasing Agreement with the Texas Department of Information Resources (DIR), and authorizing the City Manager to execute any necessary documents.
- F. Consider and act upon Ordinance No. 2026-32 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 Pickens, seconded by Councilman Duke, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 4-0 with Councilman Strang, Councilman Williams, and Mayor Pro Tem Mulliqi absent.

EXECUTIVE SESSION

Mayor Porter announced that a Citizen Comment Form had been received for ES1.

Doug Jones, representing Trinity Valley, addressed the Council regarding Trinity Valley Ranch, LLC v. City of Wylie, Cause No. 493-02900-2024.

Councilman Strang took his seat at the dais at 6:12 p.m.

Council convened into Executive Session at 6:14 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 Trinity Valley Ranch, LLC v. City of Wylie, Cause No. 493-02900-2024 assigned to the 493rd District Court and pending an appeal in the 5th Court of Appeals, Dallas, Texas.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 6:17 p.m. as the City Attorney was stuck in traffic and could not hold this Executive Session without him present.

REGULAR AGENDA

1. **Consider, and act upon, Resolution No. 2026-12(R) of the City Council of the City of Wylie, Texas, accepting the proposed property tax rate for the fiscal year 2026-27; accepting the calculation of the no new revenue tax rate and the voter approval tax rate, establishing September 8, 2026 at 6:00 p.m. at the City of Wylie Municipal Complex for a public hearing and vote on the proposed property tax rate, and providing for the publication as provided by the Texas Property Tax Code, Chapter 26.**

Staff Comments

Finance Director Brown addressed the Council and presented the item.

Council Action

A motion was made by Councilman Duke, seconded by Councilman Pickens, to approve Resolution No. 2026-12(R) of the City Council of the City of Wylie, Texas, accepting the proposed property tax rate for the fiscal year 2026-27, accepting the calculation of the no new revenue tax rate and the voter approval tax rate, establishing September 8, 2026 at 6:00 p.m. at the City of Wylie Municipal Complex for a public hearing and vote on the proposed property tax rate, and providing for the publication as provided by the Texas Property Tax Code, Chapter 26. A vote was taken, and the motion passed 5-0, with Mayor Porter, Councilman Duke, Councilman Strang, Councilman Pickens, and Councilman Hoover voting for, and Councilman Williams and Mayor *Pro Tem* Mulliqi absent.

2. **Establish a date, time, and place to hold a Public Hearing on the fiscal year 2026-27 Proposed Budget so that all interested persons may be heard, either for or against any item in the proposed budget before final approval. The date, time and place for the hearing and final vote will be published in the City's official newspaper, as provided by the Texas Local Government Code, Section 102.006.**

Staff Comments

Finance Director Brown addressed the Council and presented the item.

Council Action

A motion was made by Councilman Hoover, seconded by Councilman Pickens, establishing September 8, 2026, at 6:00 p.m. in the Council Chambers of the Wylie Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas, as the date, time, and place at which the public hearing will occur, and Council will vote on the final budget. A vote was taken, and the motion passed 5-0 with Councilman Williams and Mayor *Pro Tem* Mulliqi absent.

3. **Discussion and consideration of all matters incident and related to calling a bond election to be held in the City of Wylie, Texas, including the adoption of Resolution No. 2026-13(R) pertaining thereto.**

Staff Comments

City Secretary Storm addressed the Council and presented the item, noting a few small changes to the Resolution since the agenda packet was published, converting all-caps text to sentence case.

Council Action

A motion was made by Councilman Pickens, seconded by Councilman Duke, to adopt Resolution No. 2026-13(R), as amended, calling a bond election to be held in the City of Wylie, Texas, on November 3, 2026, making provision for the conducting of the election and resolving other matters incident and related thereto. A vote was taken, and the motion passed 5-0 with Councilman Williams and Mayor *Pro Tem* Mulliqi absent.

4. **Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.49 acres to allow for a drone delivery service from Wing. Property located at 707 Cooper Drive (ZC 2026-07).**

Staff Comments

Community Services Director Haskins addressed the Council and presented the item.

Applicant Comments

Ian Bright, representing Wing, addressed the Council, giving a presentation and answering questions from Council.

Public Hearing

Mayor Porter opened the public hearing on Item 4 at 6:37 p.m., asking anyone present wishing to address Council to come forward.

No persons were present wishing to address the Council.

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

Council Action

A motion was made by Councilman Strang, seconded by Councilman Hoover, to approve Item 4 as presented. A vote was taken, and the motion passed 5-0 with Councilman Williams and Mayor *Pro Tem* Mulliqi absent.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 6:39 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 Trinity Valley Ranch, LLC v. City of Wylie, Cause No. 493-02900-2024 assigned to the 493rd District Court and pending an appeal in the 5th Court of Appeals, Dallas, Texas.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 7:43 p.m.

- 5. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP) on 2.0 acres to allow for a warehouse distribution use. Property located at 31 Steel Road (ZC 2026-08).**

Staff Comments

Community Services Director Haskins addressed the Council and presented the item.

Public Hearing

Mayor Porter opened the public hearing on Item 5 at 7:46 p.m., asking anyone present wishing to address Council to come forward.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 7:47 p.m.

Council Action

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

6. **Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP), to allow for a major auto repair use with vehicle display and sales on 0.71 acres located at 1506 Martinez Lane (ZC 2026-09).**

Staff Comments

Community Services Director Haskins addressed the Council, presented the item, and answered questions.

Public Hearing

Mayor Porter opened the public hearing on Item 6 at 7:50 p.m., asking anyone present wishing to address Council to come forward.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 7:51 p.m.

Applicant Comments

Brian Fuller, applicant, addressed the City Council and answered questions from Council.

Council Action

A motion was made by Councilman Duke, seconded by Councilman Hoover, to approve Item 6 as presented. A vote was taken, and the motion passed 5-0 with Councilman Williams and Mayor *Pro Tem* Mulliqi absent.

7. **Consider, and act upon, the acceptance of the resignation of Alan Dayton, and the appointment of a new board member to the Wylie Economic Development Corporation to fill the term from August 11, 2026 to June 30, 2028.**

Council Comments

Mayor Porter stated that he would recommend tabling this Item until a future meeting, when the Mayor *Pro Tem* Mulliqi, who chaired the Interview Panel Subcommittee, is present.

Council Action

A motion was made by Mayor Porter, seconded by Councilman Strang, to table Item 7. A vote was taken, and the motion passed 5-0 with Councilman Williams and Mayor *Pro Tem* Mulliqi absent.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 7:56 p.m.

Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.

A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on its negotiating position.

- ES2. **Consider the sale or acquisition of properties located at Ballard/Brown, Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, FM 1378/Brown, FM 1378/Park, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/Brown, and State Hwy 78/Skyview.**

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

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

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

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: 2021-11b, 2022-10d, 2023-1c, 2024-5a, 2024-8d, 2024-12c, 2025-4a, 2025-4d, 2025-10f, 2026-2l, 2026-3e, 2026-4a, 2026-4b, 2026-5a, and 2026-6d.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 10:04 p.m.

Council Action

A motion was made by Councilman Pickens, seconded by Councilman Strang, to authorize the WEDC to enter into a Performance Agreement with Project 2025-10f in an amount not to exceed \$2.65 million. A vote was taken, and the motion passed 5-0 with Councilman Williams and Mayor *Pro Tem* Mulliqi absent.

READING OF ORDINANCES

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

City Secretary Storm read the caption of Ordinance No. 2026-32 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Pickens, to adjourn the meeting at 10:06 p.m. A vote was taken, and the motion passed 5-0 with Councilman Williams and Mayor *Pro Tem* Mulliqi absent.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Stephanie Storm

Account Code: _____

Subject

Consider, and act upon, Resolution No. 2026-14(R) authorizing the City Manager to execute a Joint Election Services Contract between the City of Wylie and the Collin County Elections Administrator to be administered by the Collin County Elections Administrator for the November 3, 2026 Wylie Special Election.

Recommendation

Motion to approve the Item as presented.

Discussion

By the terms of this agreement, the City of Wylie and jurisdictions contracting with Collin County Elections Administration do hereby agree, pursuant to the provisions of the Texas Election Code, to hold a joint election for the Special Election to be held on Tuesday, November 3, 2026. The entities will contract with the Collin County Elections Administrator to perform various duties and responsibilities on their behalf. The contract presented specifies duties and costs for administering the election. This agreement, once executed, will formalize the joint Elections for November 3, 2026, between the entities and approve the shared cost for the Special Election. Under the terms of the contract, if one entity cancels its election, a \$75.00 charge will be assessed, and the other entities will assume the full cost of the election.

Article 2, Section 1(c) of the Home Rule Charter allows the Council to cooperate with the government of any county for any lawful purpose for the advancement of the interests, safety, convenience, and welfare of its inhabitants. The Election Code allows and encourages cities to contract with any county within their incorporated city limits to administer local elections.

Collin County Elections Administrator Kaleb Breaux will administer the election for registered voters residing in the incorporated City limits of Wylie within Collin County.

RESOLUTION NO. 2026-14(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, HEREBY AUTHORIZING THE CITY MANAGER TO EXECUTE A JOINT ELECTION SERVICES CONTRACT BY AND BETWEEN THE CITY OF WYLIE AND THE COLLIN COUNTY ELECTIONS ADMINISTRATOR FOR ADMINISTRATION OF THE NOVEMBER 3, 2026 WYLIE SPECIAL ELECTION FOR THE CITY'S VOTERS RESIDING IN COLLIN COUNTY.

WHEREAS, the City Council of the City of Wylie wishes to contract with Collin County Elections Administrator, Kaleb Breaux, to administer the November 3, 2026 Special Election as referenced in the contract, which is attached as Exhibit "A"; and

WHEREAS, Article 2, Section 1(c) of the Home Rule Charter allows the Council to cooperate with the government of any county for any lawful purpose for the advancement of the interests, safety, convenience, and welfare of its inhabitants. The Election Code allows and encourages cities to contract with any county within their incorporated city limits to administer local elections.

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 Agreement by and between the City of Wylie and the Collin County Elections Administration for the Administration of the November 3, 2026 Wylie Special Election for Collin County Voters. Should the final, executed version of such Agreement be modified from the version attached as Exhibit "A", such final, executed version shall replace Exhibit "A" of this Resolution for all purposes.

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, on this 25th day of August, 2026.

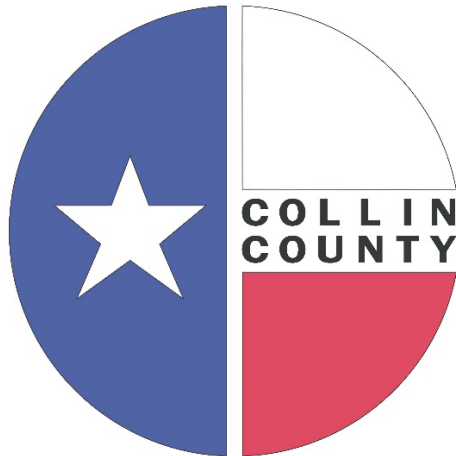
Matthew Porter, Mayor

ATTEST TO:

Stephanie Storm, City Secretary

EXHIBIT “A”

Contract for Election Services



JOINT ELECTION SERVICES CONTRACT
("Election Services Contract")

ELECTION SERVICES AGREEMENT

BETWEEN

THE COLLIN COUNTY ELECTIONS ADMINISTRATOR
("Contracting Election Officer")

AND

CITY OF WYLIE
("Participating Political Subdivision")

FOR THE CONDUCT OF A JOINT ELECTION

TO BE HELD ON TUESDAY, NOVEMBER 3, 2026

TO BE ADMINISTERED BY THE COLLIN COUNTY ELECTIONS ADMINISTRATOR

1. ADMINISTRATION AND STATUTORY AUTHORITY

- a. Kaleb Breaux ("Kaleb Breaux") is the duly appointed County Elections Administrator ("Elections Administrator") of Collin County, Texas, and the Department Head of the Collin County Elections Department. As such, Mr. Breaux is the Election Administrator of Collin County, Texas and authorized by Subchapter D of Chapter 31 of Title 3 of the Texas Election Code to enter into this Election Services Contract with the contracting authority of the Participating Political Subdivision.
- b. The contracting authority of the Participating Political Subdivision is hereby participating in the Joint Election to be held in Collin County, Texas on Tuesday, November 3, 2026. The Participating Political Subdivision is hereby contracting with the Elections Administrator of Collin County, Texas and all other joining jurisdictions to perform the election services set forth in this Election Services Contract under Subchapter D of Chapter 31 of Title 3 of the Texas Election Code.

2. DUTIES AND SERVICES OF THE CONTRACTING ELECTION OFFICER

- a. The Contracting Election Officer shall be responsible for performing the following duties and shall furnish the following services and equipment:
 - i. The Contracting Election Officer will prepare and publish the required Notice of Election and post the required orders and resolutions to the Collin County Elections Department website.
 - ii. The Contracting Election Officer shall arrange for appointment, notification (including writ of election), training and compensation of all presiding judges, alternate judges, the judge of the Central Count Station and judge of the Early Voting Ballot Board.
 - iii. The Contracting Election Officer shall be responsible for notification of each Election Day and Early Voting presiding judge and alternate judge of his/her appointment. The presiding election judge of each vote center will use his/her discretion to determine when additional workers are needed, during peak voting hours.
 - iv. The Contracting Election Officer will determine the number of clerks to work in the Central Count Station and the number of clerks to work on the Ballot Board.
 1. Election judges shall attend the Contracting Election Officer's school of instruction (Election Law Class). A training event calendar will be provided.
 2. Election judges and alternate judges shall be responsible for picking up and returning election supplies to the County Election Warehouse located at 2010 Redbud Blvd., Suite 102, McKinney. Compensation for this pickup and delivery of supplies will be \$25.00.
 - v. The Contracting Election Officer shall compensate each election judge and worker. Each judge shall receive \$17.00 per hour, each alternate judge shall receive \$16.00 per hour, and each clerk shall receive \$15.00 per hour for services rendered. Overtime will be paid to each person working more than 40 hours per week.

- b. The Contracting Election Officer shall procure, prepare, and distribute voting machines, election kits, and election supplies.
 - i. The Contracting Election Officer shall secure election kits, which include the legal documentation required to hold an election and all supplies.
 - ii. The Contracting Election Officer shall secure the tables, chairs, and legal documentation required to run the Central Count Station.
 - iii. The Contracting Election Officer shall provide all lists of registered voters required for use on Election Day and for the Early Voting period required by law.
 - iv. The Contracting Election Officer shall procure and arrange for the distribution of all election equipment and supplies required to hold an election.
 - 1. Equipment includes the rental of ES&S ExpressVote Universal Voting Machines (EVS 6.1.1.0), ES&S Ballot on Demand System, ES&S DS200 Ballot Counters (EVS 6.1.1.0), ES&S Model DS450 and DS850 High-Speed Scanners/Tabulators (EVS 6.1.1.0), ADA compliant headphones and keypads, voting signs, and election supply cabinets.
 - 2. Supplies include paper ballot cards, Early Voting and Election Day supply kits, provisional ballot kits, security seals, pens, tape, markers, etc.
- c. The Contracting Election Officer, Kaleb Breaux, shall be appointed the Early Voting Clerk.
 - i. The Contracting Election Officer shall supervise and conduct Early Voting by mail and in person and shall secure personnel to serve as Early Voting Deputies.
 - ii. The Contracting Election Officer shall select the Early Voting polling locations and arrange for the use of each.
 - iii. Early Voting by personal appearance for the Participating Political Subdivision shall be conducted during the Early Voting dates and times and at the locations listed in "Exhibit A" attached and incorporated by reference into this Election Services Contract.
 - iv. All applications for an Early Voting mail ballot shall be received and processed by the Collin County Elections Administration Office located at 2010 Redbud Blvd., Suite 102, McKinney, Texas 75069.
 - 1. Applications for mail ballots erroneously mailed to the Participating Political Subdivision shall immediately be faxed to the Contracting Officer for timely processing. The original application shall then be forwarded to the Contracting Election Officer for proper retention.
 - 2. All Federal Post Card Applications (FPCA) will be sent a mail ballot. No postage is required.
 - v. All Early Voting ballots (those cast by mail and those cast by personal appearance) shall be prepared for counting by the Early Voting Ballot Board in accordance with Section 87.000 of the Texas Election Code. The Contracting Officer shall appoint the presiding judge of this Board.
- d. The Contracting Election Officer shall select the Election Day vote centers and arrange for the use of each.
 - i. The Participating Political Subdivision shall assume the responsibility of remitting their portion of cost of all employee services required to provide access, provide security or provide custodial services for the vote centers.
 - ii. The Election Day vote centers are listed in "Exhibit B", attached and incorporated by reference into this Election Services Contract.

- e. The Contracting Election Officer shall be responsible for establishing and operating the Central Count Station to receive and tabulate the voted ballots in accordance with Section 127.001 of the Election Code and of this agreement. The Central Count Station Manager shall be Kaleb Breaux. The Central Count Station Judge shall be Kathi-Ann Rivard. The Tabulation Supervisor shall be Brian Griesbach.
 - i. The Tabulation Supervisor shall prepare, test and run the County's tabulation system in accordance with statutory requirements and county policies, under the auspices of the Contracting Election Officer.
 - ii. The Public Logic and Accuracy Test and Hash Validation of the electronic voting system shall be conducted in accordance with Texas Election Code. The Contracting Election Officer will post the required Notice of Logic and Accuracy Testing and Hash Validation.
 - iii. Election night reports will be available to the Participating Political Subdivision at the Central Counting Station on election night. Provisional ballots will be tabulated after election night in accordance with State law.
 - iv. The Contracting Election Officer shall prepare the unofficial canvass report after all precincts have been counted, and will provide canvassing documents to the Participating Political Subdivision as soon as possible after all returns have been tallied.
 - v. The Contracting Election Officer shall be appointed as the custodian of the voted ballots and shall retain all election materials for a period of 22 months.
 - 1. Pending no litigation and as prescribed by law, the voted ballots shall be shredded 22 months after the election.
- f. The Contracting Election Officer shall conduct a partial manual count as prescribed by Section 127.201 of the Texas Election Code and submit a written report to the Participating Political Subdivision in a timely manner. If applicable, a written report shall be submitted to the Secretary of State as required by Section 127.201 of the aforementioned code.

3. DUTIES AND SERVICES OF THE PARTICIPATING POLITICAL SUBDIVISION

- a. The Participating Political Subdivision shall assume the following duties:
 - i. The Participating Political Subdivision will prepare, adopt, and publish all legally required election orders, resolutions, and other documents required by, or of, their governing bodies. The Participating Political Subdivision are required to send Collin County Elections Department a copy of any election order or resolution related to this Joint Election within three business days of publishing, adopting or ordering it.
 - ii. The Participating Political Subdivision shall provide the Contracting Election Officer with an updated map and street index of their jurisdiction in an electronic (PDF and shape files preferred) or printed format as soon as possible but no later than Monday, August 3, 2026.
 - iii. The Participating Political Subdivision shall procure and provide the Contracting Election Officer with the ballot layout and Spanish translation in an electronic format.
 - 1. The Participating Political Subdivision shall deliver to the Contracting Election Officer as soon as possible, but no later than 5:00 p.m. Thursday, August 27, 2026, the official wording for the Participating Political Subdivision's November 3, 2026 Joint Election.
 - 2. The Participating Political Subdivision shall approve the ballot proofs format within 24 hours of receiving the ballot proof and prior to the final printing.

- a. If the Participating Political Subdivision fails to approve the ballot proofs within 24 hours of receiving the proofs, the Contracting Election Officer will presume that the ballot proofs have been approved by the Participating Political Subdivision. Any costs incurred by making any changes to the ballot (designing, printing, programming, etc.) from this point forward will be the responsibility of the Participating Political Subdivision.
 - iv. The Participating Political Subdivision shall compensate the Contracting Election Officer for all associated costs including any additional verified cost incurred in the process of running this election or for a manual recount, this election may require, consistent with charges and hourly rates shown on "Exhibit C" for required services.
 - 1. The charges incurred during the manual recount are outlined in Sec. 212 of the Texas Election Code.
 - b. The Participating Political Subdivision shall pay the Contracting Election Officer 90% of the estimated cost to run the said election prior to Monday, September 28, 2026. The Contracting Election Officer shall place the funds in a "contract fund" as prescribed by Section 31.100 of the Texas Election Code. The deposit should be made payable to the "Collin County" with a note "For election services" included with the check documentation and delivered to the Collin County Elections, 2010 Redbud Blvd. Ste 102, McKinney, Texas 75069.
 - c. The Participating Political Subdivision shall pay the cost of conducting said election, less partial payment, including the 10% administrative fee, pursuant to the Texas Election Code, Section 31.100, within 30 days from the date of final billing. Additionally, all payments in excess of the final cost to perform the election will be refunded to the Participating Political Subdivision.
- 4. COST OF SERVICES.
 - a. See "Exhibit C".
 - b. Note: A Participating Political Subdivision shall incur a minimum cost of \$3,850.00 to conduct a joint election with the Collin County Elections Department.
- 5. RUNOFF ELECTIONS
 - a. Each Participating Political Subdivision shall have the option of extending the terms of this contract through its Runoff Election, if applicable. In the event of such Runoff Election, the terms of this contract shall automatically extend unless the Participating Political Subdivision notifies the Elections Administrator in writing within 3 business days of the original election.
 - b. Each Participating Political Subdivision shall reserve the right to reduce the number of Early Voting polling locations and/or Election Day vote centers in a Runoff Election. If necessary, any voting changes made by a Participating Political Subdivision between the original election and the Runoff Election shall be submitted by the authority making the change to the United States Department of Justice for the preclearance required by the Federal Voting Rights Act of 1965, as amended.
 - c. Each Participating Political Subdivision agrees to order any Runoff Election(s) at its meeting for canvassing the votes from the November 3, 2026 Joint Election, and to conduct its drawing for ballot positions at, or immediately following, such meeting in order to expedite preparations for its Runoff Election.
 - d. Each Participating Political Subdivision eligible to hold Runoff Elections after the November 3, 2026 Uniform Election Date agrees that the date of a necessary Runoff Election shall be held in accordance with the Texas Election Code, which will be Saturday, December 12, 2026.

6. GENERAL PROVISIONS

- a. Nothing contained in this Election Services Contract shall authorize or permit a change in the officer with whom, or the place at which any document or record relating to the Participating Political Subdivision's November 3, 2026 Joint Election are to be filed, or the place at which any function is to be carried out, or any nontransferable functions specified under Section 31.096 of the Texas Election Code.
- b. Upon request, the Contracting Election Officer will provide copies of all invoices and other charges received in the process of running said election for the Participating Political Subdivision.
- c. If the Participating Political Subdivision cancels their elections pursuant to Section 2.053 of the Texas Election Code, the Participating Political Subdivision shall pay the Contracting Officer a contract preparation fee of \$75.00 and will not be liable for any further costs incurred by the Contracting Officer.
- d. The Contracting Officer shall file copies of this contract with the County Judge and the County Auditor of Collin County, Texas.

CONTRACTING ENTITY: WYLIE CITY

WITNESS BY MY HAND THIS ____ DAY OF _____ 2026.

Kaleb Breaux, Elections Administrator
Collin County, Texas

WITNESS BY MY HAND THIS ____ DAY OF _____ 2026.

Approved By:

Signed: _____

Name: _____

Title: _____

Witnessed By:

Signed: _____

Name: _____

Title: _____

Exhibit A (Anexo A)

Collin County (Condado de Collin)

November 3, 2026 General and Special Elections - Early Voting Locations, Dates and Hours
(Elecciones generales y especiales del 3 de noviembre de 2026: Lugares, fechas y horarios de votación anticipada)

Important Note: Eligible Collin County registered voters (with an effective date of registration on or before November 3, 2026) may vote at any Early Voting location.

(Nota importante: Los votantes registrados elegibles del Condado de Collin (con una fecha efectiva de registro en o antes del 3 de noviembre de 2026 pueden votar en cualquier lugar de votación anticipada.)

