

Wylie City Council Regular Meeting

October 13, 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)

PRESENTATIONS & RECOGNITIONS

PR1. Texas Chamber of Commerce Week.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Council regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Council requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

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 September 22, 2026 Regular City Council Meeting minutes.
- B. Consider, and act upon, Ordinance No. 2026-43 setting the time and place for all regular City Council Meetings in the 2027 calendar year.
- C. Consider, and place on file, the Animal Shelter Advisory Board report to the City Council.
- D. Consider, and act upon, a Final Plat for Lot 1, Block A of Wylie I.S.D. School Complex, creating one lot on 47.463 acres, generally located near 1400 Kreymer Lane.
- E. Consider, and act upon, a Preliminary Plat for Dominion of Pleasant Valley Phase 9, creating 122 single-family residential lots and one open space lot on 54.935 acres, generally located at the southwest corner of Sachse Road and Dominion Drive.

REGULAR AGENDA

- 1. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Commercial Corridor - Special Use Permit (CC-SUP) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for vehicle car sales on 4.118 acres located near 2021 N. State Highway 78 (ZC 2026-11).
- 2. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Planned Development - Commercial Corridor District (PD-CC) to Planned Development - Commercial Corridor (PD-CC) to allow for an additional drive-through restaurant and a health club on 10.485 acres generally located on the southeast corner of State Highway 78 and Kreymer Lane (ZC 2026-12).

3. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Planned Development Single-Family District (PD2017-04) to Planned Development Single-Family (PD/SF) to remove references, rights and obligations with respect to the Stonehaven House. Property generally located at the northwest corner of Ballard Avenue and Alanis Drive (ZC 2026-13).

4. **Tabled from 09-22-2026**
Remove from table and consider

Consider, and act upon, Resolution No. 2026-18(R) authorizing the City Manager to execute an Advanced Funding Agreement (AFA) between the City of Wylie and Texas Department of Transportation (TxDOT) for the Congestion Mitigation Air Quality (CMAQ) Project and Surface Transportation Block Grant (STBG) to Kreymer Lane from State Highway 78 to Crescent Oak Street.

5. Consider, and act upon, Resolution No. 2026-20(R) evidencing support for the Wylie Police Department to establish and manage a training and professional development program in compliance with the Texas Commission on Law Enforcement (TCOLE) guidelines.

6. Consider, and act upon, Resolution No. 2026-21(R) authorizing the City Manager of the City of Wylie, Texas, to execute an Interlocal Agreement by and between the City of Wylie and the Collin County Emergency Service District #1 for the provision of firefighting, fire protection, and emergency medical services.

7. Consider, and act upon, Resolution No. 2026-22(R) authorizing the City Manager of the City of Wylie, Texas, to execute an Interlocal Agreement by and between the City of Wylie and the Collin County Emergency Service District #1 for the performance of governmental functions and services, specifically emergency medical transport services.

WORK SESSION

WS1. Discuss the contracted services with Inspiration regarding Fire and Emergency Medical Services.

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

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

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

ES1. Consider the sale or acquisition of properties located at 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).

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2022-10d, 2024-12c, 2025-1a, 2025-10f, 2026-3e, 2026-4b, and 2026-5j.

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.

ES3. Appointment of Interim City Manager.

ES4. Deliberate the employment evaluation and appointment duties of the Interim City Manager.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

REGULAR AGENDA

8. Consider, and act upon, the appointment of an Interim City Manager.

9. Consider, and act upon, the approval of the Employment Agreement between the City of Wylie, Texas and Renaé Ollie, and authorize the Mayor to execute the agreement.

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 October 7, 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.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the City Council at the date, hour and place given in this notice as the City Council may conveniently meet in such closed or executive meeting

or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.

§ 551.072 – Discussing purchase, exchange, lease or value of real property.

§ 551.074 – Discussing personnel or to hear complaints against personnel.

§ 551.087 – Discussing certain economic development matters.

§ 551.073 – Discussing prospective gift or donation to the City.

§ 551.076 – Discussing deployment of security personnel or devices or security audit.



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Stephanie Storm

Account Code: _____

Subject

Consider, and act upon, approval of the September 22, 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

September 22, 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 6:04 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Councilman Todd Pickens, Councilman Scott Williams, Councilman Sid Hoover, and Mayor *Pro Tem* Gino Mulliqi.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Human Resources Director Jennifer Beck; Public Works Director Tommy Weir; Assistant Public Works Director Lavonte Childs; Finance Director Melissa Brown; Marketing and Communications Director Craig Kelly; City Secretary Stephanie Storm; Police Chief Anthony Henderson; Parks and Recreation Director Carmen Powlen; Library Director Ofilia Barrera; Wylie Economic Development Corporation Executive Director Jason Greiner; Purchasing Manager Chris Rodriguez; Engineering Project Manager Hector Sanchez; Deputy City Secretary Mary Bradley; and various support staff.

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

Councilman Williams led the Invocation, and Mayor *Pro Tem* Mulliqi led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. Fire Prevention Week.

Mayor Porter presented a proclamation proclaiming October 4 through October 10, 2026 as Fire Prevention Week in Wylie, Texas. Fire Chief Blythe and members from Wylie Fire Rescue were present to receive the proclamation.

PR2. Manufacturing Day.

Mayor Porter presented a proclamation proclaiming October 2, 2026 as Manufacturing Day in Wylie, Texas. Members of the Wylie Economic Development Corporation, Wylie Area Chamber of Commerce, Congressman Keith Self's Office, Wylie Independent School District, Glen Echo Brewing, Man Made Industries, Savage Precision Fabrication, Aerospace and Defense Manufacturing, Helm Dental Laboratory, Avanti Window and Doors, Cates Control Systems, Deanan Gourmet Popcorn, OMG Creamery, and CNC Innovations were present to receive the proclamation.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Council regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Council requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

No one was present to address the Council.

CONSENT AGENDA

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

- A. Consider, and act upon, approval of the February 6, 2026 City Council Retreat minutes.
- B. Consider, and act upon, approval of the September 8, 2026 Regular City Council Meeting minutes.
- C. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for August 31, 2026.
- D. Consider, and place on file, the City of Wylie Monthly Investment Report for August 31, 2026.
- E. Consider, and act upon, Modification No. 5 to Wylie Contract #W2021-76-A for Employee Medical, Dental and Rx Benefits with Cigna Health and Life Insurance Company in an estimated amount of \$645,131.00; and authorizing the City Manager to execute any necessary documents.
- F. Consider, and act upon, Ordinance No. 2026-42 for a change in zoning from Agricultural and Commercial Corridor (AG & CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 25.484 acres to allow for a wholesale retail development with minor automobile repair for tire and battery services with a motor vehicle fueling station use on Lot 1, Block A of WEDC Retail and Commercial Corridor (CC) development on Lot 2, Block A of WEDC Retail. Property generally located at 2002 W. FM 544 (ZC 2026-10).
- G. Consider, and act upon, Resolution No. 2026-18(R) authorizing the City Manager to execute an Advanced Funding Agreement (AFA) between the City of Wylie and Texas Department of Transportation (TxDOT) for the Congestion Mitigation Air Quality (CMAQ) Project and Surface Transportation Block Grant (STBG) to Kreymer Lane from State Highway 78 to Crescent Oak Street.
- H. Consider, and act upon, Resolution No. 2026-19(R) to amend Resolution No. 2026-10(R) authorizing the City Manager to execute an Advanced Funding Agreement between the City of Wylie and the Texas Department of Transportation (TxDOT) for the On-System Highway Safety Improvement Project along FM 544 from McCreary Road to State Highway 78, clarifying the Texas Department of Transportation's responsibility for project cost overruns.

Mayor Porter requested Item A and Staff requested Item G be pulled from the Consent Agenda and considered individually.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to approve Consent Agenda Items B, C, D, E, F, and H as presented. A vote was taken, and the motion passed 7-0.

REGULAR AGENDA

- A. Consider, and act upon, approval of the February 6, 2026 City Council Retreat minutes.

Council Comments

Mayor Porter asked for additional language to be added that reflects the vision and some of the final statements that the Council made from the Retreat. City Secretary Storm stated that the Council Retreat was not recorded and that the minutes reflected the basic information. Mayor Porter recommended holding a future work session to review some of the notes taken to ensure the vision is shared with the community.

Council Action

A motion was made by Mayor Porter, seconded by Councilman Pickens, to approve Item A as presented. A vote was taken, and the motion passed 7-0.

- G. Consider, and act upon, Resolution No. 2026-18(R) authorizing the City Manager to execute an Advanced Funding Agreement (AFA) between the City of Wylie and Texas Department of Transportation (TxDOT) for the Congestion Mitigation Air Quality (CMAQ) Project and Surface Transportation Block Grant (STBG) to Kreymer Lane from State Highway 78 to Crescent Oak Street.**

Staff Comments

City Manager Parker stated that clarification is needed from the Texas Department of Transportation regarding specific dollar amounts for the project. Staff is requesting the Item to be tabled.

Council Action

A motion was made by Councilman Williams, seconded by Councilman Hoover, to table Item G. A vote was taken, and the motion passed 7-0.

- 1. Consider, and act upon, the acceptance of the resignation of Mark Booth, and appoint a board member to the Wylie Board of Review to fill the term from September 22, 2026 to June 30, 2028, and appoint an alternate board member to the Wylie Board of Review, to fill the term from September 22, 2026 to June 30, 2027.**

Council Action

A motion was made by Councilman Pickens, seconded by Councilman Duke, to accept the resignation of Mark Booth and to appoint Chris Smith to the Wylie Board of Review to fill the term from September 22, 2026 to June 30, 2028 and to appoint Ksenia Stepankina as an Alternate Board Member to the Wylie Board of Review to fill the term from September 22, 2026 to June 30, 2027. A vote was taken, and the motion passed 7-0.

- 2. Tabled from 08-11-2026
*Remove from table and consider***

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Pickens, to remove Item 2 from the table and consider. A vote was taken, and the motion passed 7-0.

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 September 22, 2026 to June 30, 2028.

Council Comments

Mayor *Pro Tem* Mulliqi stated that during the Board and Commission Interview, there were numerous applicants for Wylie Economic Development Corporation, but applicant Mark Booth has a lot of experience that could benefit the Wylie Economic Development Corporation.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Hoover, to accept the resignation of Alan Dayton and appoint Mark Booth to the Wylie Economic Development Corporation to fill the term from September 22, 2026 to June 30, 2026. A vote was taken, and the motion passed 7-0.

- 3. Consider, and act upon, an amendment approving a Second Amendment to W2023-89-A On-Demand Ridesharing Public Private Partnership Program between the City of Wylie and TRIPPP Consulting, LLC, and authorizing the City Manager to execute any necessary documents.**

Staff Comments

Deputy City Manager Ollie presented this item and answered questions from Council.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Williams, to approve Item 3 as presented. A vote was taken, and the motion passed 7-0.

WORK SESSION

Mayor Porter convened the Council into a Work Session at 6:52 p.m.

WS1. Community Waste Disposal (CWD) Annual Review.

Jason Roemer, President of Community Waste Disposal, presented an annual review and answered questions from Council.

Robert Medigovich, Municipal Coordinator from CWD, presented community involvement with the City of Wylie for 2026.

Council expressed concern for the residential rates per home per month, performance and resolution of missed pickups, issues with drivers running behind on routes, employee turnover, and the number of claims for 2026. Council direction was to provide a trends update in January by email that will show the levels of service.

RECONVENE INTO REGULAR SESSION

Mayor Porter convened the Council into Regular Session at 7:29 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 7:29 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.

ES1. Discuss property generally located at E. FM 544 and Stone Rd.**Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.**

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

(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or

(2) to hear a complaint or charge against an officer or employee.

(b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

ES2. Discuss the employment/appointment of the Associate Municipal Court Judge.**ES3. City Manager.****RECONVENE INTO OPEN SESSION**

Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 10:54 p.m.

REGULAR AGENDA

- 4. Consider, and act upon, approving an agreement with Clear Career Professionals for Recruitment Services for the City of Wylie, Texas City Manager.**

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Williams, to approve the agreement with necessary changes to be signed by the Mayor for Clear Career Professionals for Recruitment Services for the City Manager. A vote was taken, and the motion passed 7-0.

READING OF ORDINANCES

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

Deputy City Secretary Bradley read the caption of Ordinance No. 2026-42 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Williams, to adjourn the meeting at 10:58 p.m. A vote was taken, and the motion passed 7-0.

Matthew Porter, Mayor

ATTEST:

Mary Bradley, Deputy City Secretary



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Mary Bradley

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2026-43 setting the time and place for all regular City Council Meetings in the 2027 calendar year.

Recommendation

Motion to approve the Item as presented.

Discussion

Article III, Section 9 of the City of Wylie Home Rule Charter states that the City Council shall hold at least one regular meeting each month and as many additional meetings as it deems necessary to transact the business of the City. The City Council shall fix, by ordinance, the date and time of the regular meetings. Special meetings of the City Council shall be held on the call of the mayor or a majority of the City Council members.