Sunday (Domingo)	Monday (Lunes)	Tuesday (Martes)	Wednesday (Miércoles)	Thursday (Jueves)	Friday (Viernes)	Saturday (Sábado)
October 18 No Voting (18 de octubre) (Sin votar)	October 19 Early Voting (19 de octubre) (Votación adelantada) 8 am – 5 pm	October 20 Early Voting (20 de octubre) (Votación adelantada) 8 am – 5 pm	October 21 Early Voting (21 de octubre) (Votación adelantada) 8 am – 5 pm	October 22 Early Voting (22 de octubre) (Votación adelantada) 8 am – 5 pm	October 23 Early Voting (23 de octubre) (Votación adelantada) 8 am – 5 pm	October 24 Early Voting (24 de octubre) (Votación adelantada) 7 am – 7 pm
October 25 Early Voting (25 de octubre) (Votación adelantada) 11 am – 5 pm	October 26 Early Voting (26 de octubre) (Votación adelantada) 7am - 7pm	October 27 Early Voting (27 de octubre) (Votación adelantada) 7am - 7pm	October 28 Early Voting (28 de octubre) (Votación adelantada) 7am - 7pm	October 29 Early Voting (29 de octubre) (Votación adelantada) 7am - 7pm	October 30 Early Voting (30 de octubre) (Votación adelantada) 7am - 7pm	October 31 No Voting (31 de octubre) (Sin votar)

Polling Location (Lugar de Votación)	Room Name (Nombre de la habitación)	Address (Dirección)	City (Ciudad)	Zip Code (Código postal)
Collin County Elections Office, Main Early Voting Location	Voting Room	2010 Redbud Blvd., Suite 102	McKinney	75069
Allen ISD Service Center	Front Lobby	1451 N. Watters Rd.	Allen	75013
Allen Public Library	TBD	300 N Allen Dr.	Allen	75013
Anna Community Library	Multi-Purpose Room	111 W. 5th St	Anna	75409
Blue Ridge ISD Administration Building	Board of Trustees Board Room	318 W. School St.	Blue Ridge	75424
Carpenter Park Recreation Center	South Lobby	6701 Coit Rd.	Plano	75024
Collin College Celina Campus	Classroom CEC110	2505 Kinship Pkwy.	Celina	75009
Collin College Farmersville Campus	FVC Atrium 2	501 S. Collin Pkwy.	Farmersville	75442
Collin College Frisco Campus	Building J, Room 113	9700 Wade Blvd.	Frisco	75035
Collin College Higher Education Center	CHEC Atrium 1	3452 Spur 399	McKinney	75069

Polling Location (Lugar de Votación)	Room Name (Nombre de la habitación)	Address (Dirección)	City (Ciudad)	Zip Code (Código postal)
Collin College McKinney Campus	Atrium 4, C-Square	2200 University Dr.	McKinney	75071
Collin College Plano Campus	Library Building- Atrium	4000 Jupiter Rd.	Plano	75074
Collin College Wylie Campus	WSC Atrium 1	391 Country Club Rd.	Wylie	75098
Davis Library	Program Room 1 & 2	7501 Independence Pkwy. A	Plano	75025
Frisco Fire Station #05	Training Room	14300 Eldorado Pkwy.	Frisco	75035
Frisco Fire Station #08	Training Room	14700 Rolater Rd.	Frisco	75035
Gay Library	Meeting Room	6861 W. Eldorado Pkwy.	McKinney	75070
Haggard Library	Program Room	2501 Coit Rd.	Plano	75075
Harrington Library	Program Room	1501 18th St.	Plano	75074
Josephine City Hall	City Council Chamber	201 S Main St.	Josephine	75164
Lavon City Hall	Gymnasium	120 School Rd.	Lavon	75166
Liberty Recreation Center	Meeting Room A	2601 Glencliff Drive	Plano	75075
Lovejoy ISD Administration Building	Portable #1 Training Room	259 Country Club Rd.	Allen	75002
Lucas Community Center	Community Room	665 Country Club Rd.	Lucas	75002
McKinney City Hall	2nd Floor Lobby	401 E. Virginia St.	McKinney	75069
McKinney Fire Station #05	Community Room #5	6600 Virginia Pkwy.	McKinney	75071
McKinney Fire Station #07	Community Room #7	861 Independence Pkwy.	McKinney	75072
McKinney Fire Station #09	Community Room #9	4900 Summit View Dr.	McKinney	75071
McKinney Fire Station #10	Community Room #10	1150 Olympic Crossing	McKinney	75071
Melissa City Hall	Multi-Purpose Room	3411 Barker Avenue	Melissa	75454
Michael J. Felix Community Center	Rooms A and B	3815-E Sachse Rd.	Sachse	75048
Murphy Community Center	Homer & Marie Adams Room	205 N. Murphy Rd.	Murphy	75094
Parker City Hall	Council Chambers	5700 E. Parker Rd.	Parker	75002
Parr Library	Program Room	6200 Windhaven Pkwy.	Plano	75093

Polling Location (Lugar de Votación)	Room Name (Nombre de la habitación)	Address (Dirección)	City (Ciudad)	Zip Code (Código postal)
Princeton Municipal Center	615 Training Room	2000 E. Princeton Dr.	Princeton	75407
Prosper Town Hall	Community Room	250 W. First St.	Prosper	75078
Renner-Frankford Branch Library	Auditorium	6400 Frankford Rd.	Dallas	75252
St. Paul Town Hall	Council Chambers	2505 Nutter's Block	St. Paul	75098
Terry Pope Administration Building	Community ISD Board Room	611 N Farm To Market 1138	Nevada	75173
The Grove at Frisco Commons	Game Room C	8300 McKinney Rd.	Frisco	75034
Tom Muehlenbeck Recreation Center	Meeting Room A	5801 W Parker Road	Plano	75093
Wylie Community Park Center	Meeting Room East	800 Thomas St. #100	Wylie	75098

***Polling locations are subject to change. For the most current list of locations, please visit the Elections webpage at www.collincountytx.gov/elections.**

*(*Los lugares de votación están sujetos a cambios. Para obtener la lista más actualizada de ubicaciones, visite la página web de Elecciones en www.collincountytx.gov/elections.)*

Applications for ballot by mail may be mailed and must be received no later than the close of business on October 23, 2026, to:

(Las solicitudes de boleta por correo pueden enviarse por correo y deben recibirse a más tardar el 23 de octubre de 2026 para:)

Kaleb Breaux, Early Voting Clerk

2010 Redbud Blvd. Suite 102

McKinney, Texas 75069

972-547-1900

www.collincountytx.gov

Applications for ballot by mail may also be faxed or emailed and must be received no later than the close of business on October 23, 2026. For an application for ballot by mail submitted by telephonic facsimile machine or electronic transmission to be effective, the hard copy of the application must also be submitted by mail and be received by the early voting clerk not later than the fourth business day after the transmission by telephonic facsimile machine or electronic transmission is received. (Texas Election Code 84.007)

(Las solicitudes de boleta por correo también pueden enviarse por fax o correo electrónico y deben recibirse antes del cierre de operaciones el 23 de octubre de 2026. Para que una solicitud de boleta por correo enviada por máquina de fax o transmisión electrónica sea efectiva, la copia impresa de la solicitud también debe presentarse por correo y ser recibida por el secretario de votación anticipada a más tardar el cuarto día hábil posterior a la recepción de la transmisión por fax o máquina electrónica de fax. (Código Electoral de Texas 84.007).)

Fax (Fax) – 972-547-1996

Email (Correo electrónico) – absenteemailballoting@collincountytx.gov

Exhibit B (Anexo B)**Collin County (Condado de Collin)****Election Day Vote Centers for the November 3, 2026 General and Special Elections – 7 am - 7 pm***

*(Centros de votación para el día de las elecciones generales y especiales del 3 de noviembre de 2026 – 7 a. m. a 7 p. m. *)*

Important Note: Eligible Collin County registered voters (with an effective date of registration on or before November 3, 2026) may vote at any Election Day location.

(Nota importante: Los votantes registrados elegibles del Condado de Collin (con una fecha efectiva de registro en o antes del 3 de noviembre de 2026 puede votar en cualquier lugar el día de las elecciones.)

Polling Location (Lugar de Votación)	Room Name (Nombre de la habitación)	Address (Dirección)	City (Ciudad)	Zip Code (Código postal)
Aldridge Elementary School	Gym	720 Pleasant Valley Ln.	Richardson	75080
Allen ISD Professional Learning and Auxiliary Services	TBD	610 E. Bethany Drive	Allen	75002
Allen ISD Service Center	Lobby	1451 N. Watters Rd.	Allen	75013
Allen Public Library	TBD	300 N Allen Dr.	Allen	75013
Anna ISD Administration Building	PD RM 2 & 3	151 Rosamond Pkwy.	Anna	75409
Anna Community Library	Multi-Purpose Room	111 W. 5th St	Anna	75409
Anna ISD Special Programs Building	TBD	201 E 7th St.	Anna	75409
Barksdale Elementary School	Gymnasium	2424 Midway Rd.	Plano	75093
Blue Ridge ISD Administration Building	Board of Trustees Board Room	318 W. School St.	Blue Ridge	75424
Bowman Middle School	North Entrance, H-Hallway	2501 Jupiter Rd.	Plano	75074
Carpenter Park Recreation Center	South Lobby	6701 Coit Rd.	Plano	75024
Children's Health StarCenter	Party Room A & B	6993 Star Ave.	McKinney	75070
Children's Health Stadium at Prosper ISD	Community Room	2000 Stadium Dr.	Prosper	75078
Christ the Servant Lutheran Church	Fellowship Hall	821 S. Greenville Ave.	Allen	75002
Christie Elementary School	Gym	3801 Rainier Rd	Plano	75023
City of Plano Technology Services	TBD	1117 E 15th St.	Plano	75074
Clark High School	Conference Room 100W	523 Spring Creek Pkwy.	Plano	75023
Collin College Celina Campus	Classroom CEC110	2505 Kinship Pkwy.	Celina	75009
Collin College Farmersville Campus	FVC Atrium 2	501 S. Collin Pkwy.	Farmersville	75442
Collin College Frisco Campus	Building J, Room 113	9700 Wade Blvd.	Frisco	75035

Polling Location <i>(Lugar de Votación)</i>	Room Name <i>(Nombre de la habitación)</i>	Address <i>(Dirección)</i>	City <i>(Ciudad)</i>	Zip Code <i>(Código postal)</i>
Collin College Higher Education Center	Atrium 1	3452 Spur 399	McKinney	75069
Collin College McKinney Campus	Atrium 5, C- Square	2200 University Dr.	McKinney	75071
Collin College Plano Campus	Library Atrium	4000 Jupiter Rd.	Plano	75074
Collin College Wylie Campus	WSC Atrium 1	391 Country Club Rd.	Wylie	75098
Collin County Elections Office	Voting Room	2010 Redbud Blvd., Suite 102	McKinney	75069
Comerica Center	TBD	2601 Avenue of the Stars	Frisco	75034
Daffron Elementary School	PTA Room (A118)	3900 Preston Meadow Dr.	Plano	75093
Davis Library	Program Rooms 1 & 2	7501 Independence Pkwy. A	Plano	75025
Dowell Middle School	Gym Hallway	301 S. Ridge Rd.	McKinney	75072
Evans Middle School	Library	6998 W. Eldorado Pkwy.	McKinney	75070
Frankford Middle School	Small Gymnasium	7706 Osage Plaza Pkwy.	Dallas	75252
Frisco Fire Station #05	Training Room	14300 Eldorado Pkwy.	Frisco	75035
Frisco Fire Station #08	Training Room	14700 Rolater Rd.	Frisco	75035
Frisco ISD Athletic Office	Foyer	7210 Stadium Ln.	Frisco	75033
Gay Library	Meeting Room	6861 W. Eldorado Pkwy.	McKinney	75070
Haggar Elementary School	Gymnasium	17820 Campbell Rd.	Dallas	75252
Haggard Library	Program Room	2501 Coit Rd.	Plano	75075
Harrington Library	Program Room	1501 18th St.	Plano	75074
Haun Elementary School	Gymnasium	4500 Quincy Ln.	Plano	75024
Hendrick Middle School	Small Gym	7400 Red River Dr.	Plano	75025
Heritage Ranch Country Club	Ballroom	465 Scenic Ranch Circle	Fairview	75069
Josephine City Hall	City Council Chamber	201 S Main St.	Josephine	75164
Lavon City Hall	Gymnasium	120 School Rd.	Lavon	75166
Liberty Recreation Center	Meeting Room A	2601 Glencliff Dr.	Plano	75075
Lovejoy ISD Administration Building	Portable #1 Training Room	259 Country Club Rd.	Allen	75002

Polling Location <i>(Lugar de Votación)</i>	Room Name <i>(Nombre de la habitación)</i>	Address <i>(Dirección)</i>	City <i>(Ciudad)</i>	Zip Code <i>(Código postal)</i>
Lucas Community Center	Community Room	665 Country Club Rd.	Lucas	75002
McKinney Boyd High School	Library	600 Lake Forest Dr.	McKinney	75071
McKinney City Hall	2nd Floor Lobby	401 E. Virginia St.	McKinney	75069
McKinney Fire Station #05	Community Room	6600 Virginia Pkwy.	McKinney	75071
McKinney Fire Station #07	Community Room	861 Independence Pkwy.	McKinney	75072
McKinney Fire Station #09	Community Room	4900 Summit View Dr.	McKinney	75071
McKinney Fire Station #10	Community Room	1150 Olympic Crossing	McKinney	75071
McKinney North High School	Library	2550 Wilmeth Rd.	McKinney	75071
McKinney Senior Recreation Center	Meeting Room A&B	1400 S. College St.	McKinney	75069
Melissa City Hall	Multi-Purpose Room	3411 Barker Avenue	Melissa	75454
Melissa Public Safety Building	Municipal Court Room	2402 McKinney St.	Melissa	75454
Melissa United Methodist Church	Worship Space	3851 McKinney St.	Melissa	75454
Michael J. Felix Community Center	Rooms A and B	3815-E Sachse Rd.	Sachse	75048
Miller Elementary School	Gym	5651 Coventry Dr.	Richardson	75082
Murphy Community Center	Homer and Marie Adams Room	205 N. Murphy Rd.	Murphy	75094
Otto Middle School	M-002 Back Corridor, Door #22	504 North Star Rd.	Plano	75074
Parker City Hall	Council Chambers	5700 E. Parker Rd..	Parker	75002
Parr Library	Programs Room	6200 Windhaven Pkwy.	Plano	75093
Plano West Senior High	Presentation Room	5601 W Parker Rd.	Plano	75093
Princeton ISD Administration Building	Board Room	804 Mabel Ave	Princeton	75407
Princeton Municipal Center	615 Training Room	2000 E. Princeton Dr.	Princeton	75407
Prosper Town Hall	Community Room	250 W. First St.	Prosper	75078
Renner-Frankford Library	Auditorium	6400 Frankford Rd.	Dallas	75252
Rice Middle School	Small Gym	8500 Gifford Dr.	Plano	75025
Royse City ISD Mike McKinney Maintenance Facility	Training Room	1420 FM 1777	Royse City	75189

Polling Location <i>(Lugar de Votación)</i>	Room Name <i>(Nombre de la habitación)</i>	Address <i>(Dirección)</i>	City <i>(Ciudad)</i>	Zip Code <i>(Código postal)</i>
Saigling Elementary School	Gymnasium Room M12	3600 Matterhorn Dr	Plano	75075
Sam Carter Service Center	Atrium	12025 Rolater Rd.	Frisco	75035
Seis Lagos Community Services Association	Cabana, South of Parking Lot	222 Seis Lagos Trl.	Wylie	75098
Shepton High School	Small Gym	5505 Plano Pkwy.	Plano	75093
Shiloh Missionary Baptist Church	Youth Church	920 E. 14th St.	Plano	75074
Sigler Elementary School	Gym	1400 Janwood Dr.	Plano	75075
St. Paul Town Hall	Council Chambers	2505 Butcher's Block	St. Paul	75098
Stinson Elementary School	Gymnasium	4201 Greenfield Dr.	Richardson	75082
Stonebridge United Methodist Church	Gymnasium	1800 S. Stonebridge Dr.	McKinney	75072
Terry Pope Administration Building	LaCoNe Jo Room	611 N. FM 1138	Nevada	75173
The Grove at Frisco Commons	Game Room C	8300 McKinney Rd.	Frisco	75034
Timberglen Branch Library	Auditorium	18505 Midway Rd.	Dallas	75287
Tom Muehlenbeck Recreation Center	Meeting Room A	5801 W Parker Rd.	Plano	75093
UTD Callier Clinical Research Center	Lobby	811 Synergy Park Blvd.	Richardson	75080
Verona Baptist Church	Fellowship Hall	7204 FM 1377	Blue Ridge	75424
Weston First Baptist Church	Fellowship Hall	300 Main St	Weston	75097
Woodcreek Church	Atrium - North Entrance	3400 E Renner Rd.	Richardson	75082
Wylie Community Park Center	Meeting Room East	800 Thomas St. #100	Wylie	75098
Your Community Church - Branch	Fellowship Hall	7011 FM 546	Princeton	75407

***Polling locations are subject to change. For the most current list of locations, please visit the Elections webpage at www.collincountytx.gov/elections.**

*(*Los lugares de votación están sujetos a cambios. Para obtener la lista más actualizada de ubicaciones, visite la página web de Elecciones en www.collincountytx.gov/elections.)*

Applications for ballot by mail may be mailed and must be received no later than the close of business on October 23, 2026, to:

(Las solicitudes de boleta por correo pueden enviarse por correo y deben recibirse a más tardar el 23 de octubre de 2026 para:)

Kaleb Breaux, Early Voting Clerk

2010 Redbud Blvd. Suite 102
McKinney, Texas 75069
972-547-1900
www.collincountytx.gov

Applications for ballot by mail may also be faxed or emailed and must be received no later than the close of business on October 23, 2026. For an application for ballot by mail submitted by telephonic facsimile machine or electronic transmission to be effective, the hard copy of the application must also be submitted by mail and be received by the early voting clerk not later than the fourth business day after the transmission by telephonic facsimile machine or electronic transmission is received. (Texas Election Code 84.007)

(Las solicitudes de boleta por correo también pueden enviarse por fax o correo electrónico y deben recibirse antes del cierre de operaciones el 23 de octubre de 2026. Para que una solicitud de boleta por correo enviada por máquina de fax o transmisión electrónica sea efectiva, la copia impresa de la solicitud también debe presentarse por correo y ser recibida por el secretario de votación anticipada a más tardar el cuarto día hábil posterior a la recepción de la transmisión por fax o máquina electrónica de fax. (Código Electoral de Texas 84.007).)

Fax (Fax) – 972-547-1996

Email (Correo electrónico) – absenteemailballoting@collincountytx.gov

Collin County Election Services
November 3, 2026 General and Special Elections

Wylie City

Registered Voters
Percentage

36,337
1.2595833%

Category	Estimated Polling Locations	Estimated Units or Description	Cost Per Unit	Estimated Election Expenses	Estimated Entity Expenses
Early Voting by Mail					
Kits - Mail Ballots		10,000	\$ 1.15	\$ 11,500.00	\$ 144.85
Postage		6,000	\$ 0.88	\$ 5,280.00	\$ 66.51
Paper Ballot Printing Services		0	\$ 0.38	\$ -	\$ -
Paper Ballot Shipping (per box)		0	\$ 30.00	\$ -	\$ -
Ballot Stock - BOD		10,000	\$ 0.19	\$ 1,900.00	\$ 23.93
Category Subtotal				\$ 18,680.00	\$ 235.29
General Election Expenses					
Mileage			Per Election	\$ 100.00	\$ 1.26
Van / Car Rental		0	Per Election	\$ 13,000.00	\$ 163.75
Election Night Receiving Cover			Per Election	\$ 3,000.00	\$ 37.79
Polling Place Rental			Per Election	\$ 2,000.00	\$ 25.19
Notice of Election			Per Election	\$ 2,000.00	\$ 25.19
Security - EV			Per Election	\$ 1,500.00	\$ 18.89
Security - ED including Traffic Control			Per Election	\$ 1,000.00	\$ 12.60
Early Voting Ballot Board			Per Election	\$ 20,000.00	\$ 251.92
FICA - Election Workers		\$ -	Per Election	\$ -	\$ -
County Employee/IT Overtime - EV/ED			Per Election	\$ 50,000.00	\$ 629.79
Process Pollworker Checks - EV	40	320	\$ 1.50	\$ 480.00	\$ 6.05
Process Pollworker Checks - ED	90	720	\$ 1.50	\$ 1,080.00	\$ 13.60
Drayage Per Location - ED	90	180	\$ 202.00	\$ 30,000.00	\$ 377.87
Drayage Per Location - EV	40	40	\$ 202.00	\$ 24,000.00	\$ 302.30
Category Subtotal				\$ 148,160.00	\$ 1,866.20
Programming					
Coding Services			# of Coding Elements	\$ -	\$ -
Balotar Programming			Per Election	\$ -	\$ -
Category Subtotal				\$ -	\$ -
Early Voting by Personal Appearance					
Election Judge OT - EV (with OT)			\$ 17.00	\$ 115,000.00	\$ 1,448.52
Alternate Judge OT - EV (with OT)			\$ 16.00	\$ 107,000.00	\$ 1,347.75
Clerk OT - EV (8 per location, with OT)			\$ 15.00	\$ 600,000.00	\$ 7,557.50
ES&S Support Staff / Field Techs - EV			\$ -	\$ 200,000.00	\$ 2,519.17
Equipment Assembly - EV	40	40	\$ 50.00	\$ 2,000.00	\$ 25.19
Category Subtotal				\$ 1,024,000.00	\$ 12,898.13
Election Day and Tabulation					
Election Day/Post Election Vendor Support			11 Days	\$ -	\$ -
Notice of Inspection/Tabulation Test			Per Election	\$ -	\$ -
Category Subtotal				\$ -	\$ -

Wylie City

Registered Voters
Percentage36,337
1.2595833%

Category	Estimated Polling Locations	Estimated Units or Description	Cost Per Unit	Estimated Election Expenses	Estimated Entity Expenses
Supply Cost					
Ballots - Card Stock ExpressVote - EV		12,000	\$ 0.19	\$ 2,220.00	\$ 27.96
Ballots - Card Stock ExpressVote - ED		4,800	\$ 0.14	\$ 672.00	\$ 8.46
Test Ballots		3,000	\$ 0.29	\$ 870.00	\$ 10.96
Kits - ED	40	40	\$ 60.00	\$ 2,400.00	\$ 30.23
Kits - EV	90	90	\$ 32.00	\$ 2,880.00	\$ 36.28
Kits - Provisional EV	40	40	\$ 52.00	\$ 2,080.00	\$ 26.20
Kits - Provisional ED	90	90	\$ 45.00	\$ 4,050.00	\$ 51.01
Polling Place Maps - EV	40	40	\$ 25.00	\$ 1,000.00	\$ 12.60
Polling Place Maps - ED	90	90	\$ 25.00	\$ 2,250.00	\$ 28.34
Signs Metal (5 per location)	40	200	\$ 5.00	\$ 1,000.00	\$ 12.60
Signs Wood	40	40	\$ 2.00	\$ 80.00	\$ 1.01
Ballot Card Stock - Provisional - EV (50 PL)	40	465,000	\$ 0.17	\$ 79,050.00	\$ 995.70
Ballot Card Stock - Provisional - ED (50 PL)	90	310,000	\$ 0.17	\$ 52,700.00	\$ 663.80
Ballots - Sample - All Packs	0	0	Per Election	\$ 20,000.00	\$ 251.92
Printer Labels - EV (1 roll per location)	40	0	\$ 7.20	\$ -	\$ -
Printer Labels - ED (1 roll per location)	90	0	\$ 7.20	\$ -	\$ -
Category Subtotal				\$ 171,252.00	\$ 2,157.06
Equipment					
Cabinet Security - EV	40	40	\$ 200.00	\$ 8,000.00	\$ 100.77
Cabinet Security - ED	90	90	\$ 200.00	\$ 18,000.00	\$ 226.72
Computer Cabinet - EV	0	0	\$ 50.00	\$ -	\$ -
DS200 Ballot Counter - EV	40	40	\$ 350.00	\$ 14,000.00	\$ 176.34
DS200 Ballot Counter - ED	90	90	\$ 350.00	\$ 31,500.00	\$ 396.77
ExpressVote - EV (9 per location)	40	40	\$ 200.00	\$ 8,000.00	\$ 100.77
Expres Vote - ED (9 per location)	90	90	\$ 200.00	\$ 18,000.00	\$ 226.72
ExpressTouch - EV	40	80	\$ 250.00	\$ 20,000.00	\$ 251.92
ExpressTouch - ED	90	180	\$ 250.00	\$ 45,000.00	\$ 566.81
Category Subtotal				\$ 162,500.00	\$ 2,046.82
Personnel					
Election Judge - ED			\$ 17.00	\$ -	\$ -
Alternate Election Judge - ED			\$ 16.00	\$ -	\$ -
Clerk - ED (6 per location)			\$ 15.00	\$ -	\$ -
Category Subtotal				\$ -	\$ -
Election Expense				\$ 1,524,592.00	\$ 19,203.51
Cost (minimum)					\$ 19,203.51
10% Administrative Fee					\$ 1,920.35
Total Cost					\$ 21,123.86
90% deposit due Monday, September 28, 2026					\$ 19,011.47



Wylie City Council

AGENDA REPORT

Department: WEDC
Prepared By: Jason Greiner

Account Code: _____

Subject

Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of July 31, 2026.

Recommendation

Motion to approve the Item as presented.

Discussion

The Wylie Economic Development Corporation (WEDC) Board of Directors approved the attached financials on August 19, 2026.