By this Ordinance, the dates and times of all regular meetings in 2027 will be set. During the months of November and December one meeting per month has been scheduled due to the holidays. Upon request of the Council, special called meetings and work sessions can be scheduled at any times designated by the City Council and posted in accordance with the Texas Open Meetings Act.

ORDINANCE NO. 2026-43

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, HEREBY SETTING THE REGULAR CITY COUNCIL MEETING DATES FOR CALENDAR YEAR 2027 FOR THE CITY OF WYLIE, TEXAS; PROVIDING FOR SAVINGS, REPEALING AND SEVERANCE CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the City Council normally meets on the 2nd and 4th Tuesday of each month; and

WHEREAS, the City Charter requires the City Council to meet at least once each month; and

WHEREAS, many citizens, City employees and elected officials take vacations or are unavailable during the holidays; and

WHEREAS, the City Council finds it will be beneficial and in the best interests of the public to set forth its regular meeting dates for the calendar year 2027.

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

SECTION 1: The City Council of the City of Wylie, Texas, hereby determines that regular meetings will be held on the 2nd and 4th Tuesdays for the first ten months of 2027 (January through October), on the 2nd Tuesday in November and December which shall be on the following dates:

January 12 and 26, 2027	July 13 and 27, 2027
February 9 and 23, 2027	August 10 and 24, 2027
March 9 and 23, 2027	September 14 and 28, 2027
April 13 and 27, 2027	October 12 and 26, 2027
May 11 and 25, 2027	November 9, 2027
June 8 and 22, 2027	December 14, 2027

SECTION 2: Nothing herein shall prohibit the City Council from canceling or changing the regular meeting dates established herein or from holding special or other meetings as allowed by law.

SECTION 3: The City Council's regular meetings shall generally begin at 6:00 p.m. and are usually held at 300 Country Club Road, Building #100, Wylie, Texas in the City Council Chambers in City Hall; however, the exact time and location for each meeting shall be posted in accordance with the Texas Open Meetings Act.

SECTION 4: Savings/ Repealing Clause. All provisions of any Ordinance in conflict with this Ordinance are hereby repealed; but such repeal shall not abate any pending prosecution for violation of the repealed Ordinance, nor shall the repeal prevent prosecution from being commenced for any violation if occurring prior to the repeal of the Ordinance. Any remaining portions of conflicting Ordinances shall remain in full force and effect.

SECTION 5: Severability. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. Wylie hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or

phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared unconstitutional or invalid.

SECTION 6: Effective Date. This Ordinance shall become effective immediately upon its passage.

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, on this the 13th day of October, 2026.

Matthew Porter, Mayor

ATTEST TO:

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: Animal Services
Prepared By: Chris Marren

Account Code: _____

Subject

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

Recommendation

Motion to approve the Item as presented.

Discussion

The Animal Shelter Advisory Board met on August 12, 2026. The Board considered, approved, and placed on file the attached minutes and statistical reports. This report is being submitted as required by City ordinance.



Animal Shelter Advisory Board

Minutes

Regular Meeting

May 13, 2026 – 6:00 pm

Wylie Municipal Complex – Council Chambers

300 Country Club Road, Bldg. 100

Wylie, TX 75098

CALL TO ORDER

Announce the presence of a Quorum.

Amber Porter called to order the Animal Shelter Advisory Board meeting at 6:04 p.m. Board members present Amber Porter, Chris Marren, Susan Cranford, Todd Pickens, Michael Schwerin, and Priscilla Muhoho. Tracy Vu was absent. Quorum is present.

INVOCATION

The invocation was given by Michael Schwerin.

CITIZENS COMMENTS ON NON-AGENDA ITEMS

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

REGULAR AGENDA

- 1. Consider and act upon the Animal Shelter Advisory Board minutes of November 6, 2025.**

Board Action

A motion was made by Susan Cranford to accept the Animal Shelter Advisory Board minutes of February 11, 2026, as presented. Todd Pickens seconded to accept the Animal Shelter Advisory Board minutes of February 11, 2026, as presented. A vote was taken, and the motion passed unanimously.

- 2. Consider and place on file the 2025 first-quarter statistical information for shelter operations.**

Board Action

A motion was made by Susan Cranford to accept the 2026 first-quarter statistical information for shelter operations. Michael Schwerin seconded to accept the 2026 first-quarter statistical information for shelter operations. A vote was taken, and the motion passed unanimously.

3. Consider and act upon the 2026 updates to the Animal Shelter Advisory Board Bylaws and Rules of Procedure.

Board Action

A motion was made by Michael Schwerin to accept the 2026 updates to the Animal Shelter Advisory Board Bylaws and Rules of Procedure. Susan Cranford seconded to accept 2026 Animal Shelter Advisory Board Bylaws and Rules of Procedure. A vote was taken, and the motion passed unanimously.

4. Consider and act upon the Memorandum of Understanding with Friends of Rescue Animals.

Board Action

A motion was made by Susan Cranford to accept the Memorandum of Understanding with Friends of Rescue Animals. Michael Schwerin seconded to accept the Memorandum of Understanding with Friends of Rescue Animals.

WORK SESSION

WS1. Discuss an SOP for the Interlocal Cooperation Agreement with Collin College.

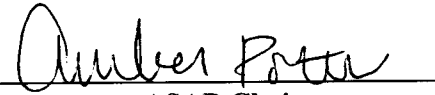
Chris Marren presented the proposed Standard Operating Procedures for the Collin College program in partnership with Animal Services. The board reviewed the SOP and recommended adding language establishing limits on the number of different skills that may be performed on an individual animal, as well as including additional language on the number of times a skill can be repeated on an individual animal. The board indicated that, with these revisions incorporated into the SOP, they believe the Interlocal Cooperation Agreement would provide a beneficial partnership for Animal Services.

WS2. Discuss a partnership with Adopt My Heart. They provide adopters with heartworm treatment.

Chris Marren introduced Allison Roberts from Adopt My Heart to help discuss a partnership with Animal Services. Allison explained how the agreement would work. Adopt My Heart would provide heartworm treatment for animals adopted from the Animal Shelter. The board recommended that we pursue this program because they believe it is a positive resource.

ADJOURNMENT

Motion was made by Todd Pickens and seconded by Susan Cranford to adjourn the meeting. With no further business before the board, the board's consensus was to adjourn at 7:44 p.m.


ASAB Chair

ATTEST: 
Chris Marren, ASAB member

Animal Shelter Advisory Board Report

April thru June 2026

	Dogs	Cats	Others	Total
Impounds	103	146	114	363
Owner Surrender	13	11	2	26
Stray	62	66	67	195
Quarantine	10	0	0	10
Safe Keeping	4	1	0	5
DOA	12	28	34	74
Trapped by resident	2	37	11	50
Born at Shelter	0	3	0	3

Dispositions	Dogs	Cats	Others	Total
Return to Owner	53	5	0	58
Adopted	28	32	2	62
Rescued	4	5	41	50
Euthanized	4	29	21	54
Released	0	18	15	33
Other	0	4	1	5

Euthanasia Reason

Behavioral	3	0	0	3
Medical	1	29	21	51
Policy- H.R.R.C	0	0	0	0
Wild Animal	0	0	0	0

Euthanasia for dogs 3.85%

Euthanasia for cats 24.58%

Euthanasia for dogs & cats total 14.86%

Dogs at facility at end of report: 15

Dogs at facility at beginning of report: 13

Cats at facility at end of report: 25

Cats at facility at beginning of report: 0

Euthanasia Rate for Facility April 1, 2026 thru June 30, 2026: 14.86%

Euthanasia Rate for Facility January 1, 2026 thru June 30, 2026: 11.96%

Animal Shelter Advisory Board Report TNR

April thru June 2026

Impounds

Trapped	37
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Dispositions

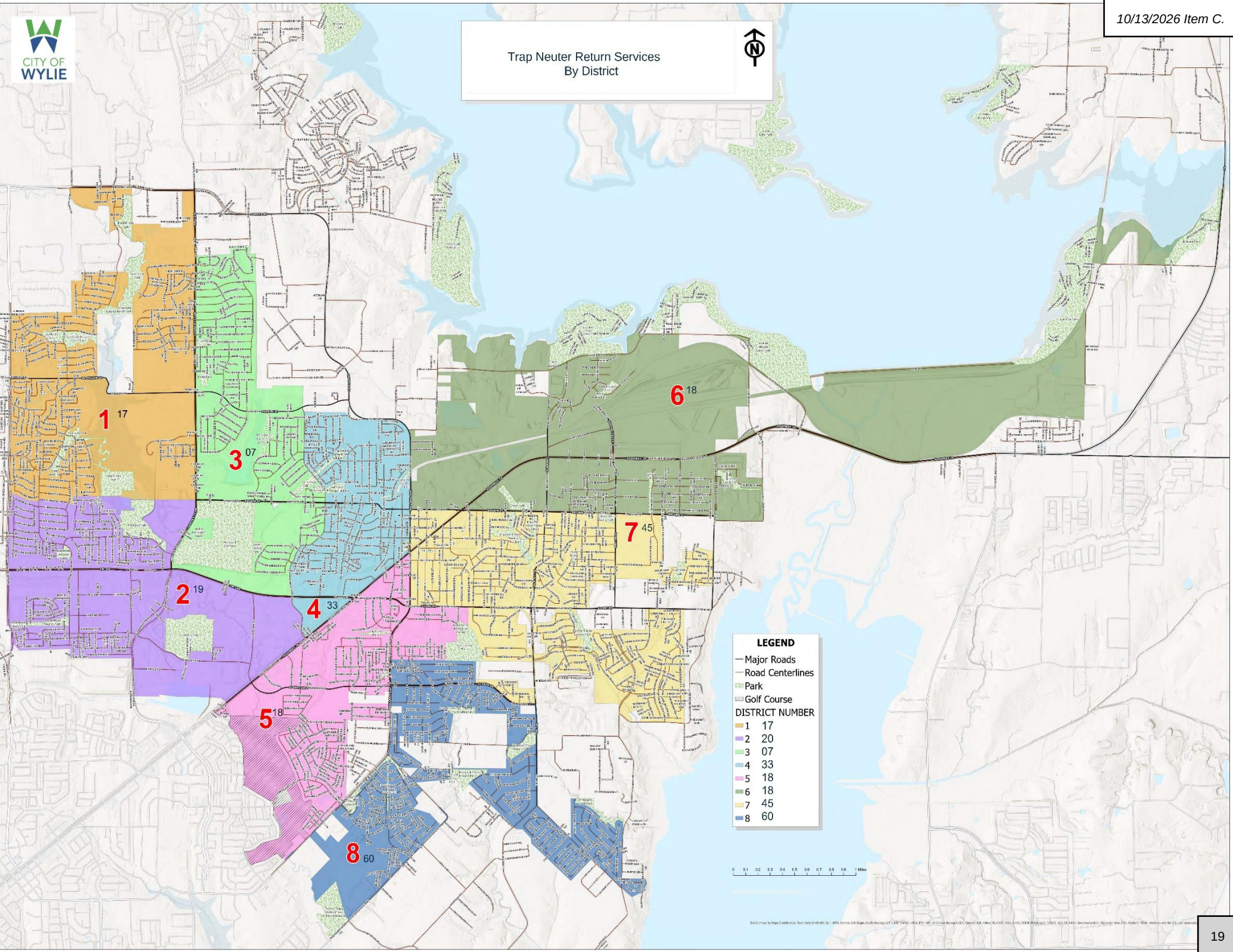
Adopted	5
Released	18
Euthanized	11
Other	0
Total	34

* 3 cats available for adoption
at the end of the report

Euthanasia Reason

Behavioral	0
Medical	11
Policy- H.R.R.C	0
Wild Animal	0
FeLV	0

Trap Neuter Return Services By District





Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a Final Plat for Lot 1, Block A of Wylie I.S.D. School Complex, creating one lot on 47.463 acres, generally located near 1400 Kreymer Lane.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Wylie Independent School District

APPLICANT: RLK Engineering

The applicant has submitted a Final Plat for Lot 1, Block A of Wylie I.S.D. School Complex containing 47.463 acres zoned Agricultural (AG/30) located near 1400 Kreymer Lane. The purpose of the plat is to create one lot and establish fire lane, access, and utility easements for Hampton Intermediate and Parker Junior High. The proposed use is allowed by right with the current zoning. The site plan and preliminary plat for the campus were approved in November 2024, and the two schools have been open since August 2026.

The final plat contains two access easements from Kreymer Lane, two access easements from Mossy Oak Lane, and one access easement from East Brown Street. The drives are designed in a manner to allow for vehicle parking and facilitate stacking during drop-off and pick-up hours.

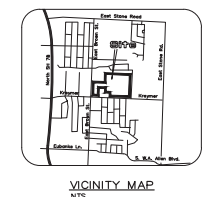
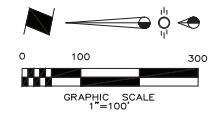
The plat dedicates the necessary utility easements for both the City of Wylie and for the East Fork Special Utility District.

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

The City Council must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

P&Z Commission Discussion

The Commission voted 5-0 to recommend approval.



Curve Data Chart			
	Inner	Outer	
1	A=90°00'00" R=28.00' T=28.00' L=43.98'		
2	A=90°00'00" R=63.00' T=63.00' L=98.96'		
3	A=151°15'11" R=45.00' T=46.03' L=11.99'	A=151°15'11" R=75.00' T=10.00' L=19.98'	
4	A=120°20'32" R=90.00' T=156.97' L=186.03'		
5	A=157°04'42" R=46.00' T=6.09' L=12.11'	A=157°04'42" R=76.00' T=10.00' L=17.15'	
6	A=90°00'00" R=40.00' T=40.00' L=62.83'	A=45°00'00" R=70.00' T=28.99' L=54.98'	
7	A=45°00'00" R=55.00' T=52.78' L=43.20'	A=45°00'00" R=80.00' T=35.21' L=66.76'	
8		A=73°08'33" R=28.00' T=20.76' L=33.73'	
9		A=135°00'00" R=28.00' T=47.60' L=65.97'	
10		A=45°00'00" R=33.00' T=13.67' L=25.92'	
11		A=91°28'50" R=20.00' T=20.52' L=31.83'	
12		A=49°07'30" R=20.00' T=17.15' L=31.83'	
13		A=90°00'00" R=28.00' T=28.00' L=43.98'	
		A=90°00'00" R=54.00' T=54.00' L=84.82'	

SHEET 1 OF 2
FINAL PLAT

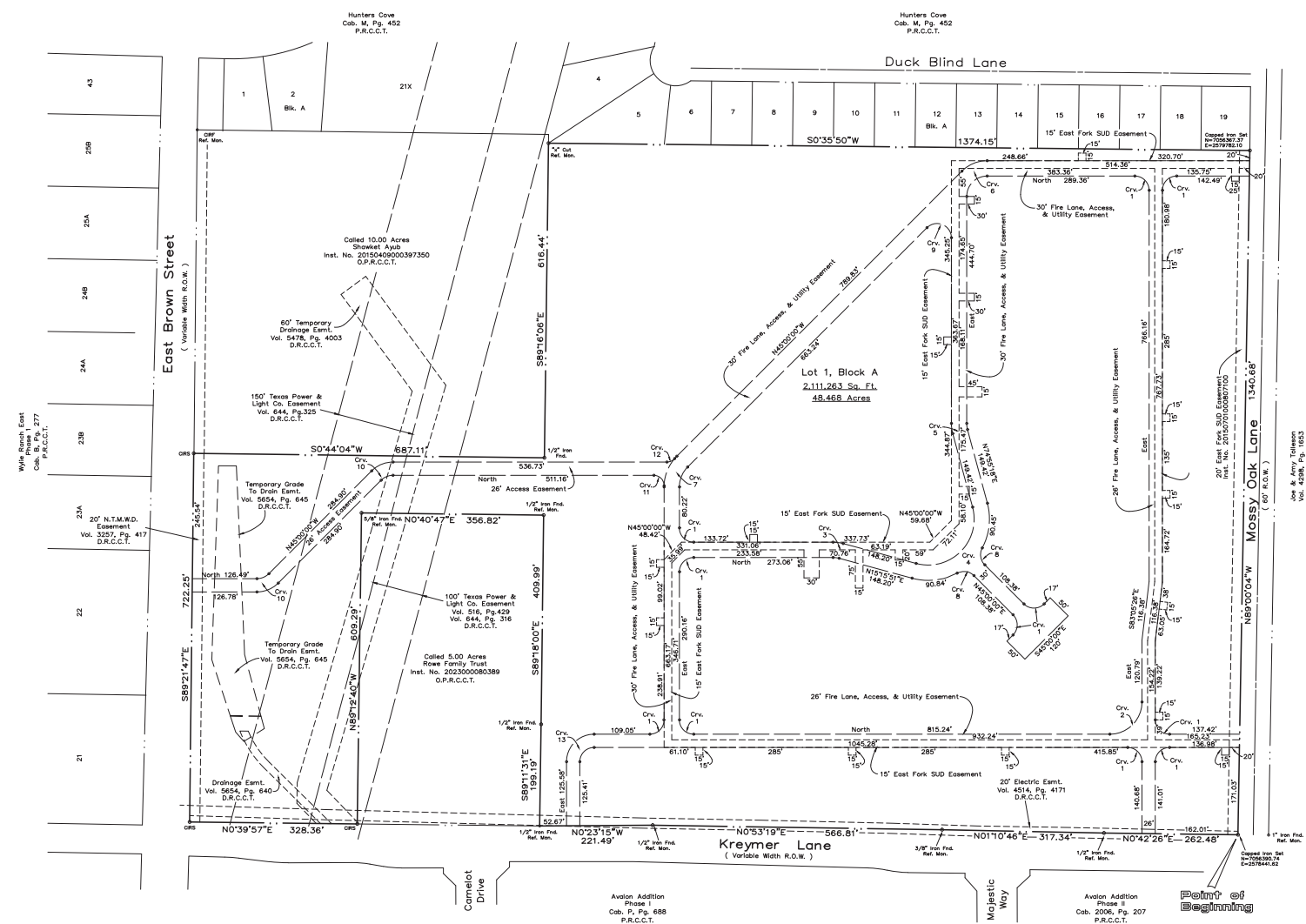
**WYLIE I.S.D.
SCHOOL COMPLEX**
LOT 1, BLOCK A
48.468 Acres Situated In The
FRANCISCO DE LA PINA SURVEY ~ ABST. 688
WYLIE, COLLIN COUNTY, TEXAS

Owner
Wylie Independent School District
951 South Ballard Avenue
Wylie, Texas 75098
Telephone 972 429-3000

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdakan Surveying, Inc.
P.O. Box 126
Anna, Texas 75409
Telephone 972 924-8200
Job No. 2023-135
September 10, 2026

NOTE:
No appearance between the height of 2' and 9'
may be placed in the visibility triangles.



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, the Wylie Independent School District is the owner of a tract of land situated in the Francisco De La Pina Survey, Abstract No. 688 in the City of Wylie, Collin County, Texas, being all of Tract A, a called 4,601 acre tract of land and part of Tract B, a called 44.711 acre tract of land both tracts being described in a Special Warranty Deed conveyed to Wylie Independent School District as recorded in Volume 6070, Page 4102 of the Deed Records of Collin County, Texas, also being all of a called 1,005 acre tract of land conveyed to the Wylie Independent School District as recorded in Instrument No. 2024000149759, Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows:

BEGINNING at the northeast Right-of-Way (ROW) Intersection of Kreymer Lane and Mossy Oak Lane at a 1/2" iron rod with plastic cap stamped "4613" set in the west line of said Tract B for the POINT OF BEGINNING;
THENCE N00°42'26"E, with the east ROW line of Kreymer Lane for a distance of 262.48 feet to a 1/2" iron rod found for corner;

THENCE N01°10'46"E, continuing with the east ROW line of Kreymer Lane for a distance of 317.34 feet to a 3/8" iron rod found for corner;

THENCE N00°53'19"E, continuing with the east ROW line of Kreymer Lane for a distance of 566.81 feet to a 1/2" iron rod found for corner;

THENCE N00°23'15"W, continuing with the east ROW line of Kreymer Lane, a distance of 221.49 feet to a 1/2" iron rod found for corner;

THENCE S89°11'31"E, a distance of 199.19 feet to a 1/2" iron rod found for the westernmost northwest corner of said Tract B and said iron rod found being in the south line of a called 5,000 acre tract of land conveyed to the Rowe Family Trust as recorded in Instrument No. 202300080389 of the Official Public Records of Collin County, Texas;

THENCE S89°18'00"E, with the south line of the called 5,000 acre tract of land for a distance of 409.99 feet to a 1/2" iron rod found for the southeast corner of the called 5,000 acre tract of land;

THENCE N00°40'47"E, with the east line of the called 5,000 acre tract of land for a distance of 356.82 feet to a 5/8" iron rod found for the northeast corner of the called 5,000 acre tract of land and said iron rod being the southeast corner of said Tract A;

THENCE N89°12'40"W, with the south line of said Tract A and the north line of the called 5,000 acre tract of land for a distance of 609.29 feet to a 1/2" iron rod with plastic cap stamped "4613" set in the east ROW line of Kreymer Lane;

THENCE N00°39'57"E, with the east ROW line of Kreymer Lane for a distance of 328.36 feet to a 1/2" iron rod with plastic cap stamped "4613" set in the south ROW line of Brown Street for the northeast corner of said Tract A;

THENCE S89°21'47"E, with the south ROW line of Brown Street for a distance of 722.25 feet to a 1/2" iron rod with plastic cap stamped "4613" set for the northernmost northeast corner of said Tract B and the northwest corner of a called 10,000 acre tract of land conveyed to Shawket Ayub as recorded in Instrument No. 20150409000397350 of the Official Public Records of Collin County, Texas;

THENCE S00°44'04"W, with the west line of the called 10,000 acre tract of land for a distance of 687.11 feet to a 1/2" iron rod found for the southwest corner of the called 10,000 acre tract of land;

THENCE S89°16'06"E, a distance of 616.44 feet to an "x" cut found for the eastern most northeast corner of the said Tract B and said "x" cut being in the west line of Block A of Hunter's Cove, an addition to the City of Wylie as shown on the plat thereof recorded in Cabinet M, Page 452 of the Plat Records of Collin County, Texas;

THENCE S00°35'50"W, with the west line of said Block A of Hunter's Cove for a distance of 1374.15 feet to a 1/2" iron rod with plastic cap stamped "4613" set in the north ROW line of Mossy Oak Lane at the southwest corner of Lot 19 of said Block A of Hunter's Cove;

THENCE N89°00'04"W, the north ROW line of Mossy Oak Lane a distance of 1340.68 feet to the POINT OF BEGINNING and CONTAINING 2,111,263 square feet, or 48.468 acres of land.

BASIS OF BEARINGS:

Bearings, are derived from ALLTERRA CENTRAL RTK Network, Texas State CENTRAL RTK Network, Texas State Plane Coordinates Epoch 2002.0.

NOTES:

Selling a portion of this addition by metes and bounds is a violation of City ordinance and State law, and is subject to fines and withholding of utilities and building permits.

All easements are recorded in Cabinet 2010, Page 247 unless noted otherwise.

According to Flood Insurance Rate Map No. 480B5C04201, dated June 2, 2009, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.

Appurtenance between the height of 2ft and 9ft may not be placed in the visibility triangles.

Onsite stormwater detention basin shall be maintained by the property owner.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

Wylie Independent School District
Name:
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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office this the ____ day of _____, 2026.

Notary Public in and for
the State of Texas

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

That I, David J. Surdukan, 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.

David J. Surdukan
Registration No. 4613

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 David J. Surdukan, 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 purposes and considerations therein expressed and in the capacity therein stated.

GIVEN under my hand and seal of office, this the ____ day of _____, 2026.

Notary Public in and for
the State of Texas

APPROVAL BLOCK

"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 Wylie I.S.D. School Complex, an 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 right-of-ways, streets, easements and alleys, 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

SHEET 2 OF 2
FINAL PLAT

WYLIE I.S.D.
SCHOOL COMPLEX
LOT 1, BLOCK A

48.468 Acres Situated In The
FRANCISCO DE LA PINA SURVEY ~ ABST. 688
WYLIE, COLLIN COUNTY, TEXAS

Owner

Wylie Independent School District
951 South Ballard Avenue
Wylie, Texas 75098
Telephone 972 429-3000

Engineer

RLK Engineering, Inc.
Texas Registration No. 579
111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor

Surdukan Surveying, Inc.
P.O. Box 126
Anna, Texas 75409
Telephone 972 924-8200
Job No. 2023-135
September 10, 2026



Wylie City Council

AGENDA REPORT

Department:

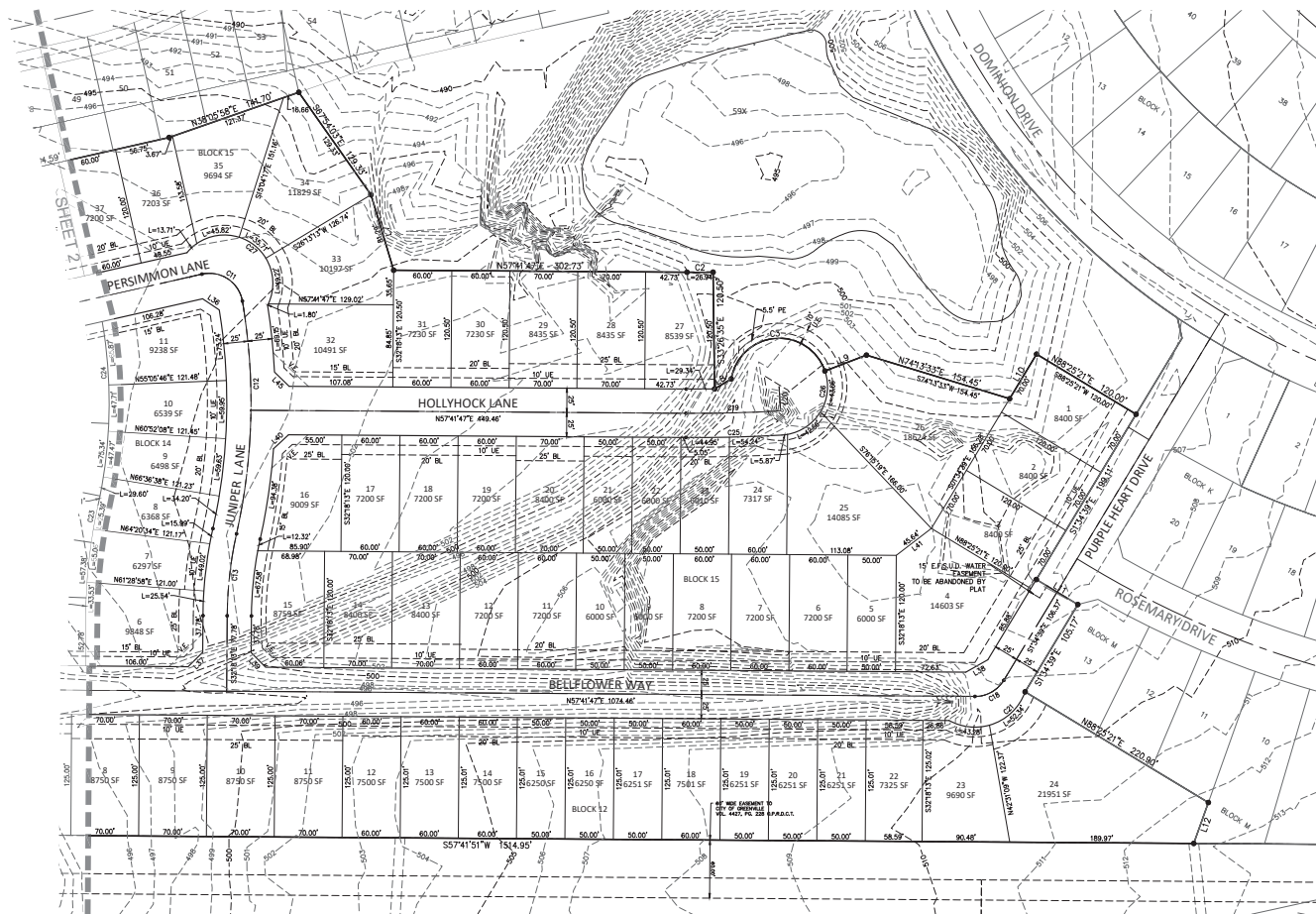
Community Development

Account Code:

Prepared By:

Jasen Haskins

Subject
Consider and act upon a Preliminary Plat for Dominion of Pleasant Valley Phase 9, creating 122 single-family residential lots and one open space lot on 54.935 acres, generally located at the southwest corner of Sachse Road and Dominion Drive.
Recommendation
Motion to approve the Item as presented.
Discussion
OWNER: Wylie DPV, LP APPLICANT: J. Volk Consulting The applicant has submitted a Preliminary Plat for Dominion of Pleasant Valley Phase 9. The plat consists of 122 residential lots and one open space lot on 54.935 acres. Zoning for this section of the single-family development was approved by the City Council in November 2025 as a PD Amendment (Planned Development Ordinance No. 2025-41). The overall 375-acre Planned Development allows for a maximum of 1,123 single-family residential lots. This preliminary plat represents the last of those residential lots allowed within the development. The plat dedicates the necessary rights-of-way and utility easements. Open space lots are to be dedicated to the City of Wylie and maintained by the H.O.A. The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations and is consistent with the approved Zoning Exhibit of Planned Development 2025-41. Approval is subject to additions and alterations as required by the City Engineering Department. The City Council must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code. <u>P&Z Commission Discussion</u> The Commission voted 5-0 to recommend approval.



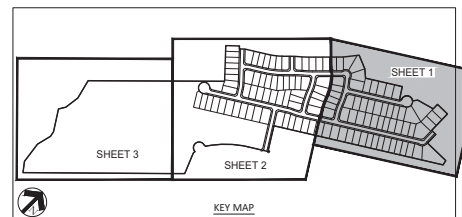
Line	Length	Direction
L1	25.77	S43° 30' 23"E
L2	50.00	N46° 20' 30"E
L3	59.06	N44° 55' 30"E
L4	50.00	N45° 23' 33"E
L5	64.36	N49° 22' 19"E
L6	51.16	N46° 22' 24"E
L7	81.29	S49° 25' 23"E
L8	20.06	N26° 14' 04"E
L9	45.90	N36° 31' 33"E
L10	53.72	N11° 34' 39"W
L11	50.00	N88° 15' 27"E
L12	44.78	S13° 00' 14"E
L13	21.21	S77° 18' 13"E
L14	14.98	S74° 31' 11"W
L15	20.00	S2° 39' 45"W
L16	47.80	N11° 18' 38"W
L17	65.70	N31° 22' 22"E
L18	22.92	N46° 06' 35"E
L19	24.99	S32° 18' 13"E
L20	25.00	S36° 01' 49"E

Line	Length	Direction
L21	37.09	N25° 08' 29"W
L22	21.21	S12° 41' 47"W
L23	22.75	S81° 31' 15"E
L24	59.67	N14° 02' 17"E
L25	21.21	S77° 18' 13"E
L26	21.21	N12° 41' 47"E
L27	21.80	N14° 17' 39"E
L28	21.21	S77° 18' 13"E
L29	20.90	S2° 22' 17"W
L30	20.35	N86° 59' 20"W
L31	44.01	N49° 14' 09"E
L32	39.35	N44° 54' 22"E
L33	44.69	N40° 31' 06"E
L34	21.81	S75° 45' 29"E
L35	22.14	S2° 06' 11"W
L36	20.69	S89° 04' 31"E
L37	21.21	S12° 41' 47"W
L38	26.08	N28° 03' 34"E
L39	21.21	S77° 18' 13"E
L40	21.14	N14° 14' 22"E

Line	Length	Direction
L41	45.64	N19° 48' 17"E
L42	21.51	S87° 51' 24"E
L43	21.10	S0° 06' 14"E
L44	21.39	N89° 44' 20"W
L45	20.99	S78° 33' 41"E
L46	31.00	N5° 26' 01"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	115.80	2193.50	12.77	N01° 18' 33"E	115.56
C2	26.94	1354.00	1.14	N67° 07' 34"E	26.94
C3	132.59	50.00	159.83	N62° 28' 00"E	87.02
C4	372.08	875.00	24.36	S45° 26' 59"E	369.29
C5	172.47	50.00	197.63	S11° 54' 45"W	99.82
C6	54.75	280.00	11.20	N37° 54' 20"W	54.67
C7	56.62	280.00	11.59	S31° 54' 11"W	56.53
C8	148.23	865.00	12.77	N01° 18' 33"E	147.92
C9	82.72	1100.00	4.31	S47° 04' 45"W	82.70
C10	103.57	1076.57	5.51	N46° 23' 37"E	103.53
C11	56.02	34.50	83.03	N88° 57' 16"W	50.06
C12	241.76	620.00	22.34	N31° 15' 58"W	240.23
C13	85.23	400.00	12.21	S32° 11' 59"E	85.07
C14	151.63	348.00	24.96	N32° 49' 31"W	150.43
C15	144.45	692.00	11.96	S26° 19' 24"E	144.19

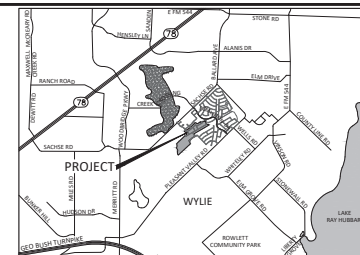
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C16	51.51	250.00	8.43	S61° 54' 46"W	51.47
C17	84.63	570.00	8.43	N61° 54' 46"E	84.55
C18	35.69	34.50	59.27	N05° 03' 54"E	34.12
C19	97.57	1500.00	3.73	N05° 49' 59"E	97.55
C20	219.75	50.00	251.81	S4° 31' 47"W	81.00
C21	95.62	55.00	99.61	N36° 41' 00"E	84.02
C22	71.87	955.20	4.31	S47° 04' 50"W	71.85
C23	39.15	546.00	4.11	S22° 23' 51"E	39.15
C24	105.59	494.00	12.25	N36° 19' 54"W	105.39
C25	99.19	1525.00	3.73	N05° 49' 59"E	99.17
C26	224.69	50.00	257.47	N74° 45' 58"W	78.00
C27	146.26	50.00	167.81	N89° 28' 58"W	99.42



- 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.
 2. Open space lots shall be dedicated to the City of Wylie and maintained by the H.O.A. per Ordinance 2020-54 (See Exhibit B, General Standards No. 4).
 3. No appearance shall be the height of 2' and 9' may be placed in visibility triangles.
 4. Per FEMA FIRM Panel 48113C0235X dated July 7, 2014, the Final Plat limits lie in the "Zone X" area of minimal flood hazard.
 5. Per the City of Wylie Ordinance No. 2020-54 the zoning of this property was amended to allow a 5' rear yard encroachment.
 6. A Certificate of Occupancy will not be issued for the property until all the off-site civil improvements, screening wall, and detention pond are constructed and accepted by the City.
 7. The City shall not be responsible for the maintenance of any easement areas, although it retains the right to enter upon easements for public purposes.
 8. Maintenance responsibility of private drainage easements and appurtenances is the property owner on which the easement is located.

PROPOSED UNITS THIS PLAT

SINGLE FAMILY "TYPE A" LOTS (70')	30
SINGLE FAMILY "TYPE B" LOTS (60')	43
SINGLE FAMILY "TYPE C" LOTS (50')	49
TOTAL PHASE 9	122

VICINITY MAP
N.T.S.

LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF
- AC Acre
- BL Building Line
- C1 Curve No.
- <CVD> Control Monument
- DE Drainage Easement
- Esmt Easement
- L1 Line No.
- R.O.W. Right-of-Way
- SF Square Feet
- UE Utility Easement
- PE Pedestrian Easement
- VE Visibility Easement
- W.M.E. Wall Maintenance Easement
- D.R.D.C.T. = Deed Records of Dallas County, Texas
- D.R.C.C.T. = Deed Records of Collin County, Texas
- M.R.C.C.T. = Map Records of Collin County, Texas

CITY BENCHMARKS:

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

N: 7057346.78 E: 2569521.04
ELEV: 550.24' (PLAN) 550.37' (FIELD)

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

N: 7065787.60 E: 2560973.93
ELEV: 562.91' (PLAN) 562.86' (FIELD)

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

N: 7050245.80 E: 2578669.15
ELEV: 454.28' (PLAN) 454.17' (FIELD)

PRELIMINARY PLAT

DOMINION OF
PLEASANT VALLEY
PHASE 9

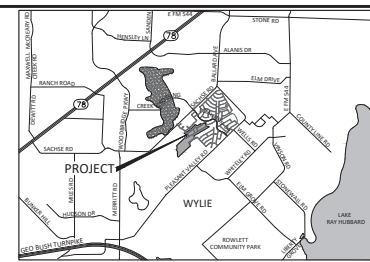
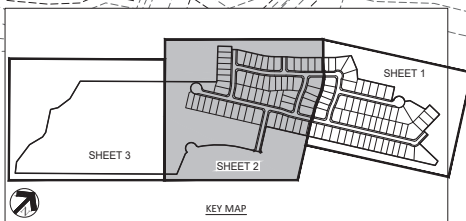
54.935 ACRES

LOTS 1X, 2-20, BLOCK 11;
LOTS 2-24, BLOCK 12; LOTS 1-20, BLOCK
13; LOTS 1-11, BLOCK 14; LOTS 1-42,
BLOCK 15; LOTS 8-14, BLOCK 16;
122 SINGLE FAMILY LOTS
1 OPEN SPACES/COMMON AREAS
OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE
DALLAS COUNTY, TEXAS08 September 2026
SHEET 1 OF 5

Owner/Applicant:
Wylie DPV Limited Partnership
c/o Team Phillips, Inc.
1914 Skillman Street
Suite 110-310
Dallas, Texas 75206
Phone: 214-535-1758
Contact: Nancy E. Phillips
nancy@teamphillipsinc.com

Engineer/Surveyor:
JVC Group, Inc.
704 Central Parkway East,
Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
claudio.segovia@jvcgroup.com



VICINITY MAP
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted) 1/2" IRF
 - AC Acre
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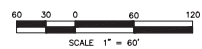
N: 7057346.78 E: 2569521.04
ELEV: 520.24' (PLAN) 520.37' (FIELD)

CITY MONUMENT #8: Located in the northeast corner of Quail Meadow Park south of alley and west of White Iris Way. 14.5 feet south of the south line of alley concrete paving. 7.3' perpendicular to b.c. parking area.