July Rev/Exp Report

Account Summary

For Fiscal: 2025-2026 Period Ending: 07/31/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
Category: 400 - Taxes							
111-4000-40210	SALES TAX	5,389,434.00	5,389,434.00	393,017.64	3,294,793.74	-2,094,640.26	38.87 %
	Category: 400 - Taxes Total:	5,389,434.00	5,389,434.00	393,017.64	3,294,793.74	-2,094,640.26	38.87%
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	10,000.00	10,000.00	24,689.56	273,309.45	263,309.45	2,733.09 %
	Category: 460 - Interest Income Total:	10,000.00	10,000.00	24,689.56	273,309.45	263,309.45	2,633.09%
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	22,800.00	22,800.00	0.00	23,600.00	800.00	103.51 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	2,898,313.00	2,898,313.00	0.00	482,774.10	-2,415,538.90	83.34 %
	Category: 480 - Miscellaneous Income Total:	2,921,113.00	2,921,113.00	0.00	506,374.10	-2,414,738.90	82.67%
Category: 490 - Transfers In & Other Financing Sources							
111-4000-49325	BANK NOTE PROCEEDS	0.00	9,600,000.00	0.00	9,600,000.00	0.00	0.00 %
	Category: 490 - Transfers In & Other Financing Sources Total:	0.00	9,600,000.00	0.00	9,600,000.00	0.00	0.00%
	Revenue Total:	8,320,547.00	17,920,547.00	417,707.20	13,674,477.29	-4,246,069.71	23.69%
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	549,044.03	549,044.03	47,630.06	450,155.80	98,888.23	18.01 %
111-5611-51140	LONGEVITY PAY	3,089.89	3,089.89	0.00	3,088.00	1.89	0.06 %
111-5611-51310	TMRS	89,445.70	89,445.70	6,191.48	71,517.66	17,928.04	20.04 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	90,827.45	90,827.45	4,608.33	55,179.33	35,648.12	39.25 %
111-5611-51420	LONG-TERM DISABILITY	2,031.46	2,031.46	170.76	849.00	1,182.46	58.21 %
111-5611-51440	FICA	34,232.30	34,232.30	2,861.01	27,123.81	7,108.49	20.77 %
111-5611-51450	MEDICARE	8,005.94	8,005.94	669.10	6,343.43	1,662.51	20.77 %
111-5611-51470	WORKERS COMP PREMIUM	552.13	552.13	0.00	395.52	156.61	28.36 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	702.00	702.00	0.00	1,023.72	-321.72	-45.83 %
	Category: 510 - Personnel Services Total:	777,930.90	777,930.90	62,130.74	615,676.27	162,254.63	20.86%
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	172.70	3,065.25	1,934.75	38.70 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	193.48	106.52	35.51 %
111-5611-52810	FOOD SUPPLIES	3,000.00	4,500.00	603.04	3,566.52	933.48	20.74 %
	Category: 520 - Supplies Total:	8,300.00	9,800.00	775.74	6,825.25	2,974.75	30.35%
Category: 540 - Materials for Maintenance							
111-5611-54610	FURNITURE & FIXTURES	2,500.00	1,000.00	0.00	0.00	1,000.00	100.00 %
111-5611-54810	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	1,975.00	5,675.00	74.18 %
	Category: 540 - Materials for Maintenance Total:	10,150.00	8,650.00	0.00	1,975.00	6,675.00	77.17%
Category: 560 - Contractual Services							
111-5611-56030	INCENTIVES	1,510,000.00	1,510,000.00	10,000.00	176,500.00	1,333,500.00	88.31 %
111-5611-56040	SPECIAL SERVICES	87,270.00	232,270.00	4,157.50	180,545.00	51,725.00	22.27 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	221,000.00	221,000.00	2,413.65	20,217.10	200,782.90	90.85 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTUR	3,200,000.00	3,200,000.00	5,587.50	916,620.92	2,283,379.08	71.36 %
111-5611-56080	ADVERTISING	276,125.00	276,125.00	5,148.92	212,086.41	64,038.59	23.19 %
111-5611-56090	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	375.86	38,116.77	36,333.23	48.80 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	305.71	4,075.55	3,824.45	48.41 %
111-5611-56180	RENTAL	50,000.00	50,000.00	4,000.00	33,000.00	17,000.00	34.00 %
111-5611-56210	TRAVEL & TRAINING	95,500.00	95,500.00	3,980.80	59,835.87	35,664.13	37.34 %
111-5611-56250	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	2,375.08	81,202.30	9,850.70	10.82 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	0.00	2,464.16	4,335.84	63.76 %
111-5611-56510	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	24,783.68	38,648.20	14,351.80	27.08 %

Budget Report

For Fiscal: 2025-2026 Period Ending: 07/31/2026

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
111-5611-56570	ENGINEERING/ARCHITECTURAL	960,300.00	960,300.00	34,485.00	296,590.48	663,709.52	69.11 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	386.41	1,800.23	599.77	24.99 %
Category: 560 - Contractual Services Total:		6,635,798.00	6,780,798.00	98,000.11	2,061,702.99	4,719,095.01	69.59%
Category: 570 - Debt Service & Capital Replacement							
111-5611-57410	PRINCIPAL PAYMENT	818,019.85	934,504.85	89,299.57	760,193.51	174,311.34	18.65 %
111-5611-57415	INTEREST EXPENSE	1,065,228.95	1,380,309.95	135,897.20	1,060,208.35	320,101.60	23.19 %
Category: 570 - Debt Service & Capital Replacement Total:		1,883,248.80	2,314,814.80	225,196.77	1,820,401.86	494,412.94	21.36%
Category: 580 - Capital Outlay							
111-5611-58110	LAND-PURCHASE PRICE	1,000,000.00	12,251,614.39	3,587,942.40	11,812,650.65	438,963.74	3.58 %
111-5611-58995	CONTRA CAPITAL OUTLAY	0.00	0.00	-3,617,942.40	-11,812,650.65	11,812,650.65	0.00 %
Category: 580 - Capital Outlay Total:		1,000,000.00	12,251,614.39	-30,000.00	0.00	12,251,614.39	100.00%
Expense Total:		10,315,427.70	22,143,608.09	356,103.36	4,506,581.37	17,637,026.72	79.65%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):		-1,994,880.70	-4,223,061.09	61,603.84	9,167,895.92	13,390,957.01	317.09%
Report Surplus (Deficit):		-1,994,880.70	-4,223,061.09	61,603.84	9,167,895.92	13,390,957.01	317.09%

Budget Report

For Fiscal: 2025-2026 Period Ending: 07/31/2026

Group Summary

Category	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue						
400 - Taxes	5,389,434.00	5,389,434.00	393,017.64	3,294,793.74	-2,094,640.26	38.87%
460 - Interest Income	10,000.00	10,000.00	24,689.56	273,309.45	263,309.45	2,633.09%
480 - Miscellaneous Income	2,921,113.00	2,921,113.00	0.00	506,374.10	-2,414,738.90	82.67%
490 - Transfers In & Other Financing Sources	0.00	9,600,000.00	0.00	9,600,000.00	0.00	0.00%
Revenue Total:	8,320,547.00	17,920,547.00	417,707.20	13,674,477.29	-4,246,069.71	23.69%
Expense						
510 - Personnel Services	777,930.90	777,930.90	62,130.74	615,676.27	162,254.63	20.86%
520 - Supplies	8,300.00	9,800.00	775.74	6,825.25	2,974.75	30.35%
540 - Materials for Maintenance	10,150.00	8,650.00	0.00	1,975.00	6,675.00	77.17%
560 - Contractual Services	6,635,798.00	6,780,798.00	98,000.11	2,061,702.99	4,719,095.01	69.59%
570 - Debt Service & Capital Replacement	1,883,248.80	2,314,814.80	225,196.77	1,820,401.86	494,412.94	21.36%
580 - Capital Outlay	1,000,000.00	12,251,614.39	-30,000.00	0.00	12,251,614.39	100.00%
Expense Total:	10,315,427.70	22,143,608.09	356,103.36	4,506,581.37	17,637,026.72	79.65%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-1,994,880.70	-4,223,061.09	61,603.84	9,167,895.92	13,390,957.01	317.09%
Report Surplus (Deficit):	-1,994,880.70	-4,223,061.09	61,603.84	9,167,895.92	13,390,957.01	317.09%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CC	-1,994,880.70	-4,223,061.09	61,603.84	9,167,895.92	13,390,957.01
Report Surplus (Deficit):	-1,994,880.70	-4,223,061.09	61,603.84	9,167,895.92	13,390,957.01

Balance Sheet

Account Summary

As Of 07/31/2026

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	9,724,210.24
111-1000-10135	ESCROW	0.00
111-1000-10180	DEPOSITS	2,000.00
111-1000-10198	OTHER - MISC CLEARING	0.00
111-1000-10341	TEXPOOL	0.00
111-1000-10343	LOGIC	0.00
111-1000-10481	INTEREST RECEIVABLE	0.00
111-1000-11511	ACCTS REC - MISC	0.00
111-1000-11517	ACCTS REC - SALES TAX	0.00
111-1000-12810	LEASE PAYMENTS RECEIVABLE	0.00
111-1000-12996	LOAN RECEIVABLE	0.00
111-1000-12998	ACCTS REC - FORGIVEABLE LOANS	762,500.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	27,000,191.46
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	3,845,000.00
Total Assets:		41,333,901.70
		<u>41,333,901.70</u>
Liability		
111-2000-20110	FEDERAL INCOME TAX PAYABLE	0.00
111-2000-20111	MEDICARE PAYABLE	0.00
111-2000-20112	CHILD SUPPORT PAYABLE	0.00
111-2000-20113	CREDIT UNION PAYABLE	0.00
111-2000-20114	IRS LEVY PAYABLE	0.00
111-2000-20115	NATIONWIDE DEFERRED COMP	0.00
111-2000-20116	HEALTH INSUR PAY-EMPLOYEE	-2,308.63
111-2000-20117	TMRS PAYABLE	0.00
111-2000-20118	ROTH IRA PAYABLE	0.00
111-2000-20119	WORKERS COMP PAYABLE	0.00
111-2000-20120	FICA PAYABLE	0.00
111-2000-20121	TEC PAYABLE	0.00
111-2000-20122	STUDENT LOAN LEVY PAYABLE	0.00
111-2000-20123	ALIMONY PAYABLE	0.00
111-2000-20124	BANKRUPTCY PAYABLE	0.00
111-2000-20125	VALIC DEFERRED COMP	0.00
111-2000-20126	ICMA PAYABLE	0.00
111-2000-20127	EMP. LEGAL SERVICES PAYABLE	0.00
111-2000-20130	FLEXIBLE SPENDING ACCOUNT	0.00
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	0.00
111-2000-20133	Unemployment Comp Payable	-37.72
111-2000-20136	HSA PAYABLE	1,250.00
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	50.19
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	0.00
111-2000-20210	ACCOUNTS PAYABLE	0.00
111-2000-20530	PROPERTY TAXES PAYABLE	11,569.36
111-2000-20540	NOTES PAYABLE	3,845,000.00
111-2000-20610	RETAINAGE PAYABLE	322,150.77
111-2000-20810	DUE TO GENERAL FUND	0.00
111-2000-22270	DEFERRED INFLOW	0.00
111-2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00

Balance Sheet

As Of 07/31/2026

Account	Name	Balance
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
	Total Liability:	4,178,873.97
Equity		
111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	27,987,131.81
	Total Beginning Equity:	27,987,131.81
Total Revenue		13,674,477.29
Total Expense		4,506,581.37
Revenues Over/Under Expenses		9,167,895.92
	Total Equity and Current Surplus (Deficit):	37,155,027.73
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>41,333,901.70</u>

Balance Sheet

As Of 07/31/2026

Account	Name	Balance	
Fund: 922 - GEN LONG TERM DEBT (WEDC)			
Assets			
922-1000-10312	GOVERNMENT NOTES	0.00	
922-1000-18110	LOAN - WEDC	0.00	
922-1000-19050	DEF OUTFLOW TMRS CONTRIBUTIONS	56,380.29	
922-1000-19051	DEF OUTFLOW SDBF CONTRIBUTIONS	1,532.00	
922-1000-19075	DEF OUTFLOW - INVESTMENT EXP	0.48	
922-1000-19100	DEF OUTFLOW - ACT EXP/ASSUMP	54,546.78	
922-1000-19125	(GAIN)/LOSS ON ASSUMPTION CHGS	-21,578.41	
922-1000-19126	DEF INFLOW SDBF CONTRIBUTIONS	-3,476.00	
	Total Assets:	87,405.14	<u>87,405.14</u>
Liability			
922-2000-20310	COMPENSATED ABSENCES PAYABLE	47,001.64	
922-2000-20311	COMP ABSENCES PAYABLE-CURRENT	32,300.82	
922-2000-21410	ACCRUED INTEREST PAYABLE	44,848.94	
922-2000-28205	WEDC LOANS/CURRENT	179,727.29	
922-2000-28246	GOVCAP LOAN/KIRBY	6,602,913.51	
922-2000-28247	JARRARD LOAN	9,258.28	
922-2000-28248	GOVCAP LOAN/SERIES 2022	6,993,178.75	
922-2000-28249	GOVCAP LOAN/SERIES 2025	6,628,557.20	
922-2000-28251	GOVCAP LOAN/SERIES 2026	9,483,515.28	
922-2000-29150	NET PENSION LIABILITY	220,716.17	
922-2000-29151	SDBF LIABILITY	7,871.00	
	Total Liability:	30,249,888.88	
Equity			
922-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	-21,202,413.25	
922-3000-35900	UNRESTRICTED NET POSITION	-120,264.00	
	Total Beginning Equity:	-21,322,677.25	
Total Revenue		-9,600,000.00	
Total Expense		-760,193.51	
Revenues Over/Under Expenses		-8,839,806.49	
	Total Equity and Current Surplus (Deficit):	-30,162,483.74	
	Total Liabilities, Equity and Current Surplus (Deficit):		<u>87,405.14</u>

Wylie Economic Development Corporation
Statement of Net Position
As of July 31, 2026

Assets

Cash and cash equivalents	\$	9,726,210.24	
Receivables	\$	762,500.00	Note 1
Inventories	\$	27,000,191.46	
Prepaid Items	\$	-	
Total Assets	\$	37,488,901.70	

Deferred Outflows of Resources

Pensions	\$	112,459.55	
Total deferred outflows of resources	\$	112,459.55	

Liabilities

Accounts Payable and other current liabilities	\$	332,673.97	
Unearned Revenue	\$	1,200.00	Note 2
Non current liabilities:			
Due within one year	\$	256,877.05	Note 3
Due in more than one year	\$	29,993,011.83	
Total Liabilities	\$	30,583,762.85	

Deferred Inflows of Resources

Pensions	\$	(25,054.41)	
Total deferred inflows of resources	\$	(25,054.41)	

Net Position

Net investment in capital assets	\$	-	
Unrestricted	\$	6,992,543.99	
Total Net Position	\$	6,992,543.99	

Note 1: Includes incentives in the form of forgivable loans for \$337,500 (Phoenix Ascending), and \$425,000 (Cates/Lanspring)

Note 2: Deposits from rental property

Note 3: Liabilities due within one year includes compensated absences of \$32,301

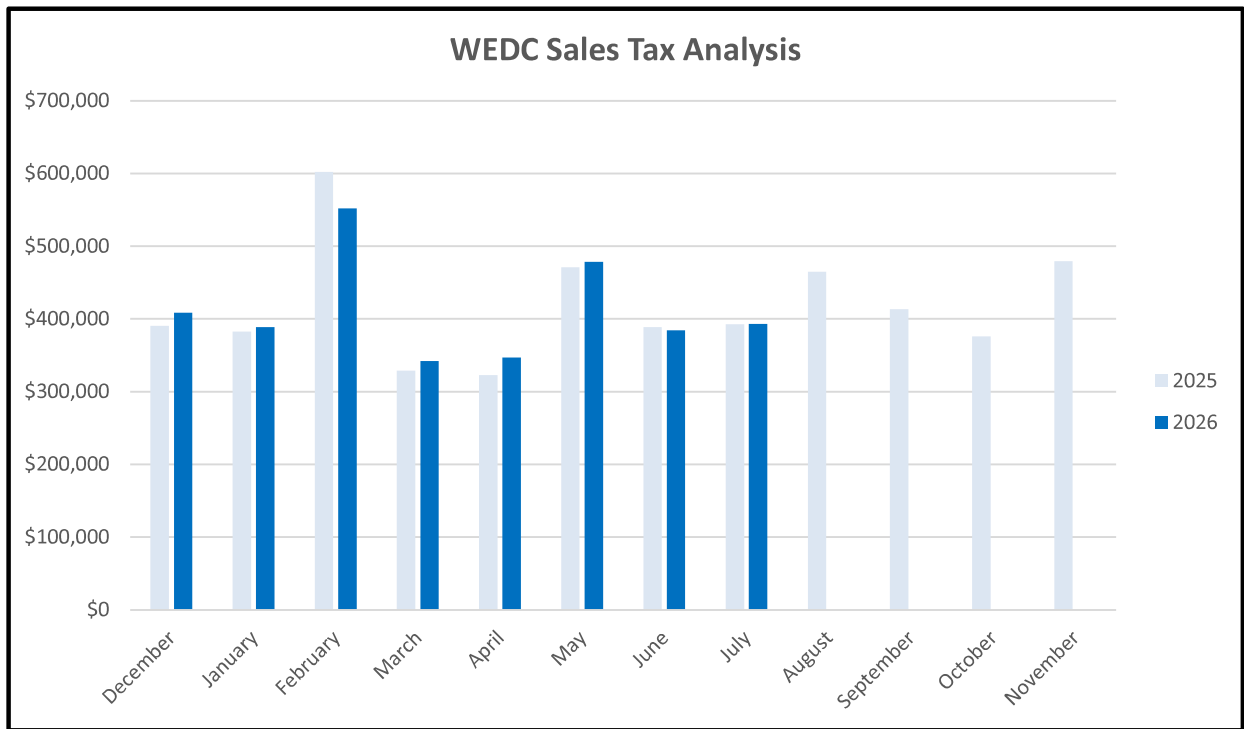
Wylie Economic Development Corporation

SALES TAX REPORT

July 31, 2026

BUDGETED YEAR

MONTH	FY 2023	FY 2024	FY 2025	FY 2026	DIFF 25 vs. 26	% DIFF 25 vs. 26
DECEMBER	\$ 338,726.54	\$ 374,686.38	\$ 390,604.04	\$ 408,728.64	\$ 18,124.60	4.64%
JANUARY	\$ 368,377.73	\$ 393,994.39	\$ 382,610.55	\$ 388,798.25	\$ 6,187.71	1.62%
FEBRUARY	\$ 480,381.11	\$ 265,491.94	\$ 602,324.24	\$ 551,977.23	\$ (50,347.01)	-8.36%
MARCH	\$ 313,686.17	\$ 577,757.71	\$ 329,048.32	\$ 342,089.27	\$ 13,040.96	3.96%
APRIL	\$ 310,050.94	\$ 341,335.06	\$ 322,976.93	\$ 347,091.95	\$ 24,115.02	7.47%
MAY	\$ 434,878.33	\$ 448,671.55	\$ 471,458.46	\$ 478,508.93	\$ 7,050.47	1.50%
JUNE	\$ 330,236.89	\$ 377,949.25	\$ 388,872.57	\$ 384,581.84	\$ (4,290.74)	-1.10%
JULY	\$ 379,162.00	\$ 374,225.20	\$ 392,577.13	\$ 393,017.64	\$ 440.51	0.11%
AUGUST	\$ 448,253.70	\$ 463,185.29	\$ 464,675.10	\$ -		
SEPTEMBER	\$ 371,880.65	\$ 408,571.56	\$ 413,833.25	\$ -		
OCTOBER	\$ 377,466.67	\$ 402,154.81	\$ 376,060.96	\$ -		
NOVEMBER	\$ 458,694.91	\$ 446,217.04	\$ 479,646.12	\$ -		
Sub-Total	\$ 4,611,795.64	\$ 4,874,240.18	\$ 5,014,687.65	\$ 3,294,793.75	\$ 14,321.52	0.44%
Total	\$ 4,611,795.64	\$ 4,874,240.18	\$ 5,014,687.65	\$ 3,294,793.75	\$ 14,321.52	0.44%



*** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.
 Example: July SlsTx Revenue is actually May SlsTx and is therefore the 8th allocation in FY26.

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

July 31, 2026

[illegible]

A. Performance Agreement (\$100,000) and Forgivable Land Grant (\$100,000 forgiven over 3 years). \$33,000 CO, \$33,000 in 2025, and \$34,000 in 2026.

B. Forgiveable Land Grant (\$450,000 forgiven over 4 years). **\$112,500 CO** & \$112,500/year in 2027, 2028, & 2029.

C. Performance Agreement (\$600,000) and Forgivable Land Grant (\$425,000 forgiven over 4 years) \$106,250 CO, \$106,250 in 2027, \$106,250 in 2028, \$106,250 in 2029



Wylie City Council

AGENDA REPORT

Department: Finance

Account Code: _____

Prepared By: Melissa Brown

Subject

Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for July 31, 2026.

Recommendation

Motion to approve the Item as presented.

Discussion

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

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2025-2026	CURRENT MONTH ACTUAL 2025-2026	YTD ACTUAL 2025-2026	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 83.33%
GENERAL FUND REVENUE SUMMARY					
TAXES	48,362,681	914,387	44,123,811	91.24%	A
FRANCHISE FEES	3,056,091	10,792	2,413,074	78.96%	B
LICENSES AND PERMITS	787,000	42,425	671,211	85.29%	
INTERGOVERNMENTAL REV.	4,142,845	49,466	2,538,524	61.27%	C
SERVICE FEES	7,054,326	623,497	6,021,055	85.35%	D
COURT FEES	368,800	57,013	453,954	123.09%	
INTEREST INCOME	1,190,864	82,870	784,599	65.88%	E
MISCELLANEOUS INCOME	259,060	4,344	404,740	156.23%	
OTHER FINANCING SOURCES	3,003,910	9,668	3,096,327	103.08%	F
REVENUES	68,225,577	1,794,461	60,507,294	88.69%	
USE OF FUND BALANCE	0	0	0	0.00%	
USE OF CARRY-FORWARD FUNDS	929,417	NA	NA	NA	G
TOTAL REVENUES	69,154,994	1,794,461	60,507,294	87.50%	
GENERAL FUND EXPENDITURE SUMMARY					
CITY COUNCIL	111,062	6,782	85,673	77.14%	
CITY MANAGER	1,545,747	122,363	1,204,471	77.92%	
CITY SECRETARY	669,388	39,589	440,129	65.75%	
CITY ATTORNEY	300,000	22,043	145,385	48.46%	
FINANCE	1,601,682	94,122	1,314,974	82.10%	
FACILITIES	1,177,053	91,204	881,484	74.89%	
MUNICIPAL COURT	713,524	56,062	538,812	75.51%	
HUMAN RESOURCES	978,757	62,834	757,966	77.44%	
PURCHASING	378,978	25,839	286,522	75.60%	
INFORMATION TECHNOLOGY	2,783,164	127,900	2,226,319	79.99%	
POLICE	17,540,352	1,286,850	13,691,296	78.06%	
FIRE	15,211,696	1,274,512	12,148,879	79.87%	
EMERGENCY COMMUNICATIONS	3,294,437	199,738	1,908,303	57.93%	
ANIMAL CONTROL	989,282	53,498	678,275	68.56%	
EMERGENCY MEDICAL SERVICES	3,068,881	212,326	2,415,125	78.70%	
PLANNING	460,144	33,694	346,539	75.31%	
BUILDING INSPECTION	624,177	38,148	458,533	73.46%	
CODE ENFORCEMENT	378,306	24,595	243,970	64.49%	
STREETS	4,977,787	328,224	3,373,937	67.78%	
PARKS	2,651,579	237,717	1,792,518	67.60%	
LIBRARY	2,875,161	218,087	2,234,750	77.73%	
COMBINED SERVICES	6,697,372	200,159	4,561,854	68.11%	
TOTAL EXPENDITURES	69,028,526	4,756,286	51,735,715	74.95%	
REVENUES OVER/(UNDER) EXPENDITURES	126,468	-2,961,825	8,771,581	12.55%	
A. Property tax payments are at 99.94% for fiscal year 2025-26 compared to 99.36% for same time last year. Sales tax is on a 2 month lag and eight months have been received. Sales tax is relatively flat from same time last year. B. Franchise Fees: Most franchise fees are recognized quarterly with electric fees making up the majority. FEC yearly payment has been received. C. Intergovernmental Rev: The majority of intergovernmental revenues come from WISD reimbursements which are billed quarterly and Fire Services which are billed quarterly and annually. D. Service Fees: Trash fees billed in October are applicable towards FY 2024-25 revenue and nine months have been received. The remaining fees are from other seasonal fees. Transport/Medical Fees are over 100% of \$1.8 million budget. E. Interest Rates have gone down since budget was developed in June. F. Yearly transfer from Utility Fund. G. Largest Carry Forward items: \$257,314 for Hail Damage Vehicle Repair, \$317,939 for Armored Vehicle, \$160,000 for Striping of Country Club, \$107,900 for 2023 TXDOT HSIP FM544 Program Signals and Lights, \$123,208 Dump Truck					

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2025-2026	CURRENT MONTH ACTUAL 2025-2026	YTD ACTUAL 2025-2026	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 83.33%
UTILITY FUND REVENUES SUMMARY					
SERVICE FEES	33,948,189	2,930,297	23,813,133	70.15%	H
INTEREST INCOME	1,138,074	99,080	922,132	81.03%	I
MISCELLANEOUS INCOME	70,000	2,035	71,309	101.87%	
OTHER FINANCING SOURCES				0.00%	
REVENUES	35,156,263	3,031,412	24,806,574	70.56%	
USE OF FUND BALANCE	0	NA	0	0	
USE OF CARRY-FORWARD FUNDS	117,464	NA	NA	NA	J
TOTAL REVENUES	35,273,727	NA	24,806,574	70.33%	
UTILITY FUND EXPENDITURE SUMMARY					
UTILITY ADMINISTRATION	832,297	43,970	590,505	70.95%	
UTILITIES - WATER	3,571,039	282,531	1,929,862	54.04%	
CITY ENGINEER	1,580,208	60,452	733,846	46.44%	K
UTILITIES - SEWER	2,611,123	111,922	1,443,276	55.27%	
CUSTOMER SERVICE	2,202,755	421,065	1,707,661	77.52%	
COMBINED SERVICES	24,138,199	4,669	18,964,784	78.57%	L
TOTAL EXPENDITURES	34,935,621	924,607	25,369,935	72.62%	
REVENUES OVER/(UNDER) EXPENDITURES	338,105	2,106,805	-563,362	-2.29%	
H. Most Utility Fund Revenue billed in October was applicable to FY 2024-25. Only nine months have been received. Largest water usage is in the summer.					
I. Interest Rates have gone down since the budget was developed in June.					
J. Largest Carry Forward items: \$40,337 Dogwood Waterline Replacement Design, \$27,247 Stormwater Fee Study, \$90,000 SCADA Upgrades					
K. Hilltop Briarwood waterline design has not been started - \$280,000					
L. Annual transfer to the General Fund.					



Wylie City Council

AGENDA REPORT

Department: Finance
Prepared By: Melissa Brown

Account Code: _____

Subject

Consider, and place on file, the City of Wylie Monthly Investment Report for July 31, 2026.

Recommendation

Motion to approve the Item as presented.

Discussion

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

City Of Wylie

2025-2026 Investment Report

July 31, 2026

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

MMA
CCD
T-Bills
T-Notes
AN

Invest. Number	Principal Amount	Type Of Security	Interest Rate	Issuer	Purchase Date	Maturity Date
1	\$18,456,179.73	MMA	3.6484%	Texpool	12/31/2006	NA
2	\$40,075,770.17	MMA	3.6208%	TexStar	3/15/2011	NA
	\$58,531,949.90					

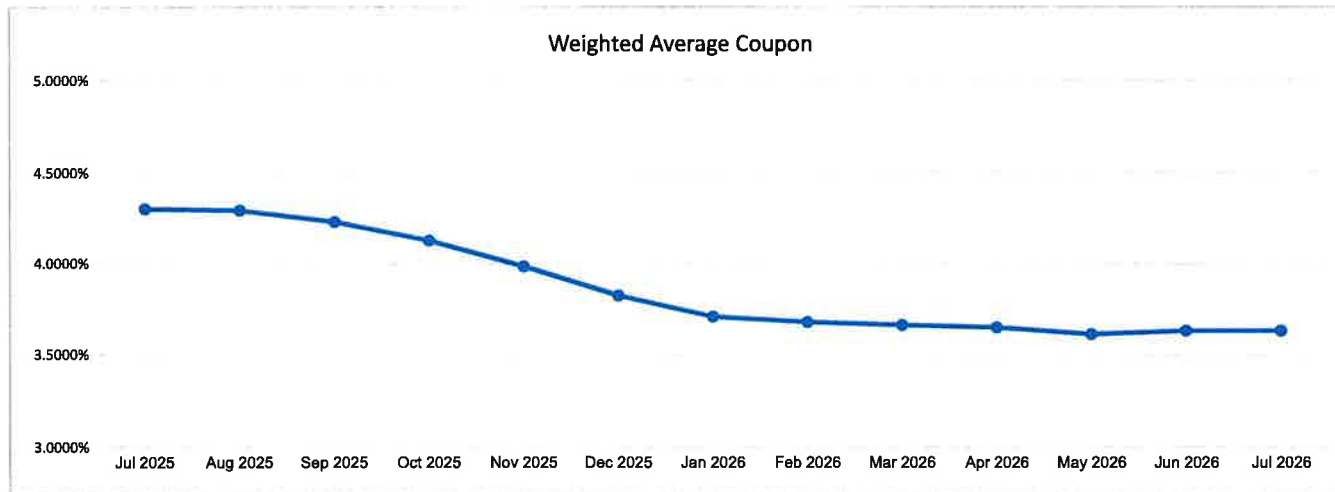
Total

Weighted Average Coupon:
Weighted Average Maturity (Days):

3.6295%
1.00

Money Markets:
Certificates of Deposits:

\$58,531,949.90
\$0.00
\$58,531,949.90



Melina Brewer 8-17-26
Finance Director/Investment Officer



Wylie City Council

AGENDA REPORT

Department: 911 Communications

Account Code: 100-5241-56120

Prepared By: Tristan Porter

Subject

Consider, and act upon, the approval of funds estimated in the amount of \$334,845 for AT&T Enterprises, LLC for ESInet and NG911 Core Services Implementation for Public Safety Communications, and authorizing the City Manager to execute any necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

The City of Wylie's 911 Communications Center was awarded third-round funding in the amount of \$1,379,045.00 of a federal reimbursement grant through Senate Bill 8- Coronavirus State and Local Fiscal Recovery Funds (SB8- CSFRF). The Texas State Legislature voted for these funds for the NG911 Fund for deployment and reliable operation of next-generation 9-1-1 (NG911) services. In January 2025, City Council approved a contract award for AT&T Enterprises, LLC (AT&T) in the estimated amount of \$500,000 for ESInet and NG911 Core Services Implementation. The 911 Communications Center is in the closing stages of the project and grant period and is seeking approval of the remaining amount of \$334,845 for ESInet/NG911 services and hardware.