N: 7065787.60 E: 2560873.93
ELEV: 562.91' (PLAN) 562.86' (FIELD)

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

N: 7050245.80 E: 2578669.15
ELEV: 454.28' (PLAN) 454.17' (FIELD)



PRELIMINARY PLAT
**DOMINION OF PLEASANT VALLEY
PHASE 9**

54.935 ACRES
LOTS 1X, 2-20, BLOCK 11;
LOTS 2-24, BLOCK 12; LOTS 1-20, BLOCK 13; LOTS 1-11, BLOCK 14; LOTS 1-42, BLOCK 15; LOTS 8-14, BLOCK 16;
122 SINGLE FAMILY LOTS
1 OPEN SPACES/COMMON AREAS
OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)

Owner/Applicant:
Wylie DPV Limited Partnership
c/o Team Phillips, Inc.
1914 Skillman Street
Suite 110-310
Dallas, Texas 75206
Phone: 214-535-1758
Contact: Nancy E. Phillips
nancy@teamphillipsinc.com

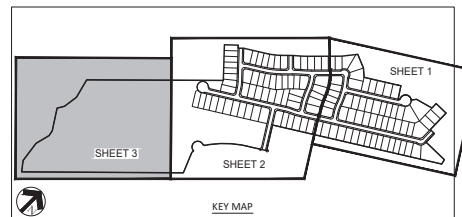
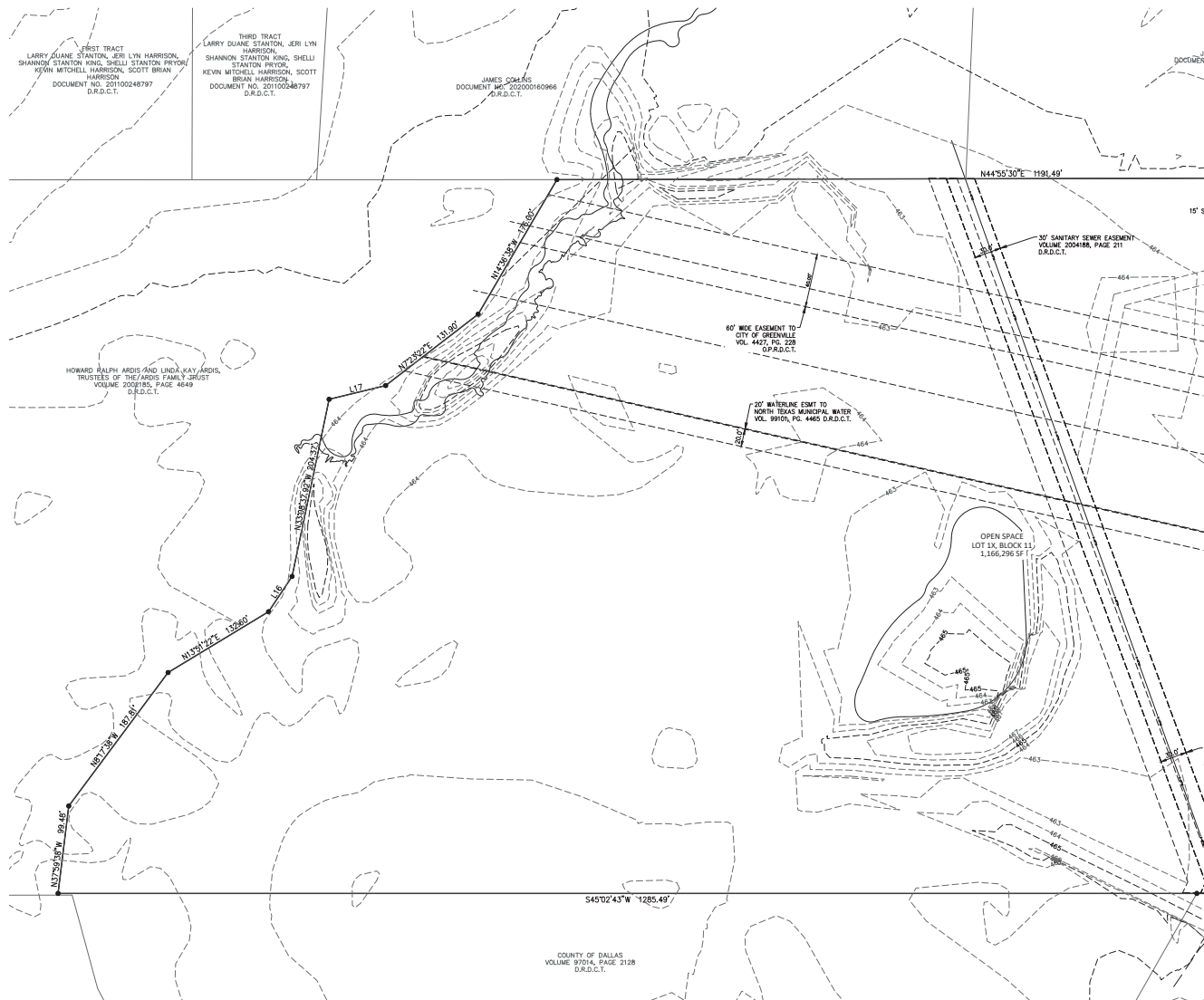
Engineer/Surveyor:
JVC Group, Inc.
704 Central Parkway East,
Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
claudio.segovia@jvcgroup.com

CITY OF WYLIE
DALLAS COUNTY, TEXAS

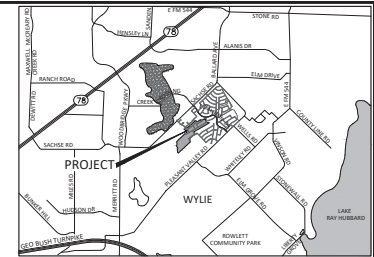
08 September 2026
SHEET 2 OF 5



- Notes:**
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - Open space lots shall be dedicated to the City of Wylie and maintained by the H.O.A. per Ordinance 2020-54 (See Exhibit B, General Standards No. 4).
 - No appearance between the height of 2' and 9' may be placed in visibility triangles.
 - Per FEMA FIRM Panel 48113C0235K dated July 7, 2014, the Final Plat limits lie in the "Zone X" area of minimal flood hazard.
 - Per the City of Wylie Ordinance No. 2020-54 the zoning of this property was amended to allow a 5' rear yard encroachment.
 - A Certificate of Occupancy will not be issued for the property until all the off-site civil improvements, screening wall, and detention pond are constructed and accepted by the City.
 - The City shall not be responsible for the maintenance of any easement areas, although it retains the right to enter upon easements for public purposes.
 - Maintenance responsibility of private drainage easements and appurtenances is the property owner on which the easement is located.



- 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.
 2. Open space lots shall be dedicated to the City of Wylie and maintained by the H.O.A. per Ordinance 2020-54 (See Exhibit B, General Standards No. 4).
 3. No appearance between the height of 2' and 9' may be placed in visibility triangles.
 4. Per FEMA FIRM Panel 48113C0235X dated July 7, 2014, the Final Plat limits lie in the "Zone X" area of minimal flood hazard.
 5. Per the City of Wylie Ordinance No. 2020-54 the zoning of this property was amended to allow a 5' rear yard encroachment.
 6. A Certificate of Occupancy will not be issued for the property until all the off-site civil improvements, screening wall, and detention pond are constructed and accepted by the City.
 7. The City shall not be responsible for the maintenance of any easement areas, although it retains the right to enter upon easements for public purposes.
 8. Maintenance responsibility of private drainage easements and appurtenances is the property owner on which the easement is located.



LEGEND

- Point of Curvature or Tangency on Center Line
- 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
- 1/2" IRF
- AC Acre
- BL Building Line
- C1 Curve No.
- <CVD> Control Monument
- DE Driveway Easement
- Esmt Easement
- L1 Line No.
- R.O.W. Right-of-Way
- SF Square Feet
- UE Utility Easement
- PE Pedestrian Easement
- VE Visibility Easement
- W.M.E. Wall Maintenance Easement
- D.R.D.C.T. = Deed Records of Dallas County, Texas
- D.R.C.C.T. = Deed Records of Collin County, Texas
- M.R.C.C.T. = Map Records of Collin County, Texas

CITY BENCHMARKS:

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

N: 7057346.78 E: 2569521.04
ELEV: 550.24' (PLAN) 550.37' (FIELD)

CITY MONUMENT #5: Located in the northeast corner of Quail Meadow Park south of alley and west of White Iris Way. 14.5 feet south of the south line of alley concrete paving. 7.3' perpendicular to b.c. parking area.

N: 7065787.60 E: 2560073.93
ELEV: 562.91' (PLAN) 562.86' (FIELD)

CITY MONUMENT #6: Located north of the northeast intersection of Troy Road and County Road 732 (Beaver Creek). The monument is located approximately 8.5' west of the southeast corner of a chain link fence and 5.3' south of the south chain link fence.

N: 7050245.80 E: 2578669.15
ELEV: 454.28' (PLAN) 454.17' (FIELD)

PRELIMINARY PLAT

DOMINION OF
PLEASANT VALLEY
PHASE 9

54.935 ACRES

LOTS 1X, 2-20, BLOCK 11;
LOTS 2-24, BLOCK 12; LOTS 1-20, BLOCK
13; LOTS 1-11, BLOCK 14; LOTS 1-42,
BLOCK 15; LOTS 8-14, BLOCK 16;

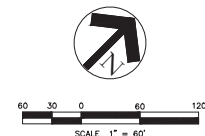
122 SINGLE FAMILY LOTS

1 OPEN SPACES/COMMON AREAS
OUT OF THE
GUADALUPE DE LOS SANTOS SURVEY,
ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE
DALLAS COUNTY, TEXAS

08 September 2026

SHEET 3 OF 5



Owner/Applicant:
Wylie DPV Limited Partnership
c/o Team Phillips, Inc.
1914 Skillman Street
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Dallas, Texas 75206
Phone: 214-535-1759
Contact: Nancy E. Phillips
nancy@teamphillipsinc.com

Engineer/Surveyor:
JVC Group, Inc.
704 Central Parkway East,
Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
claudio.segovia@jvcgroup.com



LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
PHASE NINE
54.935 ACRES Dallas County

BEING a tract of land situated in the GUADALUPE DE LOS SANTOS SURVEY, ABSTRACT NO. 1384, Dallas County, Texas and being part of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 20131029001473050, Deed Records, Collin County, Texas and being part of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 202000188067, Deed Records, Dallas County, Texas and being part of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 202000188066, Deed Records, Dallas County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for the southwest corner of Lot 17X, Block 10 of DOMINION OF PLEASANT VALLEY PHASE 6, an Addition to the City of Wylie, Dallas County, Texas according to the plat filed of record in Document No. 2025-202500270737, Map Records, Dallas County, Texas;

THENCE South 44 degrees 57 minutes 32 seconds West, with the southeast line of said Wylie DPV Limited Partnership tract, as recorded in Document No. 20131029001473050, a distance of 125.94 to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for the common northwest corner of that tract of land described in Deed to North Texas Municipal Water District, Trustee, as recorded in Volume 97136, Page 3071, Deed Records, Dallas County, Texas and the northeast corner of that tract of land described in Deed to County of Dallas, as recorded in Volume 97014, Page 2126, Deed Records, Dallas County, Texas;

THENCE South 45 degrees 02 minutes 43 seconds West, a distance of 1,285.49 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for the southern most corner of said Wylie DPV Limited Partnership tract, as recorded in Document No. 20131029001473050;

THENCE Northerly, with the west line of said Wylie DPV Limited Partnership tract, as recorded in Document No. 20131029001473050, the following eight (8) courses and distances:

North 37 degrees 59 minutes 38 seconds West, a distance of 99.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 08 degrees 17 minutes 38 seconds West, a distance of 187.81 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 13 degrees 51 minutes 22 seconds East, a distance of 132.60 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 11 degrees 18 minutes 38 seconds West, a distance of 47.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 33 degrees 08 minutes 38 seconds West, a distance of 204.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 31 degrees 22 minutes 22 seconds East, a distance of 65.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 07 degrees 23 minutes 22 seconds East, a distance of 131.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 14 degrees 36 minutes 38 seconds West, a distance of 176.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the northwest line of said Wylie DPV Limited Partnership tract, as recorded in Document No. 20131029001473050;

THENCE North 44 degrees 55 minutes 30 seconds East, with said northwest line, a distance of 1,191.49 feet to a 5/8 inch iron rod found for the east corner of that tract of land described as Tract 2 in Deed to S&B Montgomery Investments LLC, as recorded in Document No. 201900065000, Deed Records, Dallas County, Texas;

THENCE North 43 degrees 30 minutes 27 seconds West, leaving said northwest line and with the common southwest line of the above-mentioned Wylie DPV Limited Partnership, as recorded in Document No. 202000188067 and northeast line of said S&B Montgomery Investments LLC tract, a distance of 311.89 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 46 degrees 29 minutes 33 seconds East, leaving said common line, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 43 degrees 30 minutes 27 seconds East, a distance of 25.77 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 46 degrees 29 minutes 33 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 57 degrees 41 minutes 47 seconds East, a distance of 215.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a curve to the left having a central angle of 12 degrees 46 minutes 17 seconds, a radius of 519.50 feet and a chord bearing and distance of North 51 degrees 18 minutes 39 seconds East, 115.56 feet;