Currently, the City's 911 calls are routed through traditional wireline trunking, known as legacy technology. However, this technology is reaching end-of-life with the increase in wireless cell phones and multimedia messaging. Therefore, the Commission on State Emergency Communications (CSEC) is requiring all Public Safety Answering Points (PSAPs) to adhere to Next Generation 911 standards, which include routing 911 calls through a specialized Emergency Services Internet-Protocol Network (ESInet). ESInet will provide a more stable 911 system, improve 911 call routing accuracy, increase response times, and allow for the receipt of multimedia messaging (photographs, live video, etc.), providing citizens with a more efficient and effective emergency response.

The City issued a Request for Proposals (RFP) seeking a vendor to provide an upgrade of the City's 911 network. In compliance with state and federal regulations, a formal solicitation was issued to maximize competition, solicit innovative solutions from the industry, and partner with a firm that was able to provide the most advantageous and innovative solution to the City. An evaluation committee of internal end-users was convened to rigorously evaluate any/all submissions based on criterion outlined within the solicitation documents to ensure a fair and impartial review process.

AT&T Enterprises, LLC was deemed the highest ranked proposer to meet the expanding needs and customer service initiatives of the City for the foreseeable future. The approval of Agreement No. W2025-06 for ESInet and NG911 Core Services Implementation was awarded to AT&T at the January 14, 2025 City Council meeting.

(City of Wylie No. W2025-06)



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Mary Bradley

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2026-33 amending the Wylie Code of Ordinances, Ordinance No. 2021-17, as amended, Chapter 2 (Administration), Article IX (Public Arts Program), Division 2 (Public Arts Advisory Board), Sec. 2-344 (Meetings), and Chapter 58 (Historical Preservation), Article III (Historic Review Commission), Sec. 58-55 (Meetings), amending the meeting frequency to an as-needed basis.

Recommendation

Motion to approve the Item as presented.

Discussion

Staff is proposing an amendment to clarify the Board's regular meeting schedule.

The proposed amendment removes the requirement that the Board meets at least once each month and instead provides that meetings will be held on an as-needed basis. There are occasions when the Public Arts Advisory Board and the Historic Review Commission has no business requiring action or discussion, making a monthly meeting unnecessary.

This amendment aligns the Board's meeting schedule with its operational needs while ensuring meetings are convened when business requires Board consideration, and maintaining compliance with applicable open meetings requirements.

ORDINANCE NO. 2026-33

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, AMENDING THE WYLIE CODE OF ORDINANCES, ORDINANCE NO. 2021-17, AS AMENDED, CHAPTER 2 (ADMINISTRATION), ARTICLE IX (PUBLIC ARTS PROGRAM), DIVISION 2 (PUBLIC ARTS ADVISORY BOARD), SEC. 2-344 (MEETINGS), AND CHAPTER 58 (HISTORICAL PRESERVATION), ARTICLE III (HISTORIC REVIEW COMMISSION), SEC. 58-55 (MEETINGS), AMENDING THE MEETING FREQUENCY TO AN AS-NEEDED BASIS; PROVIDING FOR REPEALING, SAVINGS, AND SEVERABILITY CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Wylie, Texas (“City Council”), desires to update the board’s meeting frequency requirements to an as-needed basis to better align with current operational needs while maintaining transparency and public access; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of Wylie to amend the Wylie Code of Ordinances, Ordinance No. 2021-17, as amended (“Code of Ordinances”), as set forth below.

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 herein as if fully set forth.

SECTION 2. Amendment of Chapter 2 (Administration), Article IX (Public Arts Program), Division 2 (Public Arts Advisory Board), Section 2-344 (Meetings). Section 2-344 of the Wylie Code of Ordinances is hereby amended to read as follows:

“CHAPTER 2 (ADMINISTRATION) ARTICLE IX (PUBLIC ARTS PROGRAM) DIVISION 2 (PUBLIC ARTS ADVISORY BOARD)

...

Sec. 2-344. - Meetings.

The board shall meet on an as-needed basis at a time and place set by its standing rules. Special meetings may be called by the chairperson or by a written request from three board members to the chairperson or vice-chairperson. All meetings shall be held and notice given in accordance with applicable law. Except as otherwise authorized by law, all meetings shall be open to the public. Minutes of all meetings must be kept, with copies of minutes and any other reports sent to the city council and the city manager. The board shall have technical and logistical support provided as designated by the city manager.

...”

SECTION 3. Amendment of Chapter 58 (Historical Preservation), Article III (Historic Review Commission), Section 58-55 (Meetings). Section 58-55 of the Wylie Code of Ordinances is hereby amended to read as follows:

**“CHAPTER 58 (HISTORICAL PRESERVATION)
ARTICLE III (HISTORIC REVIEW COMMISSION)**

...

Sec. 58-55. - Meetings.

The commission shall meet on an as-needed basis at a time and place set by its standing rules. Special meetings may be called by the chairperson or by a written request from three commissioners to the chairperson or vice-chairperson. All meetings shall be held and notice given in accordance with applicable law. Except as otherwise authorized by law, all meetings shall be open to the public. Minutes of all meetings must be kept, with copies of minutes and any other reports sent to the city council and the city manager. The commission shall have technical and logistical support provided as designated by the city manager.

...”

SECTION 4. Repealing/Saving. All provisions of any Ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict. 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 and/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, regardless of whether any one or more sections, subsections, sentences, clauses, or phrases are declared unconstitutional and/or invalid.

SECTION 6. Effective Date. This Ordinance shall take effect immediately upon adoption.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, on this 25th day of August, 2026.

Matthew Porter, Mayor

**ATTESTED TO AND
CORRECTLY RECORDED BY:**

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: Community Development
 Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a Final Plat for Lots 2R-1, 2R-2, and 3R-1, Block A of Sanden Addition, establishing three lots on 56.67 acres, located at 701 Sanden Boulevard.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Sanden International (USA) INC.

APPLICANT: St. John Properties

The applicant has submitted a Replat to create Lots 2R-1, 2R-2, and 3R-1, Block A of Sanden Addition, establishing three lots on 56.67 acres, located at 701 Sanden Boulevard. The property is zoned within the St. John Properties Planned Development Ordinance No. 2026-22, approved by City Council in May 2026.

The purpose of the Final Plat is to serve as a conveyance plat and allow for the financing of the individual lots. Construction is not authorized by this plat.

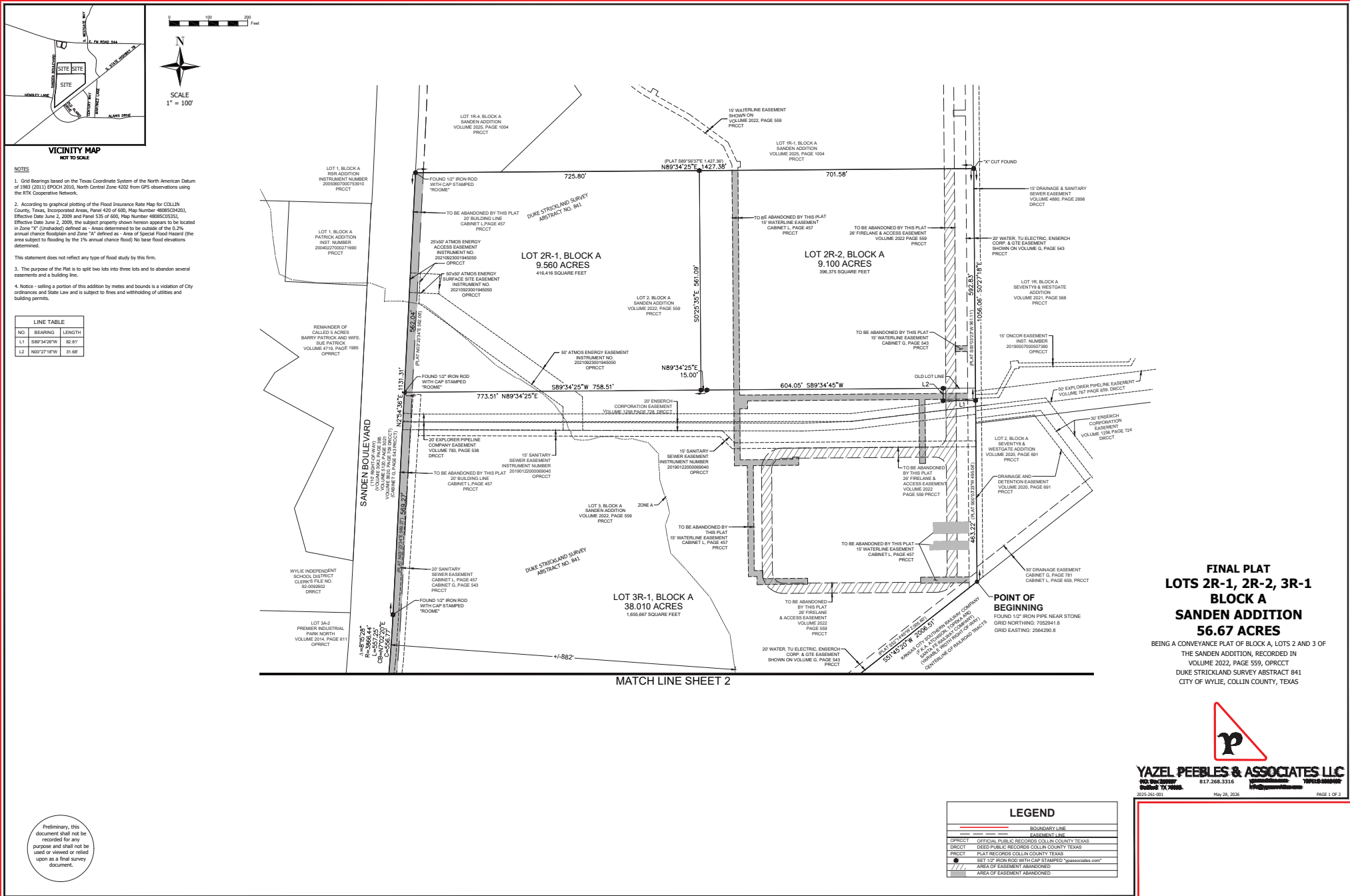
The plat document abandons existing building setbacks and utility and access easements. A revised amended plat shall be submitted which contains all required public access, and utility easements prior to any Certificate of Occupancy being issued.

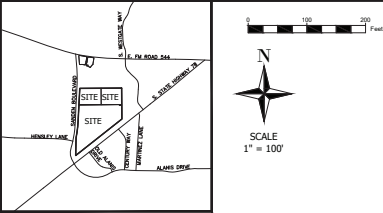
The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

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

P&Z Commission Discussion

The Commission voted 5-0 to recommend approval.





VICINITY MAP
NOT TO SCALE

- NOTES
- Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network.
 - According to graphical plotting of the Flood Insurance Data Map for COLLIN County, Texas, Incorporated Area: Panel 420 of 606, Map Number 4808SC0420, Effective Date June 2, 2009 and Panel 535 of 606, Map Number 4808SC0535, Effective Date June 2, 2009, the subject property shown herein appears to be located in Zone "X" (Unshaded) defined as: Areas determined to be outside of the 0.2% annual chance floodplain and Zone "A" defined as: Area of Special Flood Hazard (the area subject to flooding by the 1% annual chance flood) No base flood elevations determined.
 - This statement does not reflect any type of flood study by this firm.
 - The purpose of the Plat is to split two lots into three lots and to abandon several easements and a building line.
 - Notice - selling a portion of this addition by metes and bounds is a violation of City ordinances and State Law and is subject to fines and withholding of utilities and building permits.

OWNER'S DEDICATION AND ACKNOWLEDGEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That: _____, acting herein by and through his (its) duly authorized officers, does hereby adopt this conveyance plat designating the herein above described property as **SANDEN ADDITION, BLOCK A, LOTS 2R-1, 2R-2, 3R-1**, an addition to the City of Wylie, Texas.

THIS PLAT IS APPROVED SOLELY FOR THE PURPOSE OF DEFINING LOTS AND OTHER INTERESTS IN THE LAND DESCRIBED HEREIN. NO BUILDING PERMIT, CERTIFICATE OF OCCUPANCY, OR OTHER DEVELOPMENT APPROVAL SHALL BE ISSUED OR IS HEREBY INTENDED, NOR SHALL PERMANENT PUBLIC UTILITY SERVICE BE PROVIDED TO ANY LOT DESCRIBED ON THIS PLAT UNTIL A FINAL REPLAT IS APPROVED, FILED OF RECORD, AND THE PUBLIC IMPROVEMENTS SHOWN THEREON HAVE BEEN ACCEPTED IN CONJUNCTION WITH, BUT NOT LIMITED TO, AN APPROVED SET OF ENGINEERING PLANS IN ACCORDANCE WITH THE PROVISIONS OF THE ORDINANCES OF THE CITY OF WYLIE, TEXAS.

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

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

BY: _____

Authorized Signature of Owner

Printed Name and Title

STATE OF TEXAS §
COUNTY OF COLLIN §

Before Me, the undersigned authority, 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 he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated.

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

Notary Public in and for the State of Texas

APPROVED AND ACCEPTED
"RECOMMENDED FOR APPROVAL"

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

"ACCEPTED"

Mayor, City of Wylie, Texas Date

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

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

City Secretary
City of Wylie, Texas

LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
	DEED PUBLIC RECORDS COLLIN COUNTY TEXAS
	PLAT RECORDS COLLIN COUNTY TEXAS

SURVEYOR'S CERTIFICATE

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

Desirée L. Hunt
Registered Professional Land Surveyor No. 6230

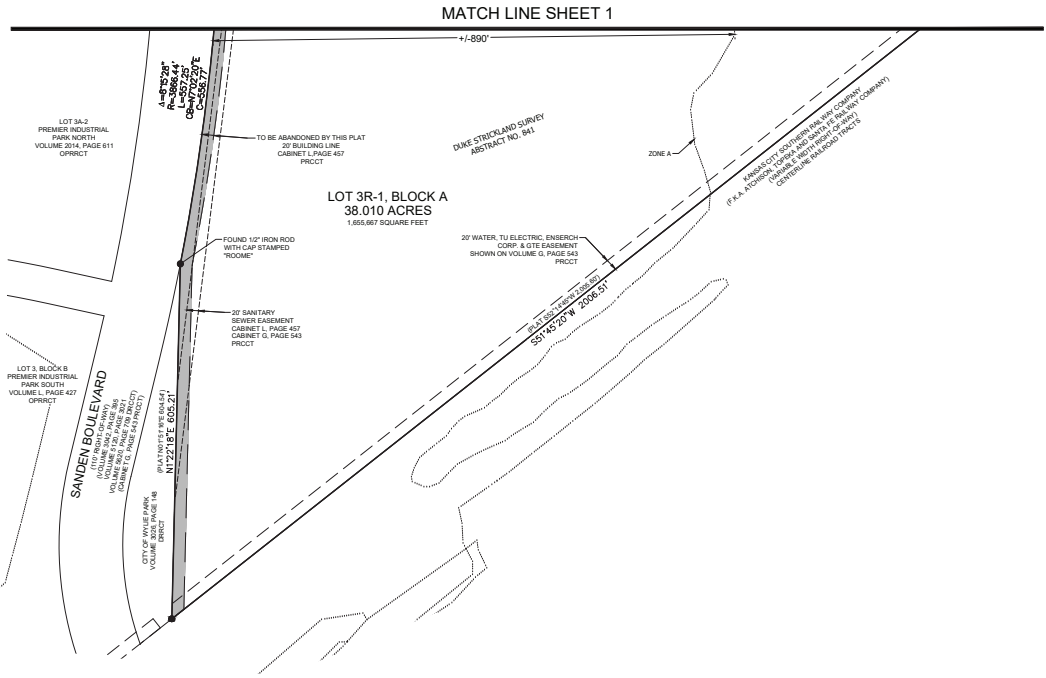
STATE OF TEXAS -
COUNTY OF TARRANT -

Before Me, the undersigned authority, on this day personally appeared Desirée L. Hunt known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

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

Notary Public in and for the State of Texas

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Sanden International (USA) Inc. is the owner of a 56.67 acre tract of land situated in the Duke Strickland Survey, Abstract No. 841, being all of Lots 2 and 3, Block A, Sanden Addition, recorded in Volume 2022, Page 559, Plat Records, Collin County, Texas (PRCCT), and being more particularly described as follows:

BEGINNING at a found 1/2" iron pin near a stone, in the north right-of-way of the Kansas City Southern Railway Company, at the southwest corner of Lot 2, Block A of Severn & Westgate Addition recorded in Volume 2021, Page 691 the Northern, Collin County, Texas (PRCCT), the southeast corner of said Lot 3 and having Texas Coordinates System of North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 7052941.6 and Easting 2584290.8;

THENCE South 51 degrees 45 minutes 20 seconds West, with the north right-of-way of the Kansas City Southern Railway Company and with the south line of said Lot 3, a distance of 2003.15 feet to a set 1/2" iron rod with yellow cap stamped "spasociates.com" at the southeast corner of a tract of land to City of Wylie, recorded in Volume 1620, Page 148 Deed Records, Collin County, Texas (DRCCT) and the southwest corner of said Lot 3;

THENCE North 01 degrees 22 minutes 18 seconds East, with the west line of said Lot 3 and with the east line of the City of Wylie Tract, 605.21 feet to a found 1/2" iron rod with cap stamped "WOODPE" on the west line of Lot 3 Block A Sanden Addition, the northern most point of the City of Wylie tract, and in the east right-of-way line of Sanden Boulevard (131' Right-Of-Way, Volume 5043, Page 395, Volume 5203, Page 3021 Volume 5620, Page 709 DRCCT, and Cabinet G, Page 543 PRCCT) at the beginning of a curve to the left having a radius of 3585.41 feet and whose chord bears north 07 degrees 50 minutes 20 seconds East, a distance of 556.77 feet;

THENCE Northeasterly with the curve to the left and through a central angle of 08 degrees 15 minutes 28 seconds at an arc distance of 559.25 feet to a found 1/2" iron rod with cap stamped "WOODPE" on the west line of Lot 3 Block A Sanden Addition;

THENCE North 02 degrees 54 minutes 36 seconds East, with the east right-of-way line of Sanden Boulevard and with the west line of Lot 3 and Lot 2 Block A of the Sanden Addition, a distance of 1,133.31 feet to a found 1/2" iron rod with cap stamped "WOODPE" at the northeast corner of said Lot 2 Block A of Sanden Addition and at the southwest corner of Lot 18-4 Block A of the Sanden Addition recorded in Volume 2023, Page 1004 recorded in Plat Records, Collin County, Texas (PRCCT);

THENCE North 09 degrees 34 minutes 25 seconds East, with the north line of said Lot 2 and Lot 3 Block A of the Sanden Addition, with the south line of said Lot 18-4 and Lot 18-1 Block A of the Sanden Addition, a distance of 1427.28 feet to a found "X" call at the southeast corner of said Lot 18-4 and the northeast corner of said Lot 4;

THENCE South 09 degrees 27 minutes 16 seconds East, with the east line of said Lot 3 and 4 Block A of Sanden Addition, with the west line of Lot 18, Block A of the Severn & Westgate Addition, recorded in Volume 2021, Page 569 (PRCCT) and with the west line of said Lot 2, Block A of Severn & Westgate Addition, a distance of 1,256.06 feet to the POINT OF BEGINNING and containing 56.67 acres.

FINAL PLAT
LOTS 2R-1, 2R-2, 3R-1
BLOCK A
SANDEN ADDITION
56.67 ACRES
BEING A CONVEYANCE PLAT OF BLOCK A, LOTS 2 AND 3 OF
THE SANDEN ADDITION, RECORDED IN
VOLUME 2022, PAGE 559, OPRCCT
DUKE STRICKLAND SURVEY ABSTRACT 841
CITY OF WYLIE, COLLIN COUNTY, TEXAS

YAZELL PEEBLES & ASSOCIATES LLC
PLAT SURVEYORS
7520 DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75094
817-268-3316
2025-2026
Mar 28, 2025
PAGE 2 OF 2

OWNER:
SANDEN INTERNATIONAL (USA) INC.
601 SANDER BLVD
WYLIE, TEXAS 75098

DEVELOPER:
ST. JOHN PROPERTIES
7520 DALLAS PARKWAY, SUITE 400
PLANO, TEXAS 75094

SURVEYOR:
YAZELL PEEBLES & ASSOCIATES LLC
PO BOX 210097
BEEFORD, TX 75005
PHONE: 817-268-3316



Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a Preliminary Plat for Lots 1 and 2, Block A of Wylie EDC Retail, creating two commercial lots on 25.484 acres, located at 2002 W. FM 544.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Wylie Economic Corporation

APPLICANT: Winkelmann & Associates, Inc

The applicant has submitted a Preliminary Plat of Lots 1 and 2, Block A of Wylie EDC Retail, creating two commercial lots on 25.484 acres. The property is zoned Commercial Corridor and Agricultural.

The purpose of this request is to combine tracts of land for future retail development. A final plat shall be submitted which contains all required public access and utility easements prior to any Certificate of Occupancy being issued.

A site plan for the site will be presented to the Planning and Zoning Commission on August 18, 2026 and to City Council on September 9, 2026 through a Special Use Permit Zoning request (ZC 2026-10) for a wholesale development with minor auto repair and a fueling station.

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

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

P&Z Commission Discussion

The Commission voted 5-0 to recommend approval.

GENERAL NOTES:

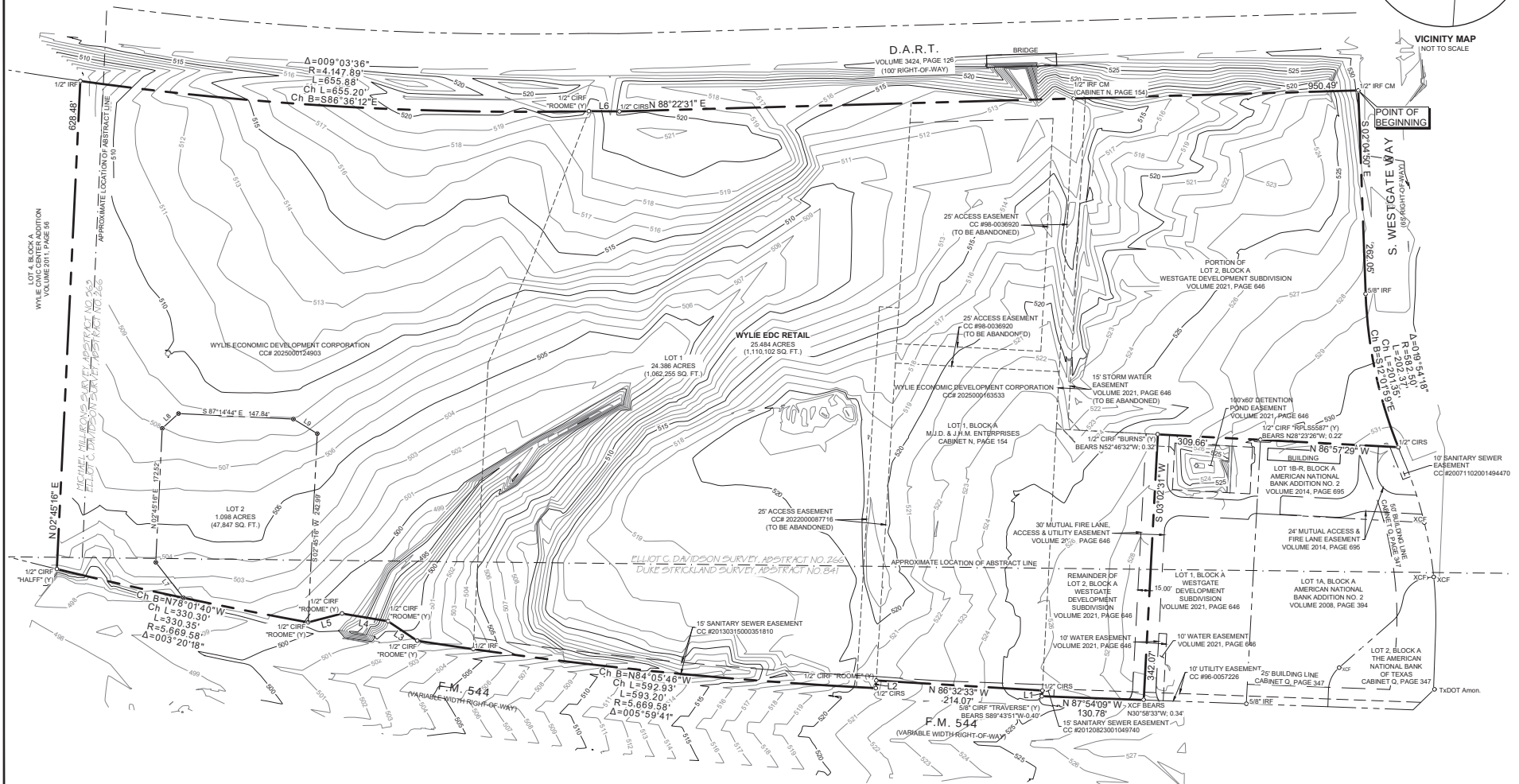
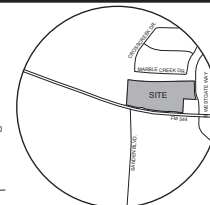
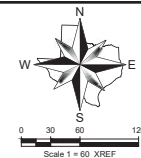
1. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and is subject to fines and withholding of utilities and building permits.

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C4201, dated June 2, 2005, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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 or natural causes. This flood statement shall not create liability on the part of the surveyor.



Winkelmann & Associates, Inc.
Surveyors
1000 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75200
Phone: (972) 490-7090
Fax: (972) 490-7090
Email: info@winkelmann.com

MICHAEL MILLERONS SURVEY ABSTRACT NO. 563
CITY OF WYLIE, COLLIN COUNTY, TEXAS
WYLIE ECONOMIC DEVELOPMENT CORPORATION
250 SOUTH HIGHWAY 78
WYLIE, TEXAS 75098

PRELIMINARY PLAT
WYLIE EDC RETAIL
LOTS 1 & 2, BLOCK A

Date: 07/17/26
Scale: 1" = 60'
File: 08040.00 - PPLT
Project No.: 08040

WYLIE EDC RETAIL
LOTS 1 & 2, BLOCK A
BEING 25.484 ACRES OUT OF THE MICHAEL
MILLERONS SURVEY, ABSTRACT NO. 563
CITY OF WYLIE, COLLIN COUNTY, TEXAS
PREPARED: June, 2026
REVISED: July, 2026

CS:08040.00-A WYLIE SURVEY PLAT 08040.00 - PPLT.dwg

OWNERS CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Wylie Economic Development Corporation, being the sole owners of a tract of land situated on the MICHAEL MILLERSON SURVEY, ABSTRACT NO. 563, in the City of Wylie, Collin County, Texas, in the City of Wylie, Collin County, Texas, being all of a tract of land described in deed to Kates Group, Inc. as recorded in County Clerk's Instrument No. 2020427438, Official Public Records, Collin County, Texas, all of a tract of land described in deed to L.M.B. as recorded in County Clerk's Instrument No. 202500007604, Official Public Records, Collin County, Texas, all of Lot 2, Block A, Westgate Development Subdivision, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2021, Page 648, Official Public Records, Collin County, Texas, all of a tract of land described in deed to Wylie Economic Development Corporation as recorded in County Clerk's Instrument No. 202500163533, Official Public Records, Collin County, Texas, all of Lot 1, Block A, M.J.D. & J.H.M. Enterprises as recorded in Cabinet N, Page 154, Official Public Records, Collin County, Texas, all of a tract of land described in deed to Wylie Realty Investments, L.L.C. as recorded in County Clerk's Instrument No. 2022000087717, Official Public Records, Collin County, Texas, and all of a tract of land described in deed to Wylie Economic Development Corporation as recorded in County Clerk's Instrument No. 2025000124903, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for corner at the intersection of the West right-of-way of S. Westgate Way, a 65-foot right-of-way with the South line of a tract of land described in deed to D.A.R.T. (Dallas Area Rapid Transit) as recorded in Volume 3424, Page 126, Deed Records, Collin County, Texas, said point being the most Northerly Northeast corner of said Lot 2, Block A of said Westgate Development Subdivision;

THENCE South 02 degrees 04 minutes 50 seconds East, departing said South line and along the West right-of-way of S. Westgate Way, a distance of 202.05 feet to a 5/8-inch iron rod found for corner and the beginning of a curve to the left having a radius of 592.50 feet, a central angle of 19 degrees 54 minutes 18 seconds, a chord bearing of South 12 degrees 01 minutes 59 seconds East and a chord length of 201.35 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner, said point being the Northeast corner of Lot 1B, Block A, American National Bank Addition No. 2, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2014, Page 895, Official Public Records, Collin County, Texas;

THENCE North 86 degrees 57 minutes 29 seconds West, departing the West right-of-way of said S. Westgate Way and along the North line of said Lot 1B, Block A, at a distance of 177.42 feet passing a point to the Northwest corner of said Lot 1B, Block A, the Northeast corner of Lot 1, Block A of said Westgate Development Subdivision from which a 1/2-inch iron rod with yellow plastic cap stamped "RPL35587" found bears North 28 degrees 23 minutes 26 seconds West, a distance of 0.22 feet, in all a total distance of 359.36 feet to a point for the Northwest corner of Lot 1, Block A of said Westgate Development Subdivision and the Northeast corner of said L.M.B. Partnership, Ltd. tract from which a 1/2-inch iron rod with yellow plastic cap stamped "BURNS" bears North 52 degrees 46 minutes 32 seconds West, a distance of 0.32 feet;

THENCE South 03 degrees 02 minutes 31 seconds West, departing the North line and along the West line of said Lot 1, Block A and along an East line of said L.M.B. Partnership, Ltd. tract, a distance of 342.07 feet to a point for corner from which an "X" cut in concrete found bears North 30 degrees 58 minutes 53 seconds West, a distance of 0.34 feet, said point being situated on the North right-of-way of F.M. 544, a variable with right-of-way;

THENCE departing the East line of said L.M.B. Partnership, Ltd. tract, along the North right-of-way of F.M. 544, the following courses and distances:

North 87 degrees 54 minutes 09 seconds West, a distance of 130.78 feet to a point for corner from which a 5/8-inch iron rod with yellow plastic cap stamped "TRAVERSE" found bears South 89 degrees 43 minutes 51 seconds West, a distance of 0.40 feet;

North 03 degrees 01 minutes 08 seconds East, a distance of 7.37 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

North 88 degrees 32 minutes 33 seconds West, a distance of 214.07 feet to a 1/2-inch iron rod with yellow plastic cap stamped "ROOMIE" found for corner;

South 85 degrees 27 minutes 27 seconds West, a distance of 9.85 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner and the beginning of a non-tangent curve to the right having a radius of 5,869.56 feet, a central angle of 05 degrees 59 minutes 41 seconds, a chord bearing of North 84 degrees 05 minutes 48 seconds West and a chord length of 592.93 feet;

Along said non-tangent curve to the right, an arc distance of 593.20 feet to a 1/2-inch iron rod with yellow plastic cap stamped "ROOMIE" found for corner;

North 56 degrees 15 minutes 23 seconds West, a distance of 45.13 feet to a 1/2-inch iron rod with yellow plastic cap stamped "ROOMIE" found for corner;

North 80 degrees 31 minutes 18 seconds West, a distance of 60.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "ROOMIE" found for corner;

South 75 degrees 26 minutes 26 seconds West, a distance of 45.00 feet to a 1/2-inch iron rod with yellow plastic cap stamped "ROOMIE" found for corner, said point being the beginning of a non-tangent curve to the right having a radius of 5,668.58 feet, a central angle of 03 degrees 20 minutes 18 seconds, a chord bearing of North 78 degrees 01 minutes 40 seconds West and a chord length of 330.30 feet;

Along said non-tangent curve to the right, an arc distance of 330.35 feet to a 1/2-inch iron rod with yellow plastic cap stamped "HALFP" found for the Southwest corner of a tract of land (Tract II) as described in deed to the City of Wylie, Texas as recorded in County Clerk's Instrument No. 200500900178658, Official Public Records, Collin County, Texas, the Southeast corner of Lot 4, Block A, Wylie Civic Center Addition, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof recorded in Volume 2011, Page 56, Official Public Records, Collin County, Texas, and the Southwest corner of a tract of land described in deed to Wylie Economic Development Corporation as recorded in County Clerk's Instrument No. 2025000124903, Official Public Records, Collin County, Texas;

THENCE North 02 degrees 45 minutes 16 seconds East, departing the North right-of-way of said F.M. 544, along the East line of said Lot 4, Block A and City of Wylie, Texas (Tract III) tract and the West line of said Wylie Economic Development Corporation tract, a distance of 628.48 feet to a 1/2-inch iron rod found for corner, said point being the Northwest corner of said Lot 4, Block A, Wylie Civic Center Addition and said City of Wylie, Texas (Tract III) tract and the Northwest corner of said Wylie Economic Development Corporation tract on the South line of said D.A.R.T. tract, said point being the beginning of a non-tangent curve to the left having a radius of 4,147.89 feet, a central angle of 09 degrees 03 minutes 36 seconds, a chord bearing of South 86 degrees 36 minutes 12 seconds East and a chord length of 655.20 feet;

THENCE departing the East line of said Lot 4, Block A and City of Wylie, Texas (Tract III) tract, along the North line of said Wylie Economic Development Corporation tract and the South line of said D.A.R.T. tract, the following courses and distances:

Along said non-tangent curve to the left, an arc distance of 655.88 feet to a 1/2-inch iron rod with yellow plastic cap stamped "ROOMIE" found for corner, said iron rod being the Northeast corner of said Wylie Economic Development Corporation tract and the Northwest corner of a tract of land described in deed to Wylie Realty Investments, L.L.C. as recorded in County Clerk's Instrument No. 2022000087717, Official Public Records, Collin County, Texas;

South 89 degrees 34 minutes 09 seconds East, a distance of 39.27 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 88 degrees 22 minutes 31 seconds East, continuing along the North line of said Wylie Economic Development Corporation tract and the South line of said D.A.R.T. tract, a distance of 550.49 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 25.484 acres or 1,110,102 square feet of land, more or less. Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 30th day of May, 2026, utilizing a G.P.S. bearing related to the Texas North Central Zone (4202), NAD 83, grid values from the GeoHack VRS network.

OWNERS DEDICATION

NOW, THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

THAT, Wylie Economic Development Corporation, do hereby bind themselves and their heirs, assigns and successors to file this plat designating the hereinabove described property as Wylie EDC Retail, Lot 1 & 2, Block A, an addition to the City of Wylie, and do hereby dedicate to the public use forever the streets, alleys, and right-of-way easements shown thereon, and do hereby reserve the easement strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths that in any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these

easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, without the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

That the undersigned do hereby covenant and agree that they shall construct upon the fire lane easements, as dedicated and shown hereon, a hard surface and that they shall maintain the same in a state of good repair at all times and keep the same free and clear of any structures, fences, trees, shrubs, or other improvements or obstruction, including but not limited to the parking of motor vehicles, trailers, boats or other impediments to the access of fire apparatus, the maintenance of paving on the fire lane easements is the responsibility of the owner, and the owner shall post and maintain appropriate signs in conspicuous places along such fire lanes, stating "Fire Lane, No Parking." The Fire Marshal or his duly authorized representative or the Chief of Police or his duly authorized representative is hereby authorized to cause such fire lane and utility easements to be maintained free and unobstructed at all times for fire department and emergency use.

WITNESS, my hand, this _____ day of _____, 2026.

BY: Wylie Economic Development Corporation

Signatory for Wylie Economic Development Corporation

Printed Name and Title

STATE OF TEXAS §
COUNTY OF COLLIN §

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 he executed the same for the purpose and considerations therein expressed. Given under my hand and seal of office, this ____ day of _____, 2026.

Notary Public in and for the State of Texas

My Commission Expires On:

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF DALLAS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Leonard J. Lueker, do hereby certify, that I have prepared this plat from an actual on the ground survey of the land as described and that the corner monuments shown thereon were properly placed under my personal supervision in accordance with the Platting Rules and Regulations of the City of Wylie Planning and Zoning Commission.

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration #5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Dr. #325
Dallas, Texas 75230
972490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE This _____ day of _____, 2026.

Notary Public in and for the State of Texas

My Commission Expires:

"Recommended for Approval"

Chairman, Planning & Zoning Commission
City of Wylie, Texas

Date

"Approved for Construction"

Mayor, City of Wylie, Texas

Date

"Accepted"

Mayor, City of Wylie, Texas

Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the Wylie EDC Retail subdivision or addition to the City of Wylie was submitted to the City Council on the _____ day of _____, 2026, and the Council, by formal action, then and there accepted the dedication 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 authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 2026.

City Secretary
City of Wylie, Texas



MICHAEL MILLERSON SURVEY ABSTRACT NO. 563
CITY OF CITY OF WYLIE, COLLIN COUNTY, TEXAS
WYLIE ECONOMIC DEVELOPMENT CORPORATION
250 SOUTH HIGHWAY 78
WYLIE, TEXAS 75098

PRELIMINARY PLAT
WYLIE EDC RETAIL
LOTS 1 & 2, BLOCK A

Date : 07/17/26
Scale : N/A
File : 08040.00 - PPLT
Project No. : 08040

SUBMIT
21

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
Phone: (972) 490-7090
l.lueker@winkelmann.com

ENGINEER:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
Phone: (972) 490-7090
mhack@winkelmann.com

OWNER:
Wylie Economic Development Corporation
250 South Highway 78
Wylie, Texas 75098

PRELIMINARY PLAT
WYLIE EDC RETAIL

LOTS 1 & 2, BLOCK A
BEING 25.484 ACRES OUT OF THE MICHAEL MILLERSON SURVEY, ABSTRACT NO. 563 CITY OF WYLIE, COLLIN COUNTY, TEXAS
PREPARED: June, 2026
REVISED: July, 2026



Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2026-34 for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.49 acres to allow for a drone delivery service from Wing. Property located at 707 Cooper Drive (ZC 2026-07).

Recommendation

Motion to approve the Item as presented.

Discussion

On August 11, 2026 the City Council approved the writing of an ordinance for a change of zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.49 acres to allow for a drone delivery service from Wing. Property located at 707 Cooper Drive (ZC 2026-07).

Final approval of Zoning Case 2026-07 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. 2026-34

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 2026-07, FOR A CHANGE IN ZONING FROM COMMERCIAL CORRIDOR (CC) TO COMMERCIAL CORRIDOR - SPECIAL USE PERMIT (CC-SUP) ON 0.49 ACRES TO ALLOW FOR A DRONE DELIVERY SERVICE; 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 Commercial Corridor - Special Use Permit (CC-SUP), 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, on this 25th day of August, 2026.

Matthew Porter, Mayor

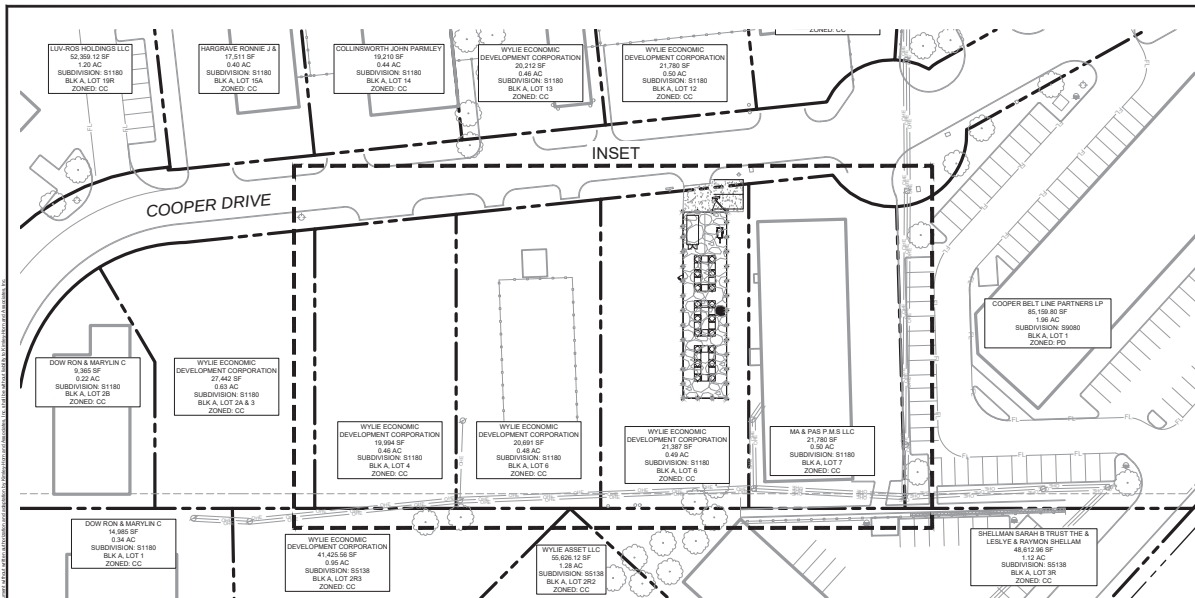
ATTEST:

Stephanie Storm, City Secretary

Date of Publication: September 3, 2026, in The Wylie News

EXHIBIT "A"
Legal Description

Property located at 707 Cooper Drive, Wylie, Texas being all of Lot 6, Block A of Wylie Industrial Park, City of Wylie, Texas



- NOTES
1. NO ON-GROUND SITE TOPOGRAPHY WAS COMPLETED WITH THIS PROJECT.
 2. THE SITE IS ZONED CC - COMMERCIAL CORRIDOR DISTRICT.
 3. SITE LINE WORK HAS BEEN SHOWN BASED OFF A NEARMAP AERIAL DATED JANUARY 3, 2024.

SITE DATA SUMMARY TABLE

NAME OF PROJECT/DEVELOPMENT	WYLLIE INDUSTRIAL PARK
TAX PARCEL ID	455769
LAND USE	DRYONE LANDING SITE
GROSS LOT SIZE	21,387 SF
TOTAL DISTURBED AREA	3900 SF
LOT COVERAGE %	18.2
FLOOR AREA RATIO	N/A
BUILDING AREA	N/A
BUILDING HEIGHT	N/A
PARKING	N/A
ZONING DISTRICT	CC - COMMERCIAL CORRIDOR DISTRICT

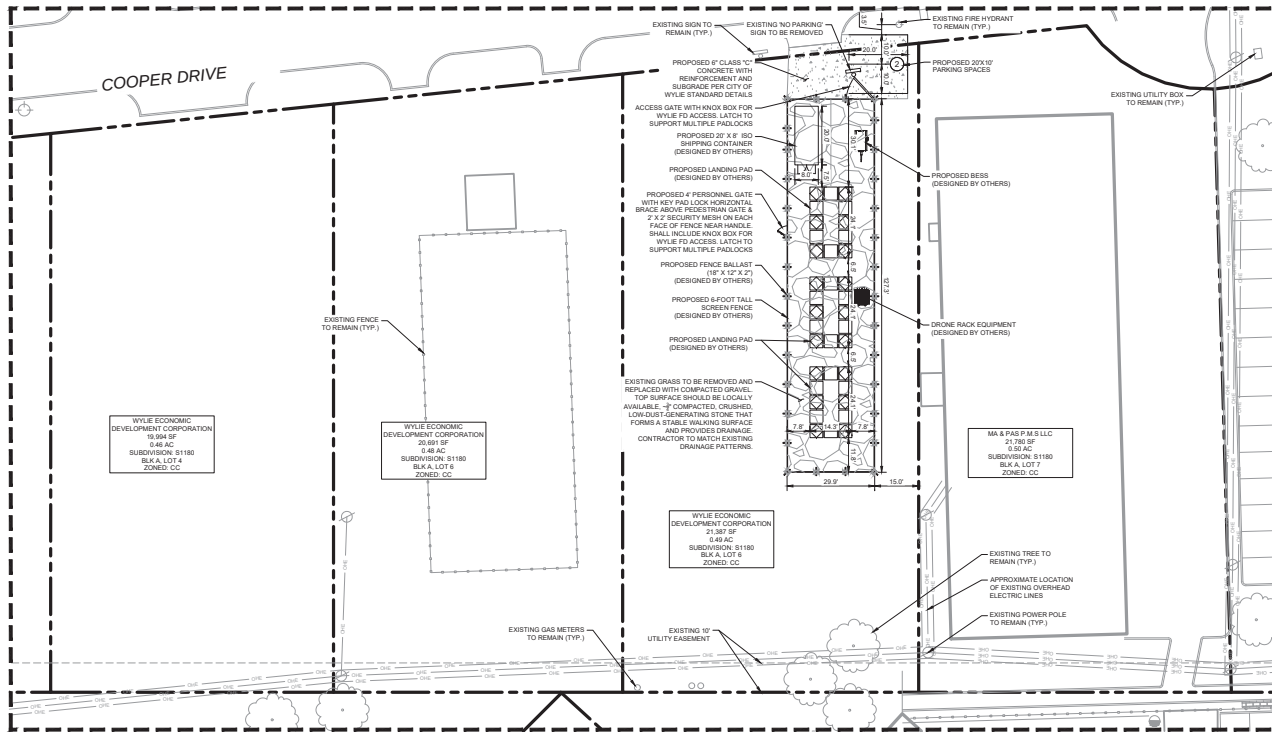
SITE PLAN FOR CITY REVIEW
ONLY TO ILLUSTRATE
COMPLIANCE WITH ZONING
AND DEVELOPMENT
REGULATIONS. IT IS NOT
INTENDED FOR
CONSTRUCTION PURPOSES.

KHA PROJECT	
DATE	6/25/2026
SCALE	AS SHOWN
DESIGNED BY	CMD
DRAWN BY	BNL
CHECKED BY	CMD

WYLLIE INDUSTRIAL PARK
ZONING EXHIBIT

SITE PLAN
WYLLIE INDUSTRIAL PARK (CWY),
BLK A, LOT 6

SHEET NUMBER
EX-1

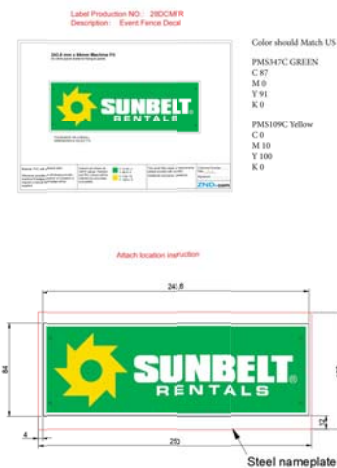
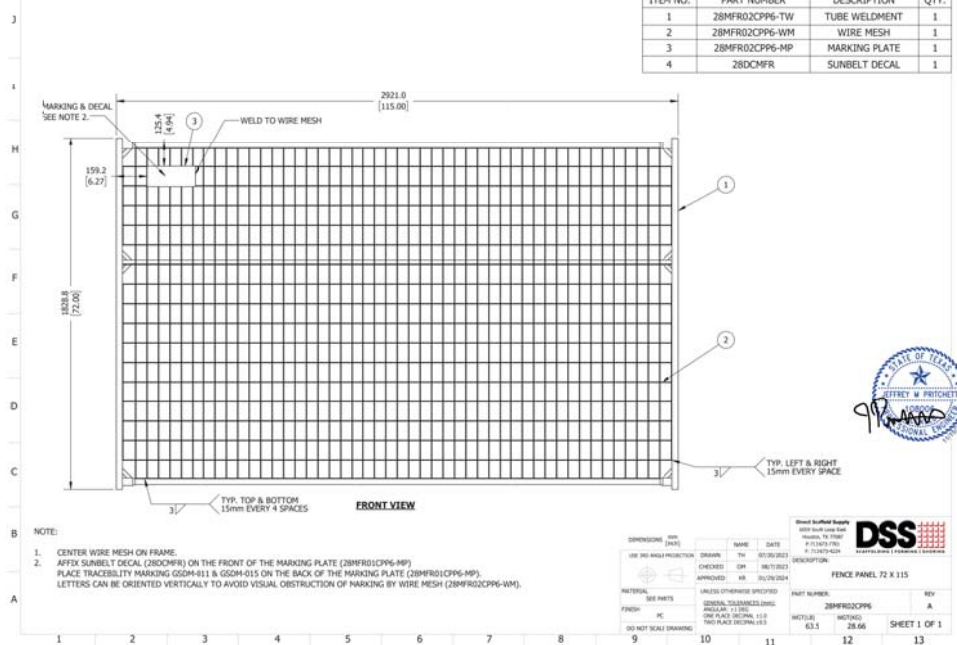


CAUTION!
EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

SITE PLAN
WYLLIE INDUSTRIAL PARK (CWY),
BLK A, LOT 6
CITY OF WYLLIE, TEXAS
707 COOPER DRIVE
SUBMITTAL DATE: JUNE 25, 2026
OWNER / APPLICANT
WYLLIE ECONOMIC DEVELOPMENT CORPORATION
1905 S. HIGHWAY 78, WYLLIE, TX 75086
PHONE: (972) 443-7901
CONTACT: PROJECT@WYLLIECD.COM
ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL ROAD, SUITE 700
DALLAS, TX 75240
PHONE: (972) 390-3801
CONTACT: CHRISTOPHER.DELLS@KHA.COM

WYLLIE ECONOMIC DEVELOPMENT CORPORATION
1905 S. HIGHWAY 78, WYLLIE, TX 75086
PHONE: (972) 443-7901
CONTACT: PROJECT@WYLLIECD.COM

ITEM NO.	PART NUMBER	DESCRIPTION	QTY
1	28MFR02CPP6-TW	TUBE WELDMENT	1
2	28MFR02CPP6-WM	WIRE MESH	1
3	28MFR02CPP6-MP	MARKING PLATE	1
4	28DCMFR	SUNBELT DECAL	1



PAVING NOTES

1. CONCRETE FOR ALL STREETS AND PRIVATE DEVELOPMENTS SHALL BE IN ACCORDANCE WITH NCTCOG, FOURTH EDITION OR AS AMENDED CLASS "C" CONCRETE (SIX SACK 3,600 P.S.I.) ITEM 303.3.4.2(g) AND ITEM 303.5.6.2 HAND.
2. REINFORCING STEEL SHALL BE DEFORMED BARS NO. 3 ON 18 INCH CENTERS OR NO. 4 BARS ON 24 INCH CENTERS. REINFORCING SHALL BE IN BOTH DIRECTIONS ON CENTER. REINFORCING STEEL SHALL BE IN ACCORDANCE WITH ASTM 615, 616 AND 617.
3. ALL REINFORCING STEEL SHALL BE TIED (100%). REINFORCING STEEL SHALL BE SET ON PLASTIC CHAIRS. BAR LAPS SHALL BE MINIMUM 30 DIAMETERS. NO STEEL SHALL BE PLACED UNTIL THE SUBGRADE HAS BEEN TESTED AND PASSED.
4. EXPANSION JOINTS SHALL BE SPACED EVERY 600 FEET, AT ALL INTERSECTIONS AND CHANGES IN DIRECTION OF PAVING. ALLEYS SHALL HAVE A MINIMUM OF TWO EXPANSION JOINTS.
5. SAWED TRANSVERSE DUMMY JOINTS SHALL BE SPACED EVERY 15 FEET OR 1.25 TIMES LONGITUDINAL JOINT SPACING WHICHEVER IS LESS. SAWING SHALL OCCUR WITHIN 5 TO 12 HOURS AFTER THE POUR INCLUDING SEALING.
6. SUBGRADE UNDER PAVEMENTS SHALL BE A MINIMUM OF 7 INCHES OF LIME TREATED SUBGRADE. ONLY HYDRATED LIME SHALL BE UTILIZED. OPTIMUM LIME SHALL BE APPLIED. OPTIMUM LIME CONTENT SHALL BE DETERMINED DURING THE EXCAVATION BY THE USE OF A LIME SERIES TEST. LIME SERIES TEST SHALL BE TAKEN ALONG THE EXCAVATION AT ALL CHANGES IN SOIL AND A MINIMUM OF 300 FEET. LIME SERIES SHALL BE COMPLETED BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. 411/SY MAY BE USED IN LIEU OF LIME SERIES TESTING. SUBGRADE SHALL BE COVERED WITH PAVING WITHIN 14 DAYS OR SUBGRADE SHALL BE REWORKED AND RETESTED.
7. LIME TREATED SUBGRADE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D 698. MOISTURE CONTENT SHALL BE WITHIN -2 TO +4 OF OPTIMUM. DENSITY TEST RESULTS SHALL BE COMPLETED BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. ALL RESULTS SHALL BE PROVIDED TO THE CITY. SUBGRADE TESTING SHALL BE IN ACCORDANCE WITH NCTCOG ITEM 303.5.1 SUBGRADE.
8. LIME TRIMMINGS ARE NOT ACCEPTABLE FOR ANY USE.
9. ALL FILL SHALL BE COMPACTED BY MECHANICAL METHODS. MAXIMUM LOOSE LIFT FOR COMPACTION SHALL BE 8 INCHES. ALL LIFTS SHALL BE TESTED FOR DENSITY BY AN INDEPENDENT LABORATORY APPROVED BY THE CITY. DENSITY REQUIREMENT SHALL BE AS SHOWN ON THE PLANS FOR THE TYPE OF MATERIAL CALLED FOR IN THE PLANS.
10. ALL DISTURBED AREAS OF ROADWAY WORK SHALL HAVE GRASS ESTABLISHED IMMEDIATELY. GRASS SHALL MEET THE REQUIREMENTS OF ITEM 202, LANDSCAPING, OF NCTCOG SPECIFICATIONS, FOURTH EDITION OR AS AMENDED.
11. ALL AREAS TO BE EXCAVATED OR FILLED SHALL HAVE EROSION CONTROL PLACED PRIOR TO COMMENCING EARTHWORK. EROSION CONTROL DEVICES SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN ACCORDANCE WITH NCTCOG ITEM 201, FOURTH EDITION OR AS AMENDED.
12. ALL SIDEWALKS SHALL BE 5' WIDE AND INCLUDE BARRIER FREE RAMPS AT INTERSECTING STREETS, ALLEYS, DRIVEWAYS, ETC. BARRIER FREE RAMPS SHALL MEET CURRENT ADA REQUIREMENTS, BE INSTALLED BY THE DEVELOPER AND MEET THE TEXAS DEPT. OF LICENSING REGULATIONS.
13. SIDEWALKS SHALL BE DOWELED INTO PAVEMENT WHERE IT ABUTS DRIVEWAYS. EXPANSION JOINT MATERIAL SHALL BE USED AT THESE LOCATIONS.
14. NO VEHICLES SHALL BE PERMITTED ON CONCRETE PAVEMENT WITHOUT APPROVAL FROM THE CITY. THE CITY WILL MAKE DETERMINATION BASED ON CONCRETE BREAK REPORT.
15. CONCRETE MIX DESIGN SHALL BE SUBMITTED FOR REVIEW PRIOR TO PRECONSTRUCTION MEETING. REVISE THE FIRST PARAGRAPH OF NCTCOG SPEC. 303.2.1.3 COARSE AGGREGATE TO READ "CRUSHED LIMESTONE SHALL CONSTITUTE 100% OF THE COARSE AGGREGATE."
16. ALL PAVING FOR PARKING SHALL BE MIN. 5" THICK 3,600 P.S.I. CONCRETE SUBJECT TO CITY ENGINEER APPROVAL.
17. ALL AREAS NOT UNDER PAVING, INCLUDING ALL FRANCHISE UTILITY EASEMENTS, SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 92 PERCENT OF THE MAXIMUM DENSITY.
18. CONCRETE PLANTS SHALL CONFORM TO TXDOT 1993 EDITION ITEMS 520 AND 522.
19. ANY CURB AND/OR STREET SECTION REMOVED FOR THE CONSTRUCTION OF A PRIVATE DRIVEWAY SHALL NOT BE REMOVED PRIOR TO 7 DAYS OF CONSTRUCTION OF THE DRIVEWAY. IF THE DRIVEWAY IS NOT CONSTRUCTED WITHIN THIS TIME FRAME AND EXCAVATION HAS BEEN MADE, EXCAVATION SHALL BE REPLACED UNTIL SUCH TIME CONSTRUCTION COMMENCES.
20. MAXIMUM TEMPERATURE OF THE CONCRETE FOR PLACEMENT SHALL BE 95° F AS SPECIFIED IN TXDOT 2004 EDITION ITEM 360.4 PARAGRAPH G.4 TEMPERATURE RESTRICTIONS.
21. PAVING EQUIPMENT REQUIRED SHALL BE AS SPECIFIED IN TXDOT 2004 EDITION UNDER ITEM 360.3
22. WATER INJECTION OF SUBGRADE BY CITY ENGINEER APPROVAL ONLY.
23. SUBGRADE UNDER FIRE LANES SHALL MEET THE PAVING SUBGRADE REQUIREMENTS OR ONE ADDITIONAL INCH OF CONCRETE MAY BE USED.
24. SUBGRADE UNDER PARKING AREAS SHALL BE DETERMINED BY A GEOTECH REPORT.