THENCE Northeasterly, with said curve to the left, an arc distance of 115.80 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 44 degrees 55 minutes 30 seconds East, a distance of 59.06 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 45 degrees 23 minutes 37 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 49 degrees 22 minutes 19 seconds East, a distance of 64.36 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 46 degrees 22 minutes 24 seconds East, a distance of 51.18 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 44 degrees 31 minutes 43 seconds East, a distance of 304.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 38 degrees 05 minutes 58 seconds East, a distance of 141.70 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 67 degrees 54 minutes 03 seconds East, a distance of 129.33 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 49 degrees 25 minutes 23 seconds East, a distance of 81.29 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 57 degrees 41 minutes 47 seconds East, a distance of 302.73 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a curve to the left having a central angle of 01 degrees 08 minutes 23 seconds, a radius of 1,354.50 feet and a chord bearing and distance of North 57 degrees 07 minutes 36 seconds East, 26.94 feet;

THENCE Northeasterly, with said curve to the left, an arc distance of 26.94 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 33 degrees 26 minutes 35 seconds East, a distance of 120.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 26 degrees 14 minutes 04 seconds East, a distance of 20.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner at the beginning of a non-tangent curve to the right having a central angle of 151 degrees 56 minutes 04 seconds, a radius of 50.00 feet and a chord bearing and distance of North 52 degrees 28 minutes 00 seconds East, 97.02 feet;

THENCE Northeasterly, with said non-tangent curve to the right, an arc distance of 132.59 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 36 degrees 21 minutes 37 seconds East, a distance of 45.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 74 degrees 13 minutes 33 seconds East, a distance of 154.45 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 01 degrees 34 minutes 39 seconds West, a distance of 53.72 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE North 88 degrees 25 minutes 21 seconds East, a distance of 120.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the southwest line of Tract 2 of DOMINION OF PLEASANT VALLEY, PHASE 2, an Addition to Collin County, Texas according to the plat filed of record in Document No. 2018426010001840, Plat Records, Collin County, Texas;

THENCE Southeasterly, with said southwest line, the following five (5) courses and distances:

South 01 degrees 34 minutes 39 seconds East, a distance of 199.11 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 88 degrees 25 minutes 21 seconds East, a distance of 50.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 01 degrees 34 minutes 39 seconds East, a distance of 105.17 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

North 88 degrees 25 minutes 21 seconds East, a distance of 220.90 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

South 13 degrees 05 minutes 12 seconds East, a distance of 44.78 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for the southwest corner of Lot 10, Block M of said DOMINION OF PLEASANT VALLEY, PHASE 2 Addition;

THENCE South 57 degrees 41 minutes 51 seconds West, leaving said southwest line, a distance of 1,514.95 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 32 degrees 18 minutes 13 seconds East, a distance of 215.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner;

THENCE South 77 degrees 18 minutes 13 seconds East, a distance of 21.21 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' set for corner in the northwest line of the above-mentioned DOMINION OF PLEASANT VALLEY PHASE 6 Addition;

THENCE Southwesterly, with said northwest line, the following six (6) courses and distances:

South 57 degrees 41 minutes 47 seconds West, a distance of 192.24 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner at the beginning of a curve to the left having a central angle of 24 degrees 21 minutes 52 seconds, a radius of 875.00 feet and a chord bearing and distance of South 45 degrees 30 minutes 51 seconds West, 369.29 feet;

Southwesterly, with said curve to the left, an arc distance of 372.08 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

South 74 degrees 31 minutes 11 seconds West, a distance of 14.98 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner at the beginning of a non-tangent curve to the left having a central angle of 197 degrees 38 minutes 00 seconds, a radius of 50.00 feet and a chord bearing and distance of South 11 degrees 28 minutes 45 seconds West, 98.82 feet;

Southerly, with said non-tangent curve to the left, an arc distance of 172.47 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

South 02 degrees 39 minutes 45 seconds West, a distance of 20.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped 'JVC' found for corner;

South 22 degrees 49 minutes 09 seconds East, a distance of 193.28 feet to the POINT OF BEGINNING and containing 54.935 acres of land, more or less.

PRELIMINARY PLAT

**DOMINION OF
PLEASANT VALLEY
PHASE 9**

54.935 ACRES

LOTS 1X, 2-20, BLOCK 11;

LOTS 2-24, BLOCK 12; LOTS 1-20, BLOCK

13; LOTS 1-11, BLOCK 14; LOTS 1-42,

BLOCK 15; LOTS 8-14, BLOCK 16;

122 SINGLE FAMILY LOTS

1 OPEN SPACES/COMMON AREAS

OUT OF THE

GUADALUPE DE LOS SANTOS SURVEY,

ABSTRACT NO. 1384 (DALLAS COUNTY)

**CITY OF WYLIE
DALLAS COUNTY, TEXAS**

08 September 2026
SHEET 4 OF 5



Owner/Applicant:
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c/o Team Phillips, Inc.
1914 Skillman Street
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Phone: 214-535-1758
Contact: Nancy E. Phillips
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JVC Group, Inc.
704 Central Parkway East,
Suite 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Claudio Segovia
claudio.segovia@jvcgroup.com

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WYLIE DPV LIMITED PARTNERSHIP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as DOMINION OF PLEASANT VALLEY, PHASE 9, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets, rights-of-way and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public uses areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Wylie. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, sold use by public utilities being subordinated to the public's and City of Wylie's use thereof.

The City of Wylie and public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in sold easements. The City of Wylie and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone.

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

WITNESS MY HAND this _____ day of _____, 20____.

WYLIE DPV LIMITED PARTNERSHIP,
A Texas Limited Partnership

By: Webb Peak Development Partners LP,
Its General Partner
By: RNH Development Company,
Its General Partner

By: _____
Ronald N. Haynes, Jr., President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared _____ Owner's Agent, 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 _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

SURVEYORS CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, 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.

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

FOR REVIEW PURPOSES ONLY. PRELIMINARY,
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE.

RYAN S. REYNOLDS, R.P.L.S.
Registered Professional Land Surveyor No. 6385

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 Ryan S. Reynolds, Land Surveyor 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 _____, 20____.

Notary Public in and for the State of Texas

My Commission Expires: _____

"RECOMMENDED FOR APPROVAL"

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

"APPROVED FOR CONSTRUCTION"

Mayor City of Wylie, Texas _____ Date _____

"ACCEPTED"

Mayor City of Wylie, Texas _____ Date _____

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the DOMINION OF PLEASANT VALLEY, PHASE 9, subdivision or addition to the City of Wylie was submitted, 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., 20____.

City Secretary, City of Wylie, Texas

VISIBILITY, ACCESS, MAINTENANCE AND DRAINAGE EASEMENTS

The area or areas shown on the plat as Visibility, Access, Maintenance, and/or Drainage Easements are hereby given and granted to the City, its successors and assigns, as easements to provide visibility, right of access for maintenance, and drainage upon and across sold easements. The City shall have the right but not the obligation to maintain any and all landscaping improvements within the easements. Should the City exercise this maintenance right, then it shall be permitted to remove and dispose of any and all landscaping improvements, including without limitation, any trees, shrubs, flowers, ground cover and fixtures. The City may withdraw maintenance of the easements at any time. The ultimate maintenance responsibility for the easements shall rest upon the owners. No building, fence, shrub, tree or other improvements or growths, which in any way may endanger or interfere with the visibility, shall be constructed to, on, over or across the visibility easements. The City shall also have the right but not the obligation to add any landscape improvements to the easements, to erect any traffic control devices or signs on the easements and to remove any obstruction thereon. The City, its successors, assigns, or agents shall have the right and privilege at all times to enter upon the easements or any part thereof for the purposes and with all rights and privileges set forth herein.

PRELIMINARY PLAT

DOMINION OF
PLEASANT VALLEY
PHASE 9

54.935 ACRES
LOTS 1X, 2-20, BLOCK 11;
LOTS 2-24, BLOCK 12; LOTS 1-20, BLOCK
13; LOTS 1-11, BLOCK 14; LOTS 1-42,
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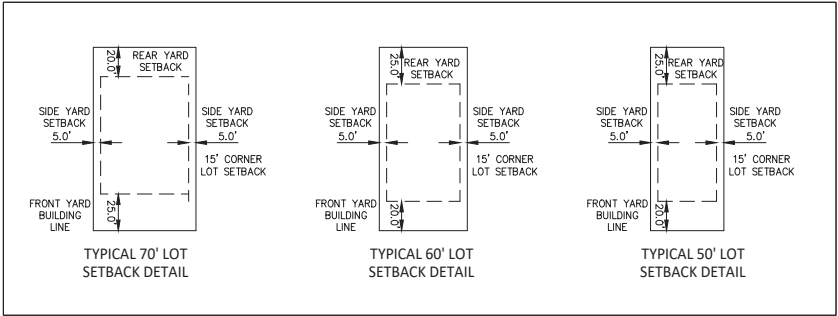
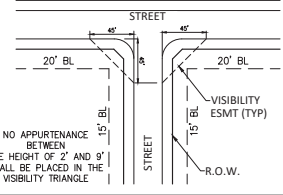
Engineer/Surveyor:
JVC Group, Inc.
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Suite 1200
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Phone: 972-201-3102
Contact: Claudio Segovia
claudio.segovia@jvcgroup.com

CITY OF WYLIE
DALLAS COUNTY, TEXAS

08 September 2026
SHEET 5 OF 5



45' x 45' VISIBILITY EASEMENT (V.E.) DETAIL





Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Commercial Corridor - Special Use Permit (CC-SUP) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for vehicle car sales on 4.118 acres located near 2021 N. State Highway 78 (ZC 2026-11).

Recommendation

Motion to deny the Item as presented.

Discussion

OWNER: AJ ASSETS INC

APPLICANT: Design3 and Associates

The applicant is requesting to amend Special Use Permit 2023-04 to allow for the development of a stand-alone auto sales use located on Lot 2, Block A of Wylie Auto Addition.

The current zoning is Commercial Corridor - Special Use Permit and contains a minor automobile repair use. The SUP allows for vehicle sales as an accessory use to the automobile repair shop, limiting sales to ten parking spaces located near the rear of the structure.

The request replaces the existing SUP with a new proposal to remove the allowance of vehicle sales on Lot 1, Block A of Wylie Auto Addition and relocate it to Lot 2, an undeveloped lot. The applicant is proposing to build a dedicated 3,500 sf auto sales structure on Lot 2.

If approved, the zoning exhibit shall serve as the site plan for the vehicle sales development. The plan calls for 68 parking spaces with three being required ADA spaces. The plan is in compliance with the landscaping requirements with a landscaped area of 24,845 sf. The landscaping is placed along the parking areas and along the southern and eastern property lines. The exterior material consists of brick veneer, stone veneer and stucco. Loading services are located along the rear of the building out of view from the public right of way. The development is screened from the residential development to the south via a six foot tall masonry wall.

An amended plat shall be required for the relocation of drainage, utility and access easement prior to a certificate of occupancy being issued.

The properties to the north, east, and west of the subject property are zoned commercial. The subject property to the south contains a residential subdivision. The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to 33 property owners within 200 feet as required by state law. At the time of posting two responses, both outside the 200' limit were received in favor and five within the notification area in opposition of the request

P&Z Commission Discussion

After some discussion regarding the proximity to residential uses the Commission voted 5-0 to recommend denial.

Locator Map



ZONING CASE:
ZC 2026-11 Mega Discount Tires

 SUBJECT property

0 100 200 300 400 500 600 700 800 900 1,000 Feet



Date: 8/27/2026

COMPILED BY: G STAFFORD



BENCHMARKS:

BM1: PK NAIL SET IN CURB,
2.7' WEST OF WEST PROPERTY LINE, APPROX. 125'
SOUTH OF HWY 78, ELEV 531.27

BM2: PK NAIL SET IN CURB, 97' EAST OF EAST
PROPERTY LINE, APPROX. 47' SOUTH OF HWY 78,
ELEV 529.44

CITY OF WYLIE CONTROL MONUMENT CM-1
MONUMENT IS LOCATED ON NORTH SIDE OF STATE
HWY 78 NEAR EAST ENTRANCE DRIVE FOR THE CITY
OF WYLIE MUNICIPAL COMPLEX AT 2000 N STATE HWY
78
ELEV 530.29

CITY OF WYLIE CONTROL MONUMENT CM-2
MONUMENT IS LOCATED ON NORTH SIDE OF STATE
HWY 78 AND WEST OF SOUTH BALLARD ST NEAR SE
CORNER OF BUILDING LOCATED AT 104 S BALLARD ST
ELEV 530.24

DEVELOPMENT SCHEDULE:

CONSTRUCTION WILL BEGIN IMMEDIATELY UPON
PERMIT APPROVAL

ANTICIPATED CONSTRUCTION DURATION IS 1 YEAR

DESIREABLES MET FIGURE 4-7:

- INDIVIDUAL BUILDINGS W/FOOTPRINTS = OR < 10,000 SQUARE FEET
- FRONT FACADE ORIENTED TO THE STREET
- COMBINED ACCESS POINTS WITH ADJACENT TRACTS
- LOCATION OF SERVICE AND LOADING AREAS NOT VISIBLE FROM PUBLIC STREET

TOTAL SITE DATA SUMMARY:

ZONING: COMMERCIAL CORRIDOR (CC)

ADJACENT ZONING: COMMERCIAL CORRIDOR (CC)

EXTERIOR BUILDING MATERIALS: BRICK VENEER, STUCCO

TOTAL LOT AREA: 2.852 ACRES

TOTAL BUILDING SQ FT: 3,500 SQ. FT.

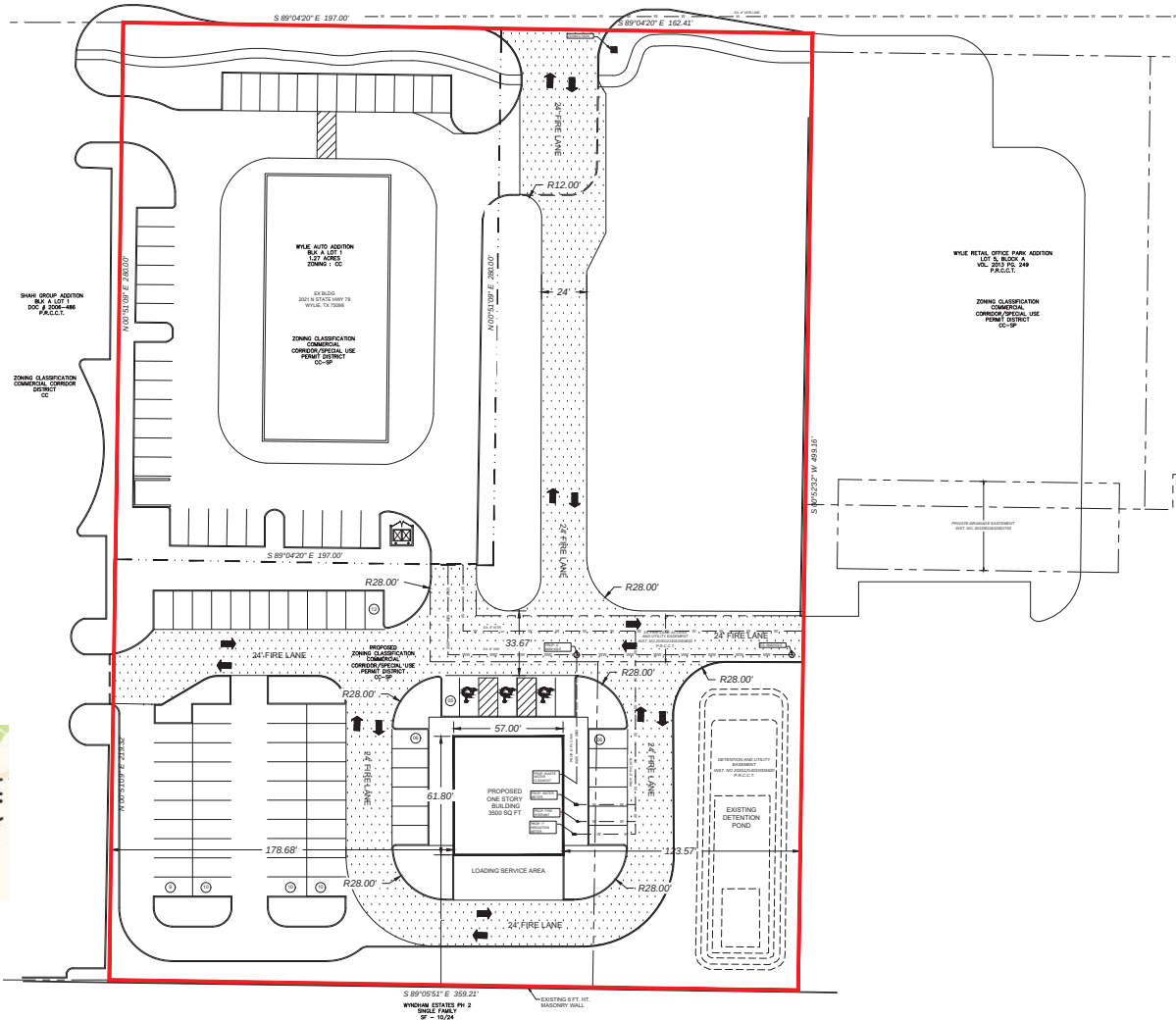
TOTAL PARKING REQ: $3,500/300 = 12$ SPOTS

TOTAL PARKING PROV: 64 SPACES + 3 ADA SPACES
+ 1 EV CHARGING

IRRIGATION PROVIDED ON ADDITIONAL LANDSCAPING



US HWY 78



LEGEND:

- PROPERTY LINE

EASEMENT LINE

PROPOSED FIRE

GENERAL SITE AND ADA NOTES:

1. THIS SITE PLAN IS PREPARED FOR PERMITTING PURPOSES. REFER TO FINAL CIVIL CONSTRUCTION DOCUMENTS FOR DETAILED DESIGN AND CONSTRUCTION INFORMATION
2. CONTRACTOR SHALL ADHERE TO TxDOT AND CITY OF WYLLIE STANDARDS, SPECIFICATIONS, DETAILS AND REQUIREMENTS
3. ALL NEW PAVING, HARDCAPING AND SIDEWALKS ARE INTENDED TO BE INSTALLED TO MATCH EXISTING GRADE. THE PERIMETER AND PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING, TYPICAL.
4. AN ACCESSIBLE PATH FREE OF BARRIERS SHALL CONNECT BUILDING ENTRANCES TO ADA PARKING AND UNLOADING ZONES. INCLUDING CITY SIDEWALKS IF THEY EXIST OR ARE REQUIRED. CURB SIDEWALKS SHALL BE PROVIDED WITH APPROVED ADA CURB RAMPS, W/ 1:12 SLOPES ALONG ACCESSIBLE PATHS. CURB RAMPS WHICH PROJECT INTO SIDEWALK PATH SHALL BE PROVIDED WITH FLARED SIDES PER ADA GUIDELINES.
5. EXTERIOR FLAT WORK THAT IS PART OF AN ACCESSIBLE PATH SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE FOR ADA, AND NOT LESS THAN 0.5% FOR POSITIVE DRAINAGE AWAY FROM BUILDING, TYPICAL.
6. (1) ADA SPACE IS REQUIRED FOR EACH (25 SPACES) OF CUSTOMER & EMPLOYEE PARKING DRIVEWAYS & AT LEAST (1 SPACE) SHALL MEET VAN ACCESSIBLE STANDARDS WITH AN 8 FT. WIDE MIN. UNLOADING ZONE. ADA PARKING SPACES AND UNLOADING ZONES (INCLUDING SERVICE DRIVE CURB CUTS AND ZONES) MAY NOT EXCEED A 2% SLOPE IN ANY DIRECTION.
7. STRIPED CROSS WALKS SHALL BE PROVIDED WHERE ACCESSIBLE PATHS MUST CROSS VEHICULAR DRIVES PER ADA GUIDELINES.
8. PROVIDE RAISED CURB SIDEWALK & HARDCAPING TO HELP SEPARATE VEHICULAR AND PEDESTRIAN TRAFFIC WHEN POSSIBLE. ALTERNATE: PROVIDE CONCRETE WHEEL STOPS AT ALL CUSTOMER PARKING, PINNEED TO NEW CONCRETE.
9. ADA ENTRANCES/EXITS SHALL BE PROVIDED WITH A LEVEL, LANDING CLEAR, SPACE ADJACENT TO ENTRANCES WITH SLOPES NOT TO EXCEED 2% IN ANY DIRECTION. THERE SHALL NOT BE A VERTICAL STEP OF GREATER THAN 1/4" ALONG THE ACCESSIBLE PATH, ENTRANCES AND EXITS EXCEPT $2' - 0\frac{1}{2}"$ MAX. VERTICAL RISE IS PERMITTED WITH A PROVIDED 1 TO 2 SLOPED TRANSITION, IE: DOOR THRESHOLD.
10. IF CITY SIDEWALKS ARE EXISTING OR REQUIRED, THEN AN ACCESSIBLE PATH SHALL CONNECT TO STREET SIDEWALKS W/ RUNNING SLOPE NOT TO EXCEED 5% AND CROSS SLOPES NOT TO EXCEED 2%.
11. RUNNING SLOPES ALONG AN ACCESSIBLE PATH SHALL NOT EXCEED 5%. IF REQUIRED AN ADA RAMP WITH MAXIMUM SLOPES NOT TO EXCEED 8.3% OR 1:12 W/ MAX 2% CROSS SLOPES AND ADA HANDRAILS ON BOTH SIDES, RAMP RUNS MUST BE UNDER 20' LONG WITHOUT AN INTERMEDIATE 5'X5' LEVEL LANDING.

ENGINEER OF RECORD:
ESTEBAN A. RAMIREZ, PE
TEXAS PE No. 160214
P.O. BOX 80432
DUNCANVILLE, TX 75138
P: 214.517.0380
E: ramirezesa313@gmail.com

OWNER INFORMATION:
JU WAITER MUHAMMAD
MEGA DISCOUNT TIRE AND
AUTO REPAIR, LLC
2021 N HWY 78
WYLIE, TX 75098

REVISIONS

REV. NO.	DATE	DESCRIPTION	BY

WYLIE AUTO SHOP

ZONING EXHIBIT AND

SITE PLAN

AUTO 1ST

2021 N STATE HWY 78

WYLIE, TX 75098

CITY OF WYLIE, TEXAS				
REVIEW BY:	DRAWN BY:	DATE		SHEET
B.S.	E.R.	9/9/26		SITE

ISSUED FOR REZONING PURPOSES ONLY.
NOT RELEASED FOR CONSTRUCTION OR BIDDING.
FINAL CONSTRUCTION DOCUMENTS SHALL BE ISSUED SEPARATELY.



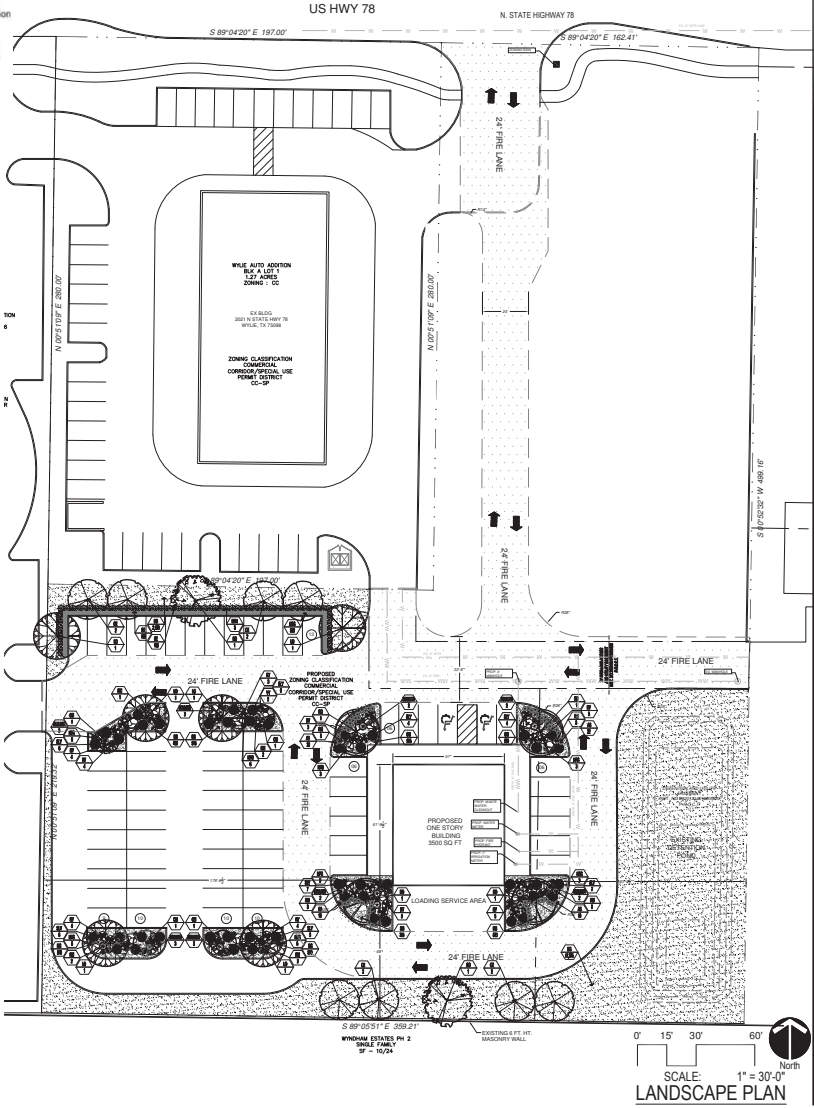
PLANT SCHEDULE					
ABB	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
Shade Trees					
BO	Quercus macrocarpa	Bur Oak	2 EA.	#65, 3" cal. Min., 12' Ht. min., 8' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
CE	Ulmus crassifolia	Cedar Elm	8 EA.	#65, 3" cal. Min., 12' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
LO	Quercus virginiana	Live Oak	4 EA.	#65, 3" cal. Min., 12' Ht. min., 5' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
RO	Quercus shumardii	Shumard's Red Os	4 EA.	#65, 3" cal. Min., 12' Ht. min., 6' Spread min.	Container, Single trunk, Well branched with Central Leader, 6' branching height
Ornamental Trees					
CM	Lagerstroemia indica 'Watermelon Red'	Crape myrtle - Watermelon Red	4 EA.	#45, 10' Ht. Min., 6' spread Min.	Container, 3 to 5 canes, 1" cal. Cane min., Well Branched
Shrubs					
NPH	Ilex cornuta 'Needlepoint'	Needlepoint Holly	63 EA.	#5, 24" min. Ht., 18" min. spread	Container, Well branched full to ground, Plant 36" on center
RY	Hesperaloe parviflora	Red Yucca	31 EA.	#5, 24" min. Ht., 18" min. spread	Container, Well branched, Plant 60" on center
SLY	Yucca recurvifolia	Softleaf Yucca	46 EA.	#5, 24" min. Ht., 18" min. spread	Container, Well branched, Plant 60" on center
VY	Yucca filamentosa 'Color Guard'	Color Guard Yucca	16 EA.	#5, 24" min. Ht., 18" min. spread	Container, Well branched, Plant 36" on center
Perennials					
AS	Salvia greggii	Autumn Sage	82 EA.	#1, 12" min. Ht., 12" min. spread	Container, Well branched, Plant 24" on center
RM	Rosmarinus officinalis	Upright Rosemary	19 EA.	#3, 24" min. Ht., 18" min. spread	Container, Well branched, Plant 48" on center
Ornamental Grasses					
HFG	Pennisetum alopecuroides 'Hemeln'	Dwarf Fountain Grass	34 EA.	#1, 12" min. Ht., 12" min. spread	Container, Well branched, Plant 24" on center
Lawn Grasses					
BG	Cynodon dactylon	Bermuda Grass	19,465 Sq. Ft.	Solid Sod	Staggered tight joints, sand filled and rolled
Misc					
AGG	Native Gravel		355 Sq. Ft.	5/8" - 1-1/2" diameter, 4" deep	Install per detail, Color selected by Landscape Architect
BOULDER	Texas Moss Boulder		20 EA.	18 ea @ 3' x 5' x 3"; 2 ea @ 4' x 3' x 2"; and 2 ea @ 3' x 2' x 2"	Install per detail, Color selected by Landscape Architect
DG	Decomposed Granite		4,815 Sq. Ft.	4" deep	Install per detail
SE	Steel Edging Reversion		375 Ln. Ft.	1/4" x 6"	Install per detail, 1" above adjacent grade. Install with metal stakes

PLANTING NOTES:

1. Submit a construction schedule of work to be approved by Landscape Architect and Owner. Failure to submit schedule may result in Landscape Architect stopping construction until submitted. No extensions of time will be considered for failure to promptly submit schedule.
2. Notify Landscape Architect 48 hours in advance of commencement of work to coordinate project inspection schedules.
3. Locate existing underground utilities and obstructions prior to commencing work. Repair damage to utilities resulting from the installation of the work at no additional cost to Owner.
4. Notify Landscape Architect immediately upon encountering any unknown obstructions, grade differences or conditions not indicated on drawings. Make necessary revisions as required to conform to plans and specifications due to failure to give such notification.
5. Coordinate with other trades and subcontractors as required to accomplish the planting operation.
6. Plant material shall be tagged or approved at site by Landscape Architect prior to installation. Install plant material free of pest and diseases. Guarantee plant material for a period of 365 calendar days from date of issuance of final acceptance by Landscape Architect.
7. Layout proposed planting beds and receive Landscape Architect's approval prior to installation. Notify Landscape Architect of layout conflicts. Failure to notify Landscape Architect will result in Contractor's liability to relocate materials at no additional expense to Owner.
8. Excavate bed areas to a depth of 4 inches, backfill with 4 inches of Acid Gro Complete mix as manufactured by Soil Building Systems and rototill to a depth of 12 inches producing a homogeneous mixture.
9. Final locations of plant material shall be subject to approval by Landscape Architect. Install groundcover 12 inches from the edge of shrubs and tree root balls and 4 inches from edge of paving, walls and other structures.
10. Backfill tree and shrub pits with one part compost as manufactured by Soil Building Systems and two parts existing soil.
11. Stake tree locations and acquire written approval from Landscape Architect prior to installation of irrigation system. Do not locate tree(s) within 10 feet of any irrigation rotary spray head. Install tree(s) in areas covered by irrigation system. Provide supplemental watering as required until final acceptance by Landscape Architect. Locate tree(s) 4 feet minimum from walls, headers, property lines and other trees within project. Notify Landscape Architect of location conflicts for resolution. Failure to notify Landscape Architect will result in Contractor's liability to relocate trees at no additional expense to Owner.
12. Stake tree(s) immediately upon installation and within same day as planted.
13. Mulch planting beds and tree pits with shredded hardwood mulch.
14. All landscape areas to be watered by an automatic landscape irrigation system.

Landscape Maintenance

1. All landscaped areas must be kept in a healthy and growing condition. All seasonal plantings must be replaced at the appropriate time as indicated in the landscape plan. Any plant materials that die during a time of year when it is not feasible to replant, shall be replaced as soon as possible.
2. Landscape maintenance includes, but is not limited to, the following:
 - a. Prompt removal of all litter, trash, refuse and waste;
 - b. Lawn mowing on a periodic basis during the growing season;
 - c. Shrub pruning according to accepted practices of landscape professionals to maintain plants in a healthy condition;
 - d. Tree pruning according to latest edition of the Tree-Pruning Guidelines published by the International Society of Arboriculture;
 - e. Watering of landscaped areas on a regular basis to maintain good plant health;
 - f. Keeping landscape lighting in working order;
 - g. Keeping lawn and garden areas alive, free of weeds, and attractive; cleaning of shrubs, waterways and landscaped areas lying between public right-of-way lines and the property unless the streets, waterways or landscaped areas are expressly designated to be maintained by applicable governmental authority.



Landscaping Design Requirements			
Element	Base Standard	Required	Provided
	(all development must comply fully with all listed below)		
Landscaping in Required Yards	1. 20% of Site (124,221.8 Sq. Ft.)	24,844.3 Sq. Ft.	24,945 Sq. Ft.
	2. Landscaping is required in the front yard	N/A	N/A
	3. Landscaping is required in side and rear yards adjacent to, or across the street from residential.	YES	YES
	1. Site plans requiring more than 12 spaces required to have 50 sq. ft. of landscaping per space. (10 Parking Spaces)	3,500 Sq. Ft.	4,810 Sq. Ft.
Landscaping of Parking Lots	2. No parking space further than 60' from landscaped area on site.	YES	YES
	3. Parking rows 12 spaces or longer shall have landscaped islands at end.	YES	YES
	4. All parking rows shall have landscaped areas at least every 12 spaces.	YES	YES
	1. Required screening in strip at least 6' wide, plants 3' in height when planted.	N/A	N/A
Visual Screening	2. One Flowering Tree per 20 Ln. Ft. of Screening	N/A	N/A
	1. At least 50% of required front yard developed as landscaped buffer	N/A	N/A
	2. Landscape Buffer Width	N/A	N/A
	3. Trees required in buffer, in groves or belts on a 30' - 40' spacing	N/A	N/A
Landscaping of Street Frontages	4. Required trees at least 3" in caliper	N/A	N/A
	5. At least 4' meandering concrete walkway on perimeter when adjacent to thoroughfare.	N/A	N/A
Element	Desirable	Required	Provided
	(Each development must select 4 of the 8 desirables listed below)		
Landscaping in Required Yards	1. Landscaping that exceeds the minimum by 10%.	1,243 Sq. Ft.	9,937 Sq. Ft.
	2. Landscaping in side and rear yard not otherwise required.	370 Sq. Ft.	14,455 Sq. Ft.
	1. Landscaping 10% or more in excess of 50 sq. ft./space.	370 Sq. Ft.	1,790 Sq. Ft.
	2. Parking lots with no space further than 40 feet from a landscaped area.		
Landscaping of Parking Lots	3. Landscaped pedestrian connection to main entrance.		
	1. Use of rock walls or other natural landscape features.	YES	YES
	2. Increase in minimum width of landscape buffer by 20%.		
	3. Provision of special benches, pedestrian lighting other streetscape elements.		

PROJECT NAME: **WYLIE DISCOUNT AUTO**
PROJECT NUMBER: **28-008**
REVISIONS:
CITY COMMENTS 7/27/26
REVISED BASE PLAN 8/12/26

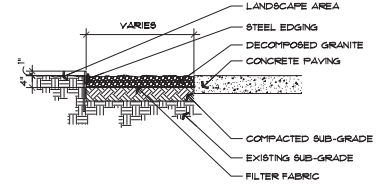
WYLIE DISCOUNT AUTO
2021 N. STATE HWY 78
WYLIE, TEXAS

PROJECT NAME: **WYLIE DISCOUNT AUTO**
2021 N. STATE HWY 78
WYLIE, TEXAS

RICKY D. PETTY
LANDSCAPE ARCHITECT
7730 ALTO CARO DRIVE
DALLAS, TEXAS 75249
PHONE: (214) 648-6389
e-mail: rdp@rdpetty.com

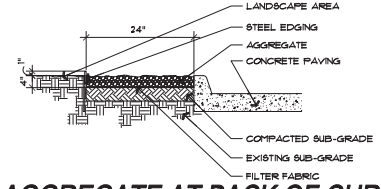
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DATE: **JULY 06, 2028**
SCALE: **1" = 30'-0"**
SHEET

973



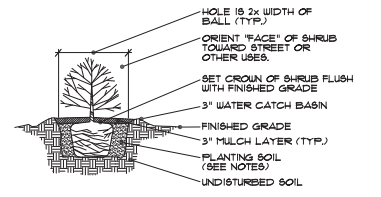
4 DECOMPOSED GRANITE

SCALE: NONE



3 AGGREGATE AT BACK OF CURB

SCALE: NONE



2 SHRUB PLANTING

SCALE: NONE

ROOT ANCHOR ITEM	ROOT BALL & CONTAINER SIZE	ANCHOR INSTALLATION DEPTH	QUANTITY & ANCHOR SIZE
15-BG	10 / 15 Gallon or 17" root ball	12" - 18" Minimum Depth	3 - V8B Anchors
30-BG	20 / 30 Gallon or 22" root ball	18" - 24" Minimum Depth	3 - V8B Anchors
45/65-BG	45 / 65 Gallon or 27-30" root ball	24" - 30" Minimum Depth	3 - V8B Anchors
100-BG	95 / 100 Gallon or 36" root ball	30" - 36" Minimum Depth	3 - V8B Anchors
150-BG	150 Gallon or 42" root ball	40" Minimum Depth	3 - V8B Anchors
200-BG	200 Gallon or 48" root ball	40" Minimum Depth	3 - V8B Anchors
300-BG	300 Gallon or 58" root ball	40" Minimum Depth	3 - V8B Anchors
CUSTOM-BG	Root Balls larger than 60"	TBD	

CHECK PERCOLATION RATE. INSTALL TREE SUMP IF UNACCEPTABLE FOR GUARANTEE.
WRAP RED OAK, LIVE OAK & CADDIS MAPLE TREE TRUNKS W/ BURLAP, STARTING AT BASE OF TRUNK EXTENDING UP TO BOTTOM BRANCHING.

ROOT ANCHOR INSTALLATION:

- STEP 1:
- SET TREE IN PLANTING PIT
 - PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT BALL
 - CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE
 - ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF U-BRACKET
- STEP 2:
- DRIVE ANCHOR STRAIGHT DOWN INTO UNDISTURBED SUBBASE SOIL
 - SEE CHART FOR RECOMMENDED DEPTHS PER TREE SIZE
- STEP 3:
- REMOVE DRIVE ROD
 - REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS
 - PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR OR 6" OR 1" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE ANCHOR.
 - PLACE 'S' HOOK OVER THE END OF THE U-BRACKET
 - PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RING BITE INTO TOP OF ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF ROOT BALL
 - TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY

1 TREE PLANTING

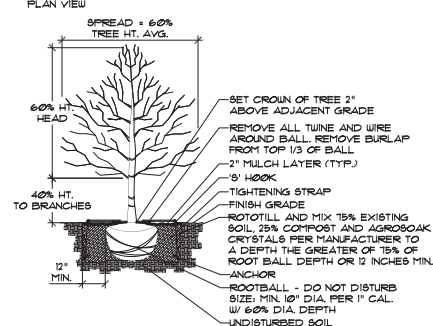
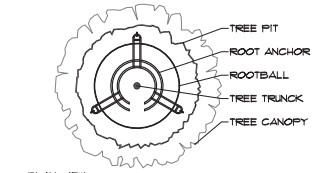
SCALE: NONE

- SIZE:
1/8" X 4" THICK
- FINISH LEGEND:
(GR) GREEN-ELECTROSTATICALLY APPLIED BAKED ON PAINT, MEETS AAMA 2603
- NOTES:
1. INSTALL PER MANUFACTURER'S INSTALLATION GUIDELINES
 2. 8"-0" SECTIONS TO INCLUDE (3) 