LINED CHANNELS

1. CONSTRUCTION JOINT SHOWN IN DETAILS FOR CONVENIENCE ONLY, MONOLITHIC CONSTRUCTION MAY BE USED.
2. ALL VISIBLE SURFACES SHALL BE A TROWEL FINISH.
3. ALL REINFORCING STEEL SHALL BE 3/8" DIAMETER AND SPACED 12" CENTER TO CENTER BOTH WAYS UNLESS OTHERWISE SPECIFIED.
4. IF WOOD FORMS ARE USED WITH CONSTRUCTION JOINT, THEY SHALL BE TWO, 2"x4", AND SHALL NOT BE REMOVED UNTIL CONCRETE ON SLOPES IS READY TO BE PLACED.

5. ALL CONCRETE IN LINED CHANNEL SHALL BE NCTCOG CLASS "A" (MINIMUM 3,000 P.S.I.) CONCRETE.

6. FLAT BOTTOM TO BE CONSTRUCTED WHEN CHANNEL WIDTH IS LESS THAN 12 FOOT.
7. 3/4" CHAMFER ON ALL CONCRETE CORNERS.

STORM SEWER

1. THE FLOOR OF THE EXCAVATION FOR INLET BOX MUST PROVIDE A FIRM, LEVEL BED FOR THE BASE SECTION TO REST UPON.
2. A MINIMUM OF 6 INCHES OF 1" DIAMETER (MAXIMUM) ROCK OR GRAVEL SHALL BE USED TO PREPARE THE BEDDING TO FINAL GRADE OR IN LIEU OF THIS, AT LEAST 6 INCHES OF 2-SACK CEMENT STABILIZED SAND SHALL BE USED TO PREPARE THE BEDDING TO GRADE. CEMENT STABILIZED-SAND SHALL BE ALLOWED TO SET BY KEEPING HOLE PUMPED DRY.
3. AFTER PIPE HAS BEEN LAID ON PROPER BEDDING, BACKFILLING TO COMMENCE WITH 8" MAXIMUM LOOSE LIFTS MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR UNDER ROADWAY OR 12" MAXIMUM LOOSE LIFT BEHIND CURB. MAXIMUM SIZE ROCK IN BACKFILL SHALL NOT EXCEED 4 INCHES IN DIAMETER.
4. PRECAST INLETS MUST BE APPROVED BY THE CITY.
5. CONCRETE TO BE MINIMUM 4,200 P.S.I.
6. LOCKING DEVICE IS REQUIRED ON ALL STORM SEWER LIDS.
7. "NO DUMPING" WARNING PLAQUE TO BE INSTALLED ON ALL STANDARD AND RECESSED INLETS.
8. CONCRETE CAST-IN-PLACE INLETS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,200 P.S.I. @ 28 DAYS.
9. DELETED
10. EXISTING STORM SEWER PIPE AND/OR LATERALS SHALL BE LOCATED PRIOR TO SETTING OR CONSTRUCTING INLET BOXES. IF ADJUSTMENT IN GRADE OF LATERAL IS REQUIRED, A REVISED DESIGN BY THE ENGINEER OF RECORD SHALL BE SUBMITTED TO THE CITY FOR APPROVAL.
11. REINFORCED CONCRETE PIPE CLASS II IS APPROVED WITHIN THE CITY.
12. COLOR TV INSPECTION SHALL BE COMPLETED ON THE STORM SEWER IN THE PRESENCE OF CITY REPRESENTATIVE AND THE ORIGINAL MEDIA SHALL BE GIVEN TO THE CITY AT THE COMPLETION OF THE INSPECTION.
13. YOUR ATTENTION IS DIRECTED TO SUBDIVISION ORDINANCE SECTION 5.9.C STORM DRAINAGE AND WATER QUALITY CONTROLS. IN THE ELEVENTH MONTH OF THE SECOND YEAR OF THE REQUIRED TWO-YEAR MAINTENANCE BOND, THE DEVELOPER SHALL BE RESPONSIBLE FOR REMOVING ANY SIGNIFICANT BUILD-UP OF SEDIMENT OR DEBRIS FROM DRAINAGE MANHOLES WITH CAPS AS DESIGNATED. THE FUNDING SHALL BE BORNE BY THE DEVELOPER AND SHALL BE ACCOMPLISHED BY COLOR TV INSPECTION IN THE PRESENCE OF A CITY REPRESENTATIVE AND THE ORIGINAL MEDIA SHALL BE GIVEN TO THE CITY AT THE COMPLETION OF THE INSPECTION.

SANITARY SEWER

1. ALL SEWER LINES CROSSING POTABLE WATERLINES SHALL BE AS SHOWN IN THE PLANS AND MEET TCEQ REQUIREMENTS.
2. PIPES 8 INCHES THROUGH 15 INCHES SHALL BE IN ACCORDANCE WITH ASTM D3034 WITH A MINIMUM SDR OF 35 OR ASTM D30350 AND DE 345434 C.
3. PIPES LARGER THAN 12 INCHES THROUGH 48 INCHES SHALL BE IN ACCORDANCE WITH ASTM STANDARDS F679, F794, F949 AND D3350/ DE 345434 C.
4. MANHOLES SHALL BE PRECAST. ALL MANHOLES SHALL BE WATER TIGHT. PRECAST MANHOLES SHALL HAVE JOINTS SEALED. ALL RING AND COVERS SHALL INCLUDE AN INTERNAL CHIMNEY SEAL.
5. ALL PIPE OPENINGS IN MANHOLES SHALL INCLUDE COUPLINGS WITH "O" RING RUBBER GASKETS.
6. STUBOUTS OUT OF MANHOLES SHALL BE FITTED WITH A STOPPER AND CAP. STUBOUTS SHALL BE A MINIMUM OF 5 FEET FROM MANHOLE AND BE SUPPORTED BY A CONCRETE CRADLE.
7. ALL DROP MANHOLES SHALL BE OF THE EXTERNAL TYPE.
8. MANHOLES SHALL BE VENTED IN ACCORDANCE WITH TCEQ REQUIREMENTS.
9. ALL SANITARY SEWER PIPE SHALL BE TESTED (NCTCOG ITEM 507.5) AFTER CONSTRUCTION. TESTING SHALL INCLUDE PRESSURE TESTING, MANHOLE TEST (TCEQ REQUIRED) AND COLOR TV INSPECTION. COLOR TV INSPECTION SHALL BE COMPLETED IN PRESENCE OF CITY REPRESENTATIVE AND THE ORIGINAL MEDIA SHALL BE GIVEN TO THE CITY AT THE COMPLETION OF THE INSPECTION.
10. SEWER SHALL BE RE-INSPECTED AFTER INSTALLATION OF FRANCHISE UTILITIES. AIR TEST ONLY.
11. MANHOLE SHALL BE MINIMUM 12 INCHES IN THE PRESENCE OF THE CITY REPRESENTATIVE.
12. NO END-OF-LINE CLEANOUTS WILL BE ALLOWED. TERMINATE SEWER LINES WITH A MANHOLE.

ILLUMINATION

1. STREET LIGHT FOUNDATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TXU ELECTRIC DETAIL AND NOTES FOR 25' OR 30' MOUNTING HEIGHT ROUND STEEL POLE.
2. PROVIDE SQUARE CONCRETE MOW STRIP 18" FROM OUTSIDE OF POLE TO CORNER USING 3,000 P.S.I. CONCRETE WITH #3 BARS @ 18" AND 36" EXPANSION JOINT.
3. SUBDIVISION STREET LIGHTING TO CONFORM TO THE ZONING ORDINANCE. DECORATIVE STREET LIGHTING SHALL BE PROVIDED ALONG RESIDENTIAL STREETS THROUGHOUT ALL RESIDENTIAL DEVELOPMENTS, PROVIDING LOW ILLUMINATION WITH SOLAR CONTROLS ON DECORATIVE POLES WITH SPACING RANGING FROM 250 FEET TO 350 FEET BETWEEN LIGHTS PLACED ON ALTERNATING SIDES OF THE STREET. A STREET LIGHTING PLAN MUST BE SUBMITTED TO THE CITY ENGINEER FOR APPROVAL. THE CITY ENGINEER IS AUTHORIZED TO ALTER THE DISTANCE REQUIREMENT IF NEEDED IN AN EFFORT TO ACHIEVE THE BEST LIGHTING ARRANGEMENT POSSIBLE."

DETAILS

SPECIAL DETAILS OR MODIFICATIONS TO THESE STANDARD DETAILS TO BE UTILIZED ON ANY GIVEN PROJECT SHALL BE SUBMITTED TO THE CITY FOR APPROVAL FOR USE.

STREET SIGN SPECIFICATIONS

STREET NAME SIGNS FOR ALL INTERSECTIONS BY THE CONSTRUCTION OF A SUBDIVISION SHALL BE FURNISHED AND INSTALLED BY THE DEVELOPER. THE INSTALLATION OF THE STREET SIGNS MUST BE PRIOR TO THE FINAL ACCEPTANCE OF THE SUBDIVISION. THE LEGEND SHALL CONTAIN THE NAME OF THE STREET, ANY SUFFIX AS DESIGNATED ON THE PLAN, AND THE BLOCK NUMBER AS ASSIGNED BY THE CITY. THE SIGN FACE SHALL BE HIP PRISMATIC WHITE W/BLEUE IC FILM WITH CITY LOGO. THE SIGN PLATE SHALL BE 9 INCHES TALL AND 0.080 INCHES THICK PLAT BLACK ALUMINUM DRILLED. THE STREET NAME SHALL BE 6 INCH UPPER CASE LETTERS. THE SUFFIX AND BLOCK LETTERS SHALL BE 3 INCHES. ALL LETTERS SHALL BE WHITE. THE SIGNS SHALL BE MOUNTED ON A 2 INCH BY 12 FOOT SQUARE POST WITH A 2.25 INCH BY 36 INCH SQUARE GROUND ANCHOR AND 2.5 INCH BY 18 INCH SLEEVE. THE ANCHOR POST SHALL BE DRIVEN INTO THE GROUND AT A DEPTH OF 30 INCHES. THE STREET NAME SHALL BE MOUNTED 10 FEET FROM THE TOP OF THE CURB MEASURED TO THE BOTTOM OF THE LOWEST SIGN. SIGNS SHALL BE MOUNTED ON SQUARE POSTS USING DRIVE RIVETS, WASHER, SPACE AND CHERRY WARE RIVETS TO ATTACH ENDS OF SIGN TOGETHER.

WATER

1. ALL WATER LINE CROSSINGS OF SANITARY SEWER LINES SHALL BE AS SHOWN IN THE PLANS AND MEET TCEQ REQUIREMENTS.
2. PIPES 12 INCHES IN DIAMETER AND SMALLER SHALL BE POLYVINYL CHLORIDE (P.V.C.) MEETING THE REQUIREMENTS OF AWWA C900 OR 18 OR DUCTILE IRON PIPE (D.I.P.) MEETING THE REQUIREMENTS OF AWWA C 151 CLASS 50 PIPE. ALL D.I.P. SHALL BE WRAPPED WITH A POLYETHYLENE LINER.
3. FOR PIPES LARGER THAN 12 INCHES IN DIAMETER, THE PIPE SHALL BE REINFORCED CONCRETE CYLINDER PIPE (AWWA C301 OR AWWA C303), DUCTILE IRON PIPE (AWWA C151 CLASS 50) OR POLYVINYL CHLORIDE PIPE UP TO 18 INCHES MEETING THE REQUIREMENTS OF AWWA C905 - 235 P.S.I. RATED PIPE.
4. ALL VALVES ON PIPES 12 INCHES AND SMALLER SHALL BE RESILIENT SEALED WEDGE VALVES (AWWA C506).
5. ALL VALVES ON PIPES LARGER THAN 12 INCHES BUT SMALLER THAN 30 INCHES SHALL BE BUTTERFLY VALVES (AWWA C504) OR WEDGE VALVES (AWWA C509).
6. ALL VALVES ON PIPES 30 INCHES AND LARGER SHALL BE BUTTERFLY VALVES (AWWA C504).
7. EMBEDMENT SHALL BE AS SHOWN IN THE PLANS. BACKFILL WITHIN THE LIMITS OF EXISTING AND PROPOSED PAVEMENT SHALL BE COMPACTED TO 95% STANDARD PROCTOR. OUTSIDE PAVEMENT (EXISTING OR PROPOSED) SHALL BE COMPACTED TO MINIMUM OF 92% STANDARD PROCTOR. ALL COMPACTION SHALL BE BY MECHANICAL METHODS.
8. WATER LINES SHALL BE PRESSURE TESTED IN ACCORDANCE WITH NCTCOG ITEM 506. ALL WATER LINES SHALL BE SWABBED IN THE PRESENCE OF THE INSPECTOR PRIOR TO BACKFILLING.
9. ALL HORIZONTAL AND VERTICAL BENDS SHALL BE BLOCKED.
10. ALL FITTINGS SHALL INCLUDE MEGALUG CONNECTORS.
11. ALL FIRE HYDRANTS SHALL BE INSTALLED WITH A 24" x 24" SQUARE REINFORCED CONCRETE PAD.
12. ALL WATER LINES SHALL BE SWABBED IN THE PRESENCE OF THE INSPECTOR PRIOR TO BACKFILL.

SCREENING WALLS

1. CONCRETE - MINIMUM COMPRESSIVE STRENGTH OF 3,000 P.S.I. @ 28 DAYS.
2. REINFORCEMENT - ASTM A-36.
3. MASONRY - COMPRESSIVE STRENGTH SHALL BE PRESCRIBED IN ITEM 2.3.6 SPECIAL PROVISIONS.
4. WIND LOAD FOR DESIGN - 20 P.S.F.
5. PIER BEARING STRESSES - SEE BRICK SCREENING WALL NOTES.
6. MORTAR - TYPE "S".
7. PROVIDE CONTROL JOINTS AT 50 FEET.
8. PROVIDE EXPANSION JOINTS AT 200 FEET CENTER MAXIMUM.
9. PROVIDE PIER WITH MINIMUM 9 FOOT W/ 24 INCH DIAMETER BELL IN CLAY OR OTHER MATERIAL EXCEPT BLUE SHALE, 6 FOOT MINIMUM WITH 3 FOOT MINIMUM INTO BLUE SHALE.
10. ALL EXPOSED CONCRETE SHALL BE CLASS 2 RUBBED FINISHED SURFACE.
11. SIDEWALKS ADJACENT TO WALLS MUST BE 5-FOOT MINIMUM WIDTH FROM ALL PORTIONS OF THE WALL (INCLUDING PILASTERS, COLUMNS, ETC.).
12. MAXIMUM PLASTER SPACING 40 FEET.
13. WALLS SHALL NOT BE PLACED IN THE VISIBILITY EASEMENT OR STREET RIGHT OF WAY.
14. THE WALL SHALL BE A MINIMUM OF EIGHT FEET IN HEIGHT AS MEASURED FROM THE NEAREST ALLEY EDGE OR SIDEWALK GRADE, WHICHEVER IS THE HIGHER. THE COLOR OF THE WALL SHALL BE LIMITED TO EARTH-TONE COLORS, EXCLUDING GRAY, GREEN AND WHITE. THE COLOR OF THE WALL SHALL BE UNIFORM ON EACH SIDE OF A THOROUGHFARE FOR THE ENTIRE LENGTH BETWEEN INTERSECTING THOROUGHFARES, UNLESS OTHERWISE APPROVED BY THE CITY'S PUBLIC WORKS DEPARTMENT. THE FINISH OF THE WALL SHALL BE CONSISTENT ON ALL SURFACES.
15. IF WROUGHT IRON FENCING IS TO BE UTILIZED ON REQUIRED SCREENING, ALL WROUGHT IRON MUST BE SOLID STOCK, NO TUBULAR STEEL WILL BE ALLOWED.

REVISION	DATE	BY	DATE
1	8/25/24	JCH	8/25/24
2	7/26/25	JCH	7/26/25
3	8/19/26	JCH	8/19/26
4	8/19/26	JCH	8/19/26
5	9/12/27	JCH	9/12/27
6	9/12/27	JCH	9/12/27
7	1/15/27	JCH	1/15/27
8	8/14/28	JCH	8/14/28
9	8/14/28	JCH	8/14/28
10	8/14/28	JCH	8/14/28
11	8/14/28	JCH	8/14/28
12	8/14/28	JCH	8/14/28
13	8/14/28	JCH	8/14/28
14	8/14/28	JCH	8/14/28
15	8/14/28	JCH	8/14/28
16	8/14/28	JCH	8/14/28
17	8/14/28	JCH	8/14/28
18	8/14/28	JCH	8/14/28
19	8/14/28	JCH	8/14/28
20	8/14/28	JCH	8/14/28
21	8/14/28	JCH	8/14/28
22	8/14/28	JCH	8/14/28
23	8/14/28	JCH	8/14/28
24	8/14/28	JCH	8/14/28
25	8/14/28	JCH	8/14/28
26	8/14/28	JCH	8/14/28
27	8/14/28	JCH	8/14/28
28	8/14/28	JCH	8/14/28
29	8/14/28	JCH	8/14/28
30	8/14/28	JCH	8/14/28
31	8/14/28	JCH	8/14/28
32	8/14/28	JCH	8/14/28
33	8/14/28	JCH	8/14/28
34	8/14/28	JCH	8/14/28
35	8/14/28	JCH	8/14/28
36	8/14/28	JCH	8/14/28
37	8/14/28	JCH	8/14/28
38	8/14/28	JCH	8/14/28
39	8/14/28	JCH	8/14/28
40	8/14/28	JCH	8/14/28
41	8/14/28	JCH	8/14/28
42	8/14/28	JCH	8/14/28
43	8/14/28	JCH	8/14/28
44	8/14/28	JCH	8/14/28
45	8/14/28	JCH	8/14/28
46	8/14/28	JCH	8/14/28
47	8/14/28	JCH	8/14/28
48	8/14/28	JCH	8/14/28
49	8/14/28	JCH	8/14/28
50	8/14/28	JCH	8/14/28
51	8/14/28	JCH	8/14/28
52	8/14/28	JCH	8/14/28
53	8/14/28	JCH	8/14/28
54	8/14/28	JCH	8/14/28
55	8/14/28	JCH	8/14/28
56	8/14/28	JCH	8/14/28
57	8/14/28	JCH	8/14/28
58	8/14/28	JCH	8/14/28
59	8/14/28	JCH	8/14/28
60	8/14/28	JCH	8/14/28
61	8/14/28	JCH	8/14/28
62	8/14/28	JCH	8/14/28
63	8/14/28	JCH	8/14/28
64	8/14/28	JCH	8/14/28
65	8/14/28	JCH	8/14/28
66	8/14/28	JCH	8/14/28
67	8/14/28	JCH	8/14/28
68	8/14/28	JCH	8/14/28
69	8/14/28	JCH	8/14/28
70	8/14/28	JCH	8/14/28
71	8/14/28	JCH	8/14/28
72	8/14/28	JCH	8/14/28
73	8/14/28	JCH	8/14/28
74	8/14/28	JCH	8/14/28
75	8/14/28	JCH	8/14/28
76	8/14/28	JCH	8/14/28
77	8/14/28	JCH	8/14/28
78	8/14/28	JCH	8/14/28
79	8/14/28	JCH	8/14/28
80	8/14/28	JCH	8/14/28
81	8/14/28	JCH	8/14/28
82	8/14/28	JCH	8/14/28
83	8/14/28	JCH	8/14/28
84	8/14/28	JCH	8/14/28
85	8/14/28	JCH	8/14/28
86	8/14/28	JCH	8/14/28
87	8/14/28	JCH	8/14/28
88	8/14/28	JCH	8/14/28
89	8/14/28	JCH	8/14/28
90	8/14/28	JCH	8/14/28
91	8/14/28	JCH	8/14/28
92	8/14/28	JCH	8/14/28
93	8/14/28	JCH	8/14/28
94	8/14/28	JCH	8/14/28
95	8/14/28	JCH	8/14/28
96	8/14/28	JCH	8/14/28
97	8/14/28	JCH	8/14/28
98	8/14/28	JCH	8/14/28
99	8/14/28	JCH	8/14/28
100	8/14/28	JCH	8/14/28

CITY OF WYLIE, TEXAS

STANDARD CONSTRUCTION DETAILS

GENERAL NOTES

DATE: APRIL, 2005 SHEET STD-00_R

Kimley»Horn

13465 INGLEND, TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 214.741.1100
WWW.KIMLEY-HORN.COM FAX: 214.741.1100
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.

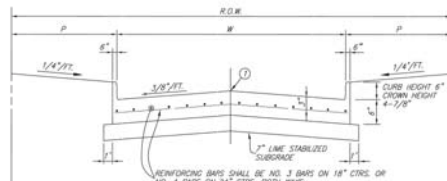
SITE PLAN FOR CITY REVIEW
ONLY TO ILLUSTRATE
COMPLIANCE WITH ZONING
AND DEVELOPMENT
REGULATIONS. IT IS NOT
INTENDED FOR
CONSTRUCTION PURPOSES.

KHA PROJECT
DATE
SCALE
DESIGNED BY
DRAWN BY
CHECKED BY
CNC

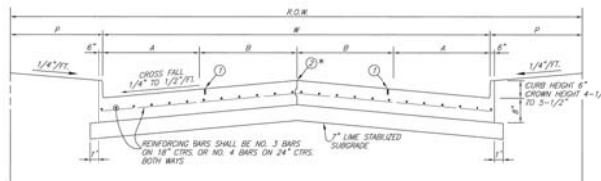
WYLIE INDUSTRIAL PARK

CITY OF WYLIE DETAILS

SHEET NUMBER
EX-3

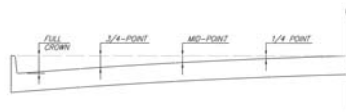


REGULAR SECTION



REGULAR SECTION

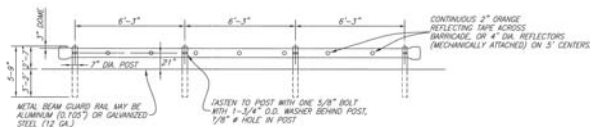
- LEGEND**
- ① - SAWED LONGITUDINAL DUMMY JOINT
 - ② - CONSTRUCTION JOINT (FULL WIDTH PAVT IS ALLOWED WHERE APPROVED BY CITY)



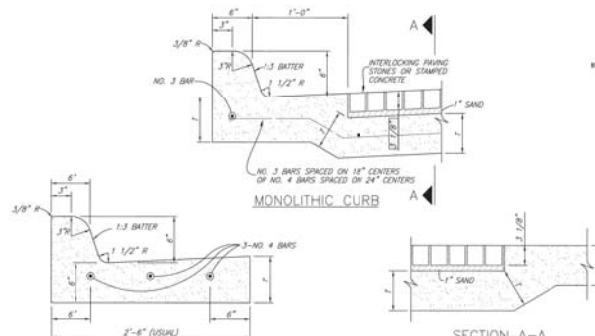
ROADWAY WIDTH (W)	TOTAL CROWN HEIGHT	3/4 POINT	MID-POINT	1/4 POINT
26'	4"	2-1/4"	1"	1/4"
36'	6"	3-3/8"	1-1/2"	3/8"
44'	6"	3-3/8"	1-1/2"	3/8"

TABLE OF CROWN HEIGHTS AND ORDINATES FOR VARIOUS PARABOLIC SECTIONS

SLIP-FORM PAVEMENT MUST MEET CROWN GRADES AT OUTLETS, AT MID-POINTS & E PARABOLIC ROADS ONLY TO BE CONSTRUCTED WITH SLIP-FORM PAVERS

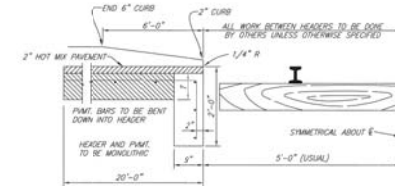


TYPICAL PERMANENT BARRICADE DETAIL

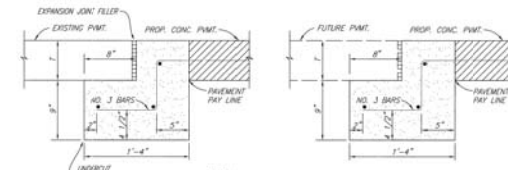


SEPARATE CURB AND GUTTER

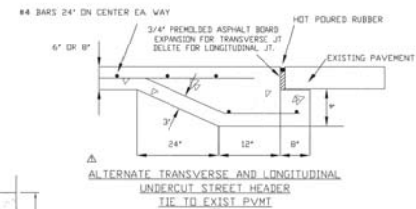
CURB AND CURB AND GUTTER



RAIL HEADER



STREET HEADER



NO.	ADD ALTERNATE UNDERCUT HEADER	CHK	DATE
NO.	REVISION	BY	DATE
CITY OF WYLIE, TEXAS			
STANDARD CONSTRUCTION DETAILS			
PAVING / SECTIONS / DETAILS			
DATE:	APRIL, 2005	SHEET	STD-02_R

Kimley»Horn
13455 NOEL RD., TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE 760-4000 FAX 760-3830
WWW.KIMLEY-HORN.COM TXF-228
© 2008 KIMLEY-HORN AND ASSOCIATES, INC.

SITE PLAN FOR CITY REVIEW
ONLY TO ILLUSTRATE
COMPLIANCE WITH ZONING
AND DEVELOPMENT
REGULATIONS. IT IS NOT
INTENDED FOR
CONSTRUCTION PURPOSES.

KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
	6/25/2008	AS SHOWN	CMD	BNL	CMD

WYLIE INDUSTRIAL PARK
WYLIE, TEXAS 75088

CITY OF WYLIE DETAILS

SHEET NUMBER
EX-4

EXHIBIT "C"

WING

Conditions For Special Use Permit

I. PURPOSE:

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

II. GENERAL CONDITIONS:

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

III. SPECIAL CONDITIONS:

1. The development will have an approximately 128' X 30' area (as depicted on Exhibit B) with 18 launch pads screened by a metal fence at a minimum of 6' in height.
2. A maximum 20' X 8' storage shed shall be allowed on site.
3. Hours of operation shall be limited to between 8:00am and 9:30pm
4. All aircraft "drones" utilized shall be approved by the Federal Aviation Administration (FAA) for commercial delivery.
5. The Zoning Exhibit (Exhibit B) shall serve as the Site Plan for the Drone Delivery development. Approval of the Special Use Permit shall act as site plan approval.
6. Should the proposed use cease operations for more than 180 days, the SUP shall expire and the zoning shall revert to the base Commercial Corridor zoning.



Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2026-35 for a change in zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP) on 2.0 acres to allow for a warehouse distribution use. Property located at 31 Steel Road (ZC 2026-08).

Recommendation

Motion to approve the Item as presented.

Discussion

On August 11, 2026 the City Council approved the writing of an ordinance for a change of zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP) on 2.0 acres to allow for a warehouse distribution use. Property located at 31 Steel Road (ZC 2026-08).

Final approval of Zoning Case 2026-08 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. 2026-35

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 2026-08, FOR A CHANGE IN ZONING FROM LIGHT INDUSTRIAL (LI) TO LIGHT INDUSTRIAL - SPECIAL USE PERMIT (LI-SUP) ON 2.0 ACRES TO ALLOW FOR A WAREHOUSE DISTRIBUTION USE; 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 Light Industrial - Special Use Permit (LI-SUP), 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 25th day of August, 2026.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Date of Publication: September 3, 2026, in The Wylie News

EXHIBIT "A"
Legal Description

Property located at 31 Steel Road, Wylie, Texas being all of Tract 35 of the Abstract A0835 W
M Sachse Survey, City of Wylie, Texas

PARKING SUMMARY

REQUIRED PARKING:	
OFFICE AREA (1,000 SF @ 1/750 SF).....	4 SPACE(S)
WAREHOUSE AREA (30,275 SF @ 1/1,500 SF).....	21 SPACE(S)
TOTAL REQUIRED PARKING.....	25 SPACE(S)
ADA REQUIREMENTS:	
ADA REQUIRED (1 PER 25 SPACES).....	1 SPACE(S)
PROVIDED PARKING:	
REGULAR SPACES.....	24 SPACE(S)
COMPACT SPACES (1/2 IN. OF RECD. PARKING).....	0 SPACE(S)
ADA SPACES.....	1 SPACE(S)
TOTAL PROVIDED PARKING.....	25 SPACE(S)

LANDSCAPING SUMMARY

REQUIRED LANDSCAPING:	
TOTAL SITE AREA.....	~87,115 S.F.
MIN. RECD. LANDSCAPED AREA (10% OF SITE).....	~8,712 S.F.
MIN. RECD. FRONT LANDSCAPING (50% OF SETBACK).....	~3,887 S.F.
PROVIDED LANDSCAPING:	
OVERALL SITE LANDSCAPING.....	~12,586 S.F.
FRONT YARD LANDSCAPING.....	~7,774 S.F.

DESIRABLES MET SUMMARY

- SITE**
- 1) BUILDING AT THE FRONT YARD LINE.
 - 2) FRONT FACADE ORIENTED TO THE STREET.
 - 3) SITE PLAN WITH NO MORE THAN SIZE OF PARKING IN FRONT OF THE BUILDING.
 - 4) BUILDING WITH NO MORE THAN ONE ROW PARKING IN FRONT.

- LANDSCAPING**
- 1) LANDSCAPING IN SIDE AND REAR YARD NOT OTHERWISE REQUIRED.
 - 2) LANDSCAPING FOR OR MORE IN EXCESS OF 50 SQ. FT. SPACE.
 - 3) LANDSCAPED PEDESTRIAN CONNECTION TO MAIN ENTRANCE.
 - 4) USE OF ROCK WALLS OR OTHER NATURAL LANDSCAPE FEATURES.

- ARCHITECTURAL**
- 1) USE OF TWO COMPLEMENTARY PRIMARY FACADE MATERIALS TO HELP ACHIEVE FACADE ARTICULATION, VISUAL VARIETY AND/OR ARCHITECTURAL DETAILING.
 - 2) APPLICATION OF BASE STANDARDS TO FACADES NOT FACING A PUBLIC STREET.
 - 3) USE OF ARCHITECTURAL DETAILING AND/OR MATERIALS TO PROVIDE VARIETY IN VISUAL APPEARANCE.
 - 4) COPY SAME STYLE OF ENTIRE BLOCK.

PAVING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS BEFORE BEGINNING CONSTRUCTION, INCLUDING DEMOLITION AND ROW PERMITS.
2. ALL ON-SITE CURBS ARE 6" HIGH, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RETURNING TO ITS ORIGINAL CONDITION OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING UTILITIES, FENCES, PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, OR SIGNS.
4. THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTIONS, NOT JAGGED OR IRREGULAR CUTS WILL BE ACCEPTED.
5. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, ALIGNMENT, PLACEMENT, LIMITS, DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
6. CONCRETE DRIVEWAYS SHALL BE CONSTRUCTED TO PROPERTY LINES, UNLESS OTHERWISE NOTED.

DIMENSIONAL CONTROL NOTES

1. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, PLACEMENT OR LIMITS OF DIMENSIONS NECESSARY FOR CONSTRUCTION OF THE PROJECT.
2. THE CONTRACTOR SHALL PRESERVE ALL CONTROL POINTS, PROPERTY PINS, BENCH MARKS, HUBS OR OTHER KEY CONTROL POINTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE-ESTABLISH ANY SUCH POINTS AT THEIR OWN EXPENSE IN THE EVENT THEY ARE REMOVED.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL AND VERTICAL CONTROL FOR THE CONSTRUCTION DRAWINGS.
5. UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL USE THE PROPERTY PINS FOR HORIZONTAL CONTROL. POINTS, BENCHMARKS ARE NOT TO BE USED FOR HORIZONTAL CONTROL.
6. COORDINATES FOR HORIZONTAL CONTROL POINTS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE. CHECK WITH THE SURVEYOR TO OBTAIN THE CORRECT SURFACE ADJUSTMENT FACTOR FOR PROJECTS LOCATED OUTSIDE OF BEAR COUNTY.
7. BENCHMARK ELEVATIONS ARE BASED ON NAVD 83, GEOID 03.
8. ALL DIMENSIONAL CONTROL POINTS OR DIMENSIONS ARE TO THE FACE OF CURB, FACE OF RETAINING WALL, AND CENTER OF PAINT STRIPING. ALL DIMENSIONS ARE PERPENDICULAR TO THE POINT OF REFERENCE.
9. REFER TO THE ARCHITECTURAL PLANS FOR ADDITIONAL DIMENSIONAL CONTROL INFORMATION.
10. CURB RADI ARE 3' UNLESS OTHERWISE NOTED ON THE DRAWINGS.
11. REFER TO SHEET C1.11 FOR SITE DETAILS.

STRIPING GENERAL NOTES

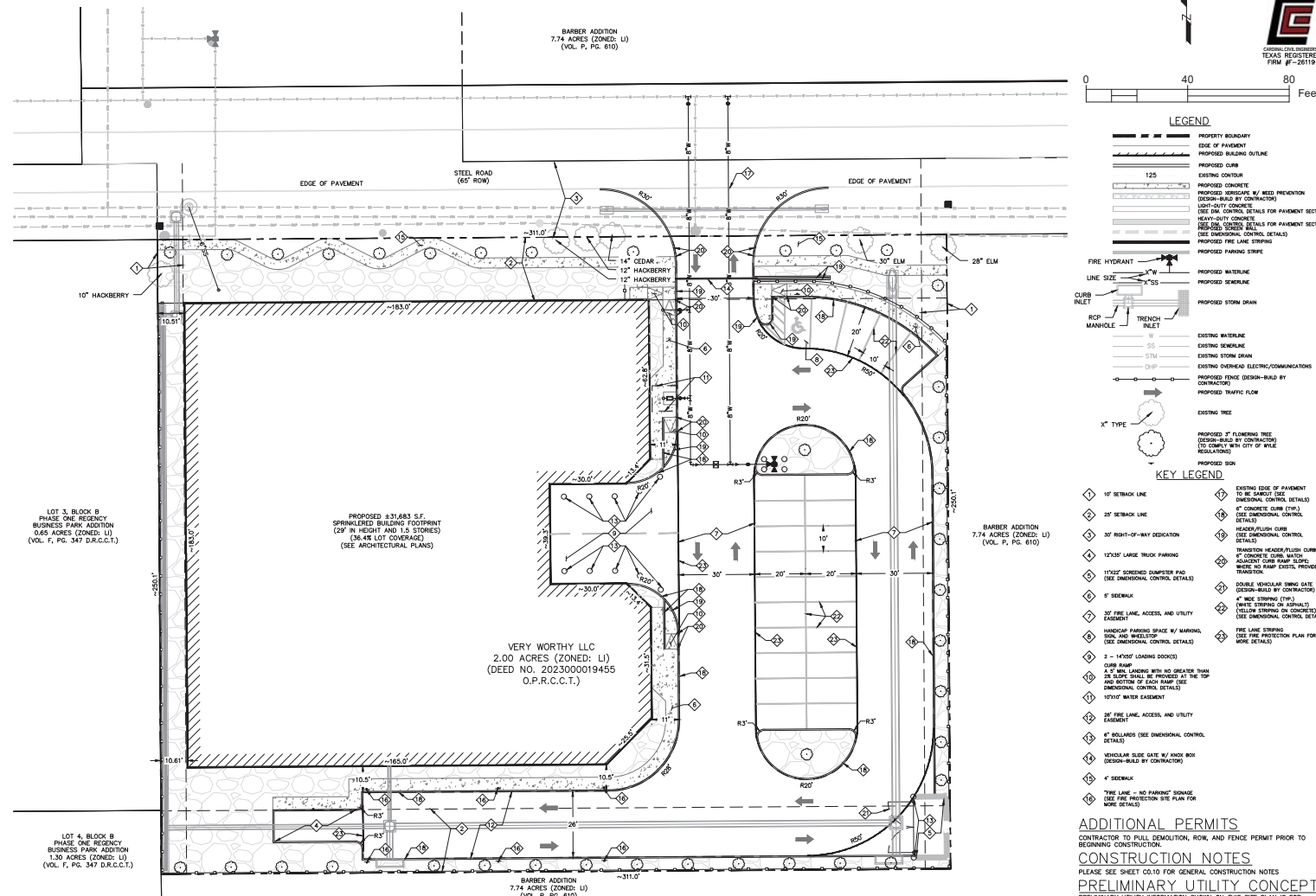
1. ALL PAVEMENT MARKINGS AND SIGNAGE REQUIREMENTS SHALL CONFORM TO THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUDS), LATEST EDITION.
2. ALL PAVEMENT MARKINGS ARE WHITE UNLESS OTHERWISE NOTED.
3. ALL TRAFFIC MARKINGS SHALL BE PAINTED TWICE.
4. REFER TO SHEET C1.20 FOR LOCATION OF FIRE LANE STRIPING.

PROPERTY OWNER
GARY WORTH
VERY WORTH, LLC
6200 MORTGAGE DRIVE
MCKINNEY, TEXAS 75071
(469) 430-0349
BETTERWORTHY@GMAIL.COM

ARCHITECT
GARY MURPHY
ACCOLADE DESIGN STUDIO, LLC
8631 DRYWOOD HILL, SUITE #103
IRVING, TX 75062
(469) 774-6181
GARY@ACCOLADEDESIGN.COM

CIVIL ENGINEER
CAROLAN CIVIL ENGINEERS LLC
8631 DRYWOOD HILL, SUITE 30
SARASOTA, TEXAS 78255
(202) 555-4035
CLUTZ@CAROLANCIVILENGINEERS.COM

SURVEYOR
JASMINE MARTINEZ
CRG SURVEYING TEXAS LLC
1415 E. INTERSTATE 30, SUITE 7
CARLAND, TEXAS 75043
(469) 310-5367
JASMINE@CRGTALL.COM

**ADDITIONAL PERMITS**

CONTRACTOR TO PULL DEMOLITION, ROW, AND FENCE PERMIT PRIOR TO BEGINNING CONSTRUCTION.

CONSTRUCTION NOTES

PLEASE SEE SHEET C0.10 FOR GENERAL CONSTRUCTION NOTES.

PRELIMINARY UTILITY CONCEPT

PRELIMINARY UTILITY INFORMATION SHOWN ON THIS SITE PLAN IS FOR CONCEPTUAL AND COORDINATION PURPOSES ONLY. UTILITY LOCATIONS, SIZES, DEPTHS, AND CONNECTION POINTS AND CONDITIONS MAY CHANGE DURING CIVIL CONSTRUCTION PLAN PREPARATION AND REVIEW. FINAL UTILITY DESIGN SHALL BE PROVIDED WITH THE CIVIL CONSTRUCTION PLANS AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF WYLE.

DEVELOPMENT SCHEDULE

(NOTE: ALL DEVELOPMENT PHASING AND CONSTRUCTION TIMELINES ARE APPROXIMATE AND SUBJECT TO CHANGE.)

ANTICIPATED SITE PLAN TARGET SUBMITTAL: Q2 2026
ANTICIPATED SPECIAL USE PERMIT TARGET SUBMITTAL: Q2 2026
ANTICIPATED PRELIMINARY PLAT TARGET SUBMITTAL: Q2 2026
ANTICIPATED CIVIL REVIEW SUBMITTAL: Q3 2026
ANTICIPATED BUILDING PERMIT SUBMITTAL: Q3/Q4 2026
ANTICIPATED CONSTRUCTION START: Q1 2027
ANTICIPATED CONSTRUCTION COMPLETION: Q1 2028

AIDISI
ARCHITECTURE AND INTERIOR DESIGN
ACCOLADE DESIGN STUDIO, LLC
WWW.ACCLADEDESIGN.COM
2311 Texas
Phone: 972.360.3006

THIS DOCUMENT IS THE PROPERTY OF AIDISI. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF AIDISI. THE USER OF THIS DOCUMENT AGREES TO HOLD AIDISI HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST AIDISI BY ANY THIRD PARTY AS A RESULT OF THE USER'S USE OF THIS DOCUMENT.

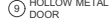
PROJECT NUMBER : 2610
31 STEEL ROAD
31 STEEL ROAD, WYLE, TEXAS 75098
LOT 1, BLOCK A, CITY OF WYLE

ISSUE DATE
6/22/26
REVISIONS

SCHEMATIC
OVERALL SITE AND PAVING
PLAN

SHEET NO:
C1.10

31 STEEL ROAD
6/22/26



FACADE AREA: 5,329 SF
PAINT AREA: 4,049 SF (76%) / CUTURED STONE AREA 1,059 SF (20%) / WINDOW AREA 104 SF (2%) / LOUVER AREA 117 SF (2%)



WAREHOUSE 31

EXHIBIT "C"
31 STEEL ROAD
CONDITIONS FOR SPECIAL USE PERMIT

I. PURPOSE:

The purpose of this Special Use Permit is to allow for a Warehouse/Distribution use within the Light Industrial District

II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations of the Light Industrial 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 31 Steel Road shall be in accordance with Section III below and the zoning exhibit / site plan (attached).

III. SPECIAL CONDITIONS:

1. The following uses as defined in the April 2021 Comprehensive Zoning Ordinance shall be expressly permitted on the subject property:
 - a. Office Showroom/Warehouse
 - b. Warehouse/Distribution Center
2. The zoning exhibit / site plan (attached) shall serve as the Site Plan for the 31 Steel Road development. Approval of the Special Use Permit shall act as site plan approval.



Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2026-36 for a change in zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP), to allow for a major auto repair use with vehicle display and sales on 0.71 acres located at 1506 Martinez Lane (ZC 2026-09).

Recommendation

Motion to approve the Item as presented.

Discussion

On August 11, 2026 the City Council approved the writing of an ordinance for a change of zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP), to allow for a major auto repair use with vehicle display and sales on 0.71 acres located at 1506 Martinez Lane (ZC 2026-09).

Final approval of Zoning Case 2026-09 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. 2026-36

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 2026-09, FOR A CHANGE IN ZONING FROM LIGHT INDUSTRIAL (LI) TO LIGHT INDUSTRIAL - SPECIAL USE PERMIT (LI-SUP), TO ALLOW FOR A MAJOR AUTO REPAIR USE WITH VEHICLE DISPLAY AND SALES ON 0.71 ACRES LOCATED AT 1506 MARTINEZ LANE; 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 Light Industrial - Special Use Permit (LI-SUP), 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 25th day of August, 2026.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Date of Publication: September 3, 2026, in The Wylie News

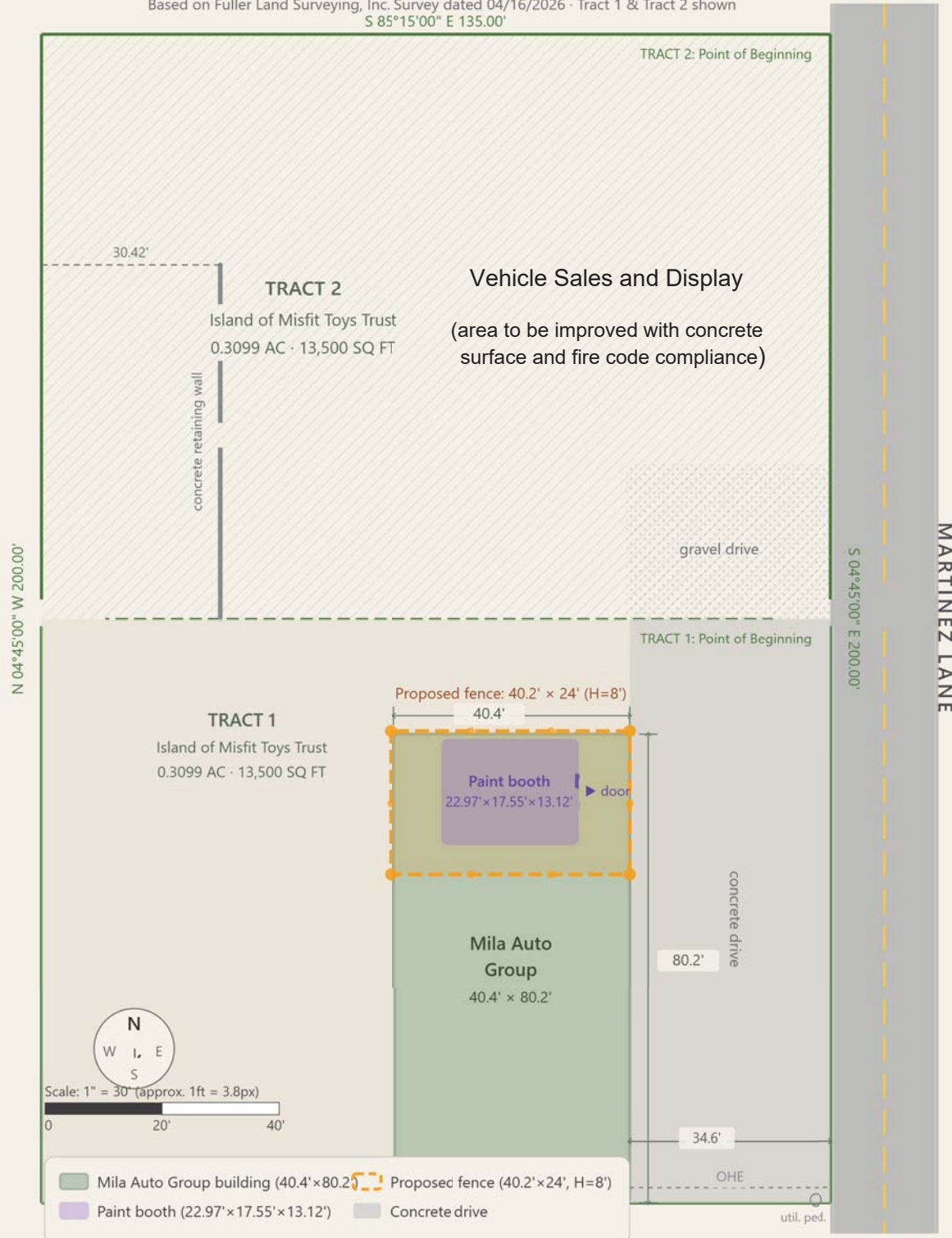
EXHIBIT "A"
Legal Description

Property located at 1506 Martinez Lane, Wylie, Texas being all of Tract 20 of the Abstract A0267 E C Davidson Survey and Tract 69 of the Abstract A0267 E C Davidson Survey, City of Wylie, Texas

1506 Martinez Lane, Wylie TX Zoning Exhibit ZC 2026-09 (Conceptual Plan)

08/25/2026 Item L.

Based on Fuller Land Surveying, Inc. Survey dated 04/16/2026 · Tract 1 & Tract 2 shown
S 85°15'00" E 135.00'



Booth Measurements approx.:

L = 22.97'

W = 17.55'

H 13.12'

Proposed Fenced Area Extension approx.:

(Extend existing fence line to be flush with front of the building)

L = 42'

W = 24'

H = 8'

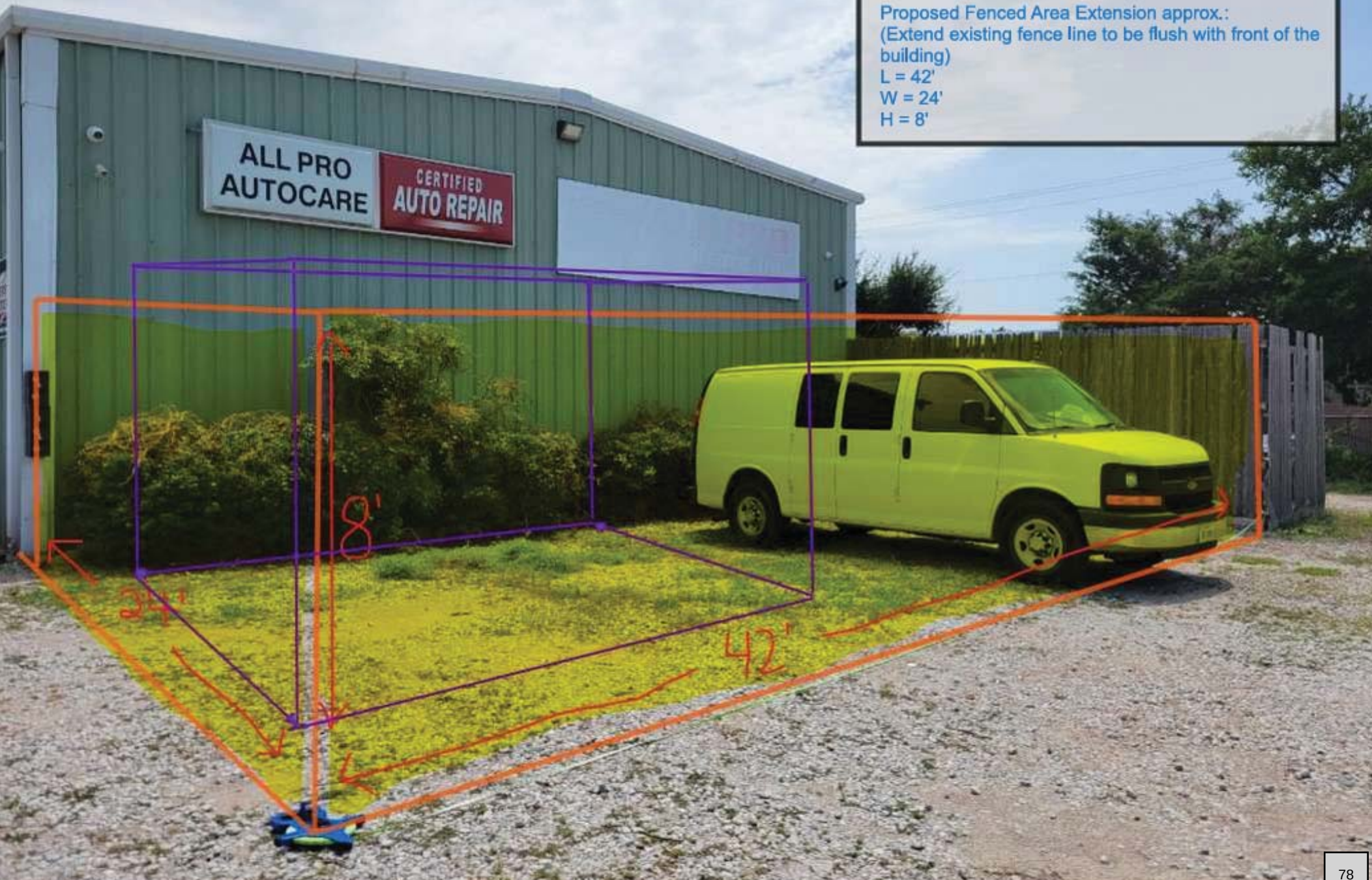




EXHIBIT "C"**MILA AUTO CARE****CONDITIONS FOR SPECIAL USE PERMIT****I. PURPOSE**

1. The purpose of this Special Use Permit is to allow for an automobile repair (major) use with vehicle display and sales within the Light Industrial District

II. GENERAL CONDITIONS

1. This Special Use Permit shall not affect any regulations of the Light Industrial District (LI) set forth in Articles 4 and 5 of the Comprehensive Zoning Ordinance (adopted June 2023), except as specifically provided herein.
2. The design and development of the Mila Auto Care project 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 (major) use within the Light Industrial District.
2. This Special Use Permit shall allow for a vehicle display and sale use within the Light Industrial District.
3. This Special Use Permit shall allow for the existing service and loading areas facing Martinez Lane to remain.
4. The development shall be in full compliance with fire code and thoroughfare design standards.



Wylie City Council

AGENDA REPORT

Department: Police Department

Prepared By: Tommy Walters

Account Code: _____

Subject

Consider, and act upon, the discussion and direction regarding the automatic renewal terms of the Flock Safety Agreement with Flock Group, Inc., and take any action necessary related to the continuation or termination of the agreement.

Recommendation

Motion to approve the Item as presented.

Discussion

This Item was added to the agenda at the request of two council members.

The City entered into an agreement with the Flock Group, Inc., effective October 14, 2025, with an initial term of 12 months, ending October 13, 2026. Once the initial term ends, the renewal term takes effect, which is for two years, paid one year at a time, and would carry the City through October 2028. The two-year auto-renewal was intended to lock in the price for a set number of years. The agreement would only need to be modified if the term was changed or something was added to the agreement. If neither applies, the existing agreement remains in effect through the renewal term. Per the terms of the agreement, it will automatically renew for successive renewal terms of the greater of one year or the length set forth on the Order Form unless either Party gives the other Party notice of non-renewal at least thirty (30) days before the end of the then-current term.

At the time of execution and during both auto-renewals, this agreement remained below the thresholds established under Section 252.021 of the Local Government Code.



Wylie City Council

AGENDA REPORT

Department: City Manager
Prepared By: Renae Ollie

Account Code: _____

Subject

Consider, and act upon, Resolution No. 2026-15(R), approving a Chapter 380 Grant Mowing Services Maintenance Agreement between the City of Wylie and the Wylie Cemetery Association, a Texas Unincorporated Non-Profit Association, and authorizing the City Manager to execute any and all necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

The Wylie Cemetery Association has asked the City of Wylie to consider assisting with the upkeep and ground maintenance of the Wylie and Kreymer Cemeteries. The property is located within the City of Wylie, on 13-plus acres, and is owned by the Wylie Cemetery Association.

The Grant is in the form of a reimbursement payable to the Wylie Cemetery Association in an amount equal to the lesser of \$50,000.00 or the amount of the Mowing Services invoice for the specified mowing season actually assessed and collected by the Mowing Contractor. The Agreement outlines the performance criteria the Owner must meet to receive the Grant from the City.

If approved, the term of the Agreement shall commence on the Effective Date and end on October 1, 2027. The City may, at its option, extend the term of this Agreement for up to three (3) additional one (1)-year terms on the same terms and conditions by providing written notice to Contractor within thirty (30) days of the expiration of the then-current term.

RESOLUTION NO. 2026-15(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 A CHAPTER 380 GRANT MOWING SERVICES MAINTENANCE AGREEMENT BY AND BETWEEN THE CITY OF WYLIE AND THE WYLIE CEMETERY ASSOCIATION.

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, a Chapter 380 Grant Mowing Services Maintenance Agreement by and between the City of Wylie, Texas, and the Wylie Cemetery Association.

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 25th day of August, 2026.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

CHAPTER 380 GRANT AGREEMENT

This CHAPTER 380 GRANT MOWING SERVICES MAINTENANCE AGREEMENT (“Agreement”) is entered into by and between WYLIE CEMETERY ASSOCIATION, a Texas Unincorporated Non-Profit Association (“Company”), and the CITY OF WYLIE, TEXAS (“City”), a home-rule municipality. City and Company are each referred to herein as a “party” or collectively as the “parties.”

WHEREAS, cemeteries are among the most valuable historic and cultural heritage resources; and

WHEREAS, the Wylie Cemetery Association has asked Wylie to consider assisting with the upkeep and ground maintenance of the Wylie and Kreymer Cemeteries; and

WHEREAS, the City Council of the City of Wylie, Texas (“City Council”) desires to assist the Company with the general upkeep of ground maintenance of the Wylie and Kreymer Cemeteries; and

WHEREAS, Company is the sole owner of that certain parcel of land containing 13± acres, situated in the City of Wylie, Collin County, Texas, as more particularly described in Exhibit A and Exhibit C, attached hereto and incorporated herein for all purposes (the “Property”); and

WHEREAS, the City Council finds that the Company meets the criteria for providing the Grant (hereinafter defined), pursuant to Chapter 380, based on, among other things, the Company: (a) owning the Property located within the City; (b) operates as an unincorporated nonprofit organization; and (c) preserving a designated historic property; and

WHEREAS, the Company agrees that the City’s obligation to perform or take any action under this Agreement is strictly contingent on the Company’s compliance with this Agreement, including completion of the Performance Requirements as defined in this Agreement; and

WHEREAS, the City is willing to provide the Company with economic assistance on the terms and subject to the conditions as stated herein, and the Company is willing to accept the same subject to all terms and conditions contained in this Agreement; and

WHEREAS, the City Council hereby designates the Property for its historical, cultural, or architectural importance and significance; and

WHEREAS, the Texas Historical Commission has duly considered the evidence of existence and historic use of said cemetery and has listed said cemetery as a Historic Texas Cemetery, worthy of preservation; and

WHEREAS, the City Council finds that this Agreement substantially promotes historic preservation and public health, safety, and welfare and recognizes that cemeteries are among the most valuable historic and cultural heritage resources.

NOW, THEREFORE, in consideration of the covenants and conditions contained in this Agreement, the City and the Company agree as follows:

1. Findings Incorporated. The findings set forth above are made a part of this Agreement as if set forth herein verbatim.
2. Chapter 380 Grant; Grant Term.
 - a. Subject to the terms of this Agreement and provided that the Company has complied and continues to comply with all of the Performance Requirements set forth in Section 3 below, the City will, pursuant to Chapter 380, provide to the Company a grant (the “Grant”) in the form of a reimbursement payable to the Company in an amount equal to the lesser of (i) \$50,000.00; or (ii) the amount of the Mowing Services invoice for the specified mowing season actually assessed and collected by the Mowing Contractor. In the event the Company does not receive the maximum amount of the Grant provided herein during the Grant Term, the City shall have no obligation to pay to the Company any portion of the Grant after the Grant Term has expired. In addition, the Company may be subject to receive a contingency not to exceed 5% added to the maximum reimbursement to cover any reasonable unforeseen mowing services costs during the life of this agreement. This contingency is at the sole discretion of the City.
 - b. The Grant shall be payable for each calendar year on or before December 31st immediately following the current mowing season, subject to the Company providing the City with evidence demonstrating the Company’s completion of and compliance with all of the Performance Requirements set forth in Section 3 below. Notwithstanding any provision in this Agreement to the contrary, the City shall have no obligation to pay or provide any portion of the Grant, and Company shall repay City in an amount equal to the amount of the Grant paid to the Company under this Agreement, in the event that (i) the Company vacates the Property prior to completion of the services, as determined by City in its sole discretion; (ii) the Company abandons the Property, as determined by City in its sole discretion; (iii) the Company fails to complete mowing services of the Property in accordance with the terms of this Agreement; (iv) the Company fails to maintain an active contract with a Mowing provider; or (v) the Company fails to comply with any of the other Performance Requirements set forth below. Such remedies are in addition to any other remedies provided under this Agreement or by law.
 - c. The initial term of this Agreement shall commence on the Effective Date and end on October 1, 2027. The City may, at its option, extend the term of this Agreement for up to three (3) additional one (1)-year terms on the same terms and conditions by providing written notice to Contractor within thirty (30) days of the expiration of the then-current term.

The parties agree that the continuation of this Agreement after the close of any given fiscal year of the City, which closes on September 30th of each calendar year,

shall be subject to City Council approval. In the event that the City Council does not approve the appropriation of funds for this Agreement, the Agreement shall terminate at the end of the fiscal year for which funds were appropriated, and the parties shall have no further obligations hereunder, but the City shall be obligated to pay all charges incurred by Contractor through the end of that fiscal year provided that Contractor is not in breach of this Agreement.

3. Performance Requirements. The following conditions must be satisfied by the Company during the Grant Term in order for the Company to qualify for the Grant (collectively, the “Performance Requirements”):
 - a. The Company shall secure the services of a mowing contractor for the duration of the Grant Term to perform services for the mowing season which is designated from March 1 to October 31 (hereafter referred to as “Mowing Season”).
 - b. The Company shall submit a report to the City for review on a quarterly basis, including the statements and/or receipts of payment to the Mowing Contractor as proof of payment. The report should include:
 - (i.) Name of Mowing Contractor
 - (ii.) Date range of services rendered
 - (iii.) Date of payments made to contractor
 - (iv.) Copy of invoice(s)
 - (v.) Copy of proof of payment(s)
 - (vi.) Detail of services rendered in accordance with the Mowing Services Contract, described in Exhibit B, attached hereto and incorporated herein for all purposes.
 - c. The Company covenants and agrees with the City that, while this Agreement is in effect, the Company shall perform and comply with all terms, conditions and provisions set forth in this Agreement and in all other instruments and agreements between the Company and City, as they exist or may be amended.
4. The Company Representations. The Company makes the following representations and warranties to the City, and agrees to timely and fully perform the following obligations and duties:
 - a. The Company is authorized to do business and is in good standing in the State of Texas and shall remain in good standing in the State of Texas during the term of this Agreement. As used herein, the term “good standing” means the status of the Company with the Comptroller of the State of Texas shall be “Active.”

- b. No litigation or governmental proceeding is pending or, to the knowledge of the Company, threatened against or affecting the Company that may result in any material adverse change in the Company's business or operation.
- c. No bankruptcy proceedings or other similar proceedings are currently pending or contemplated against the Company, and the Company has not been informed of any potential involuntary bankruptcy proceedings against the Company.
- d. The Company shall remain current and in good standing with all sales taxes, ad valorem taxes, fees and other recurring charges of the City, the State of Texas and Collin County taxing jurisdictions throughout the term of this Agreement that may be due and payable by the Company.
- e. The Company represents and certifies that the Company does not and will not knowingly employ any undocumented worker at the Facilities or on the Property who is not lawfully admitted for permanent residence to the United States or authorized under law to be employed in the United States. If, after receiving any public subsidy from the City under this Agreement, the Company is convicted of a violation under 8 U.S.C. § 1324a(f), the Company shall repay to the City an amount equal to all Grant payments tendered to the Company under this Agreement and any other funds received by the Company from the City under this Agreement plus interest, at the rate of four percent (4%), not later than the 120th day after the date the public agency, state or local taxing jurisdiction notifies the Company of the violation.

5. Default.

- a. The following shall constitute an "Event of Default" under this Agreement:
 - (i) Upon the expiration of the notice and cure period set forth in the first sentence of Section 5(b) below, the City's failure to process any portion of the Grant payments owing to the Company in accordance with this Agreement.
 - (ii) A failure of the Company to comply with and satisfy the Performance Requirements set forth in Section 3 of this Agreement.
 - (iii) A breach of a representation under this Agreement by Company.
- b. In the event of the occurrence of an Event of Default described under Section 5(a) above, the non-defaulting party may give written notice to the other party of such Event of Default to the extent that the Event of Default is capable of being cured, and the defaulting party shall have thirty (30) days thereafter to cure said Event of Default. Should said Event of Default remain uncured after such cure period and the non-defaulting party is not otherwise in default hereunder, then the non-defaulting party shall have the right to give the defaulting party a notice that this Agreement shall immediately terminate without further action by either party. In

addition, and without terminating this Agreement, the Company shall further have the power to enforce specific performance or bring an action to collect amounts owing upon an Event of Default by the City. No action shall lie for damages against the City beyond the foregoing amounts owed by the City arising from an Event of Default by the City, and no party shall seek or be entitled to recover punitive, special or consequential damages arising out of, or relating to, any Event of Default under this Agreement.

- c. This Agreement shall terminate upon the occurrence of any one of the following:
 - (i) the execution by both parties of a written agreement terminating this Agreement;
 - (ii) the expiration of the Grant Term; or
 - (iii) at the option of the non-defaulting party (subject to the notice and cure and other provisions of Section 5(b) above), after an Event of Default.
 - d. The prevailing party in any action to enforce this Agreement shall be entitled to receive reasonable attorneys' fees from the non-prevailing party.
 - e. The Company's sole and exclusive remedies for a breach by the City under this Agreement shall be those expressly provided for in this Section 5, and the Company hereby waives any other remedies under law or in equity.
6. Notices. 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 by delivering the same in person to such party via facsimile or 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 notice, the addresses of the parties shall be as follows:

If to the City: City of Wylie
 Attn: Brent Parker, City Manager
 300 Country Club Road, Building 100
 Wylie, Texas 75098

with a copy to: Abernathy, Roeder, Boyd & Hullett, P.C.
 Attn: Ryan D. Pittman
 1700 Redbud Blvd., Suite 300
 McKinney, Texas 75069

If to the Company: Wylie Cemetery Association
 Attn: Sandra Stone, President
 P.O. Box 44
 Wylie, Texas 75098

7. Verification and Compliance. The Company shall allow the City to audit all of the Company's records (other than individual employee files), documents, agreements and other instruments in furtherance of the following purposes: (a) to ensure the Company's compliance with the affirmative covenants set forth in this Agreement; (b) to determine the existence of an event of default under the terms of this Agreement; and (c) to ensure compliance with any other terms and conditions set forth herein or any related documents, including, but not limited to, the Performance Agreements. The City will provide the Company with written notice of any request for an audit and shall cooperate with the Company to schedule audit activities during the Company's normal business hours so as to minimize disruption to the Company's normal business operations.
8. Miscellaneous.
 - a. Binding Agreement. This Agreement shall constitute a valid and binding agreement by and between the City and the Company.
 - b. Savings/Severability. If a court of competent jurisdiction finds any provision of this Agreement to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances, or affect any other provision hereof. It is the intention and agreement of the parties to this Agreement that each such illegal, invalid or unenforceable provision shall be amended by the parties hereto to the extent necessary to make it legal, valid and enforceable while achieving the same objective of such provision, or, if that is not possible, by substituting therefore another provision that is legal, valid and enforceable and achieves the same objectives (or, if such provision cannot be amended or a provision substituted therefore in a manner that is legal, valid and enforceable and achieves the same objectives, then such provision shall be amended or a new provision substituted therefore that achieves as closely as possible the same objectives or economic position as the illegal, invalid or unenforceable provision, irrespective of whether such amendment or substituted provision is materially different than the illegal, invalid or unenforceable provision).
 - c. Entire Agreement. 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.
 - d. Governing Law; Venue. The laws of the State of Texas shall govern the interpretation, validity, performance and enforcement of this Agreement, without regard to conflict of law principles. This Agreement is performable in Collin

County, Texas, and the exclusive venue for any action arising out of this Agreement shall be a court of appropriate jurisdiction in Collin County, Texas.

- e. Vested Rights/Chapter 245 Waiver. This Agreement shall confer no vested rights on the Property, or any portion thereof. In addition, nothing contained in this Agreement shall constitute a “permit” as defined in Chapter 245 of the Texas Local Government Code, as amended, and nothing in this Agreement provides the City with fair notice of any project of the Company. The Company waives any statutory claim under Chapter 245 of the Texas Local Government Code, as amended, arising out of any acts or omissions under this Agreement. This section shall survive the termination of this Agreement.
- f. Consideration. This Agreement is executed by the parties hereto without coercion or duress and for substantial consideration, the sufficiency of which is forever confessed.
- g. 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 or facsimile signature will also be deemed to constitute an original if properly executed and delivered to the other party.
- h. Representations. Each signatory represents this Agreement has been read by the party for which this Agreement is executed and that such party has had an opportunity to confer with its counsel.
- i. 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 of this Agreement.
- j. 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.
- k. Waiver. Waiver by either party of any breach of this Agreement, or the failure of either party to enforce any of the provisions of this Agreement, at any time, shall not in any way affect, limit or waive such party’s right thereafter to enforce and compel strict compliance.
- l. Miscellaneous Drafting Provisions. This Agreement shall be deemed drafted equally by all parties hereto. The language of all parts of this Agreement shall be

construed as a whole according to its fair 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 document.

- m. Immunity. It is expressly understood and agreed that, in the execution and performance of this Agreement, City has not waived, nor shall be deemed hereby to have waived, any defense or immunity, including governmental, sovereign and official immunity, that would otherwise be available to it 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.
- n. Assignment. This Agreement or any part thereof shall not be assigned or transferred by any party without the prior written consent of the other party, which may be withheld in the other party's sole discretion.

[Signature page follows.]

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: _____
Brent Parker, City Manager

Date executed: _____

STATE OF TEXAS §

COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this ____ day of _____, 2026, personally appeared Brent Parker, City Manager and duly authorized representative for the CITY OF WYLIE, TEXAS, known to me to be one of the persons whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated on behalf thereof.

Notary Public, State of Texas

Wylie Cemetery Association,
a Texas Unincorporated Non-Profit Association

By: _____

Name: _____

Title: _____

Date executed: _____

STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this ____ day of _____, 2026, personally appeared _____, President and duly authorized representative for the WYLIE CEMETERY ASSOCIATION, known to me to be one of the persons whose name is subscribed to the foregoing instrument, and who acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated on behalf thereof.

Notary Public, State of Texas

EXHIBIT "A"**Legal Description****Tract I:**

All that tract of land situated in Collin County, Texas, being a part of a 32 acre tract out of the Francisco De La Pina Survey, Abstract No. 688, conveyed to Orville Kreymer by G. C. Kreymer, Archie Kreymer, Clifton Kreymer and Billy Kreymer by deed recorded in Volume 940, Page 634 of Collin County Deed Records and more fully described as follows:

BEGINNING 198.0' N 88 deg. 55' E of the Most Westerly NW corner of the said 32 acre tract, the same being the SE corner of cemetery and NE corner of 0.749 acre tract;

THENCE N 89 deg. 29' E along North line of 0.763 acre tract a distance of 191.10' to corner;

THENCE N 1 deg. 31' W a distance of 456.00' to corner;

THENCE S 89 deg. 29' W passing the SE corner of a 4.689 acre tract and continuing a total distance of 191.10' to corner; the same being the NE corner of cemetery;

THENCE S 1 deg. 31' E along cemetery East line a distance of 456.00' to the Place of Beginning and containing a total of 2.000 acres of land.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract II:

Lots 2, 3, 4, 5 and 6, Block 24; Lots 1, 2, 3 and 4, Block 25; Lots 1, 2, 3 and 4, Block 26; Lots 1, 2, 3, 4, 5, 6 and 13, Block 27 in the Town of Wylie, Collin County, Texas, according to the map thereof recorded in Volume 77, Page 494, Map Records, Collin County, Texas.

Tract III:

All that certain lot, tract or parcel of land situated in the Town of Wylie, Collin County, Texas, out of the Francisco de la Pina Survey, Abstract Number 688, and known and designated as a part of Lots Numbers Five (5) and Six (6), in Block Number Twenty-Six (26) of the G. C. and S. F. Railroad Addition to the Town of Wylie, Collin County, Texas, and also known and designated as a part of Lots Numbers Eleven (11) and Twelve (12), in Block Number Twenty-Seven (27), of the G. C. and S. F. Railroad Addition to the Town of Wylie, Collin County, Texas, and also a part of an alley and or street between Lot Number Five (5), in said Block Number Twenty-Six (26), and Lots Numbers Ten (10), Eleven (11), and Twelve (12), in said Block Number Twenty-Seven (27), of the G. C. and S. F. Railroad Addition to the Town of Wylie, Collin County, Texas, and more specially and specifically described by metes and bounds as follows, to-wit; and

BEGINNING at a stake 50 feet South of the North boundary line of said Lot Number Twelve (12), in said Block Number Twenty-Seven (27), of the G. C. and S. F. Railroad Addition to the Town of Wylie, Collin County, Texas, and which said stake is located 50 feet South and 235 feet East of the Northwest corner of Lot Number Seven (7), in said Block Number Twenty-Seven (27), of the G. C. and S. F. Railroad Addition to the Town of Wylie, Collin County, Texas, and which said stake is also located 50 feet South of the South boundary line of the Old Wylie Cemetery fence, and which said stake is also located in the South boundary line of the street running parallel with the South boundary line of the said Old Wylie Cemetery fence;

THENCE East 325 feet with the South boundary line of said street, a stake therein, and which said stake is located 50 feet South of the North boundary line of said Lot Number Six (6), in said Block Number Twenty-Six (26), of the G. C. and S. F. Railroad Addition to the Town of Wylie, Collin County, Texas;

THENCE South 50 feet with a fence, a stake;

THENCE West 325 feet with a fence, a stake;

THENCE North 50 feet with a fence to the place of beginning; and containing 16,250 square feet of land.

EXHIBIT "A"
Legal Description

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Tract IV:

Being all that certain lot, tract or parcel of land situated in Collin County, Texas, being a part of the Francisco de la Pina Survey and being the same tract of land deeded to B. Burns by J. G. Maynor and wife on the 15th day of July, 1916 recorded in Vol. 195, Page 186, Deed Records, Collin County, Texas, and being more particularly described as follows:

Beginning at an iron post in the Southeast corner of Wylie Cemetery;

THENCE N. 46 degrees 52 minutes 4 seconds E 646.69 feet to an iron stake for corner in the South line of Dr. G. C. Kreymer property;

THENCE N 89 degrees 59 minutes 59 seconds W 450.81 feet to an iron stake for corner, said point being the Northeast corner of Wylie Cemetery;

THENCE S 3 degrees 00 minutes 22 seconds W 444.80 feet along East line of said Cemetery to the place of beginning and containing 2.2985 acres more or less.

NOTE: COMPANY DOES NOT REPRESENT THAT THE ABOVE ACREAGE AND/OR SQUARE FOOTAGE CALCULATIONS ARE CORRECT.

Exhibit B

Mowing Services for Wylie & Kreymer Cemeteries

Mowing Services Requirements (hereafter referred to as “Mowing Services”) for the Mowing Season which is designated from March 1 to October 31 (hereafter referred to as “Mowing Season:”) Mowing Services shall be completed for the Wylie Cemetery & the Kreymer Cemetery (hereafter referred to as “the Cemeteries”), on a weekly basis, with all work completed no later than close of day on Friday of each week.

The Company should be notified by the mowing contractor that services are completed, at which time the grounds will be reviewed by the Company for any outstanding issues that need to be addressed. City should be notified by the Company of any outstanding issues after said review is completed.

The following items are included in “Mowing Services” and for the duration of the Mowing Season:

1. Mow boundaries outside of fences, perimeter inside fences, grounds, and around the roads as required to maintain well-manicured grounds;
2. Complete services by blowing all cut grass off of markers and curbing;
3. Mowers shall be kept at a distance of no less than 5-7 inches from all markers;
4. Weed-eat/Edge around all markers, curbing, fences, trees, and shrubs;
5. Pick up and removal of fallen tree limbs as needed (large tree limbs or major debris will be treated separately outside of the grounds contract);
6. Remove and dispose of Initial Burial Flowers as needed;
7. Fill in sunken areas of New Burials as needed;
8. Empty and replace trash bags in trash receptacles located throughout the cemeteries as needed;
9. Advise the Board via phone or email immediately of any damage caused by mowers to markers, fences, or gates;
10. Advise the Board of any markers, Permanent or Temporary, discovered while mowing that are in danger of being “completely covered.”

All questions should be directed to the Board at wyliecemeteryassociation@gmail.com.





Wylie City Council

AGENDA REPORT

Department: Finance
Prepared By: Melissa Brown

Account Code: See Exhibit A

Subject

Consider, and act upon, Ordinance No. 2026-37 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.

Recommendation

Motion to approve the Item as presented.

Discussion

Per discussions with City Council during the August 2025 work session, staff was directed to begin working on an agreement to provide a mowing grant to the Wylie Cemetery Association. No funds had been previously allocated in the current budget. The proposed budget amendment in the amount of \$50,000 will cover the cost for the March 2026 - October 2026 mowing season.

ORDINANCE NO. 2026-37**AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING ORDINANCE NO. 2025-32, WHICH ESTABLISHED THE BUDGET FOR FISCAL YEAR 2025-2026; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City Council heretofore adopted Ordinance No. 2025-32 setting forth the Budget for Fiscal Year 2025-2026 beginning October 1, 2025, and ending September 30, 2026; and,

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

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

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

WHEREAS, the City Council has determined that the proposed amendments to the FY 2025-2026 Budget; see Exhibit A, with the revenues and expenditures therein contained, is in the best interest of the City; and therefore, desires to adopt the same by formal action.

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

SECTION I: The proposed amendments to the FY 2025-2026 Budget of the City of Wylie; Exhibit A, as heretofore adopted by Ordinance No. 2026-37, are completely adopted and approved as amendments to the said FY 2025-2026 Budget.

SECTION II: All portions of the existing FY 2025-2026 Budget and Ordinance No. 2025-32, except as specifically herein amended, shall remain in full force and effect, and not be otherwise affected by the adoption of the amendatory ordinance.

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

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

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

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

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 25th day of August, 2026.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Budget Amendment
Cemetery Mowing Contract

Exhibit A

<u>Fund</u>	<u>Department</u>	<u>Account Number</u>	<u>Account Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Description</u>
100	5181	56040	Special Services	50,000.00		Cemetery Mowing Contract
Total General Fund				50,000.00	0.00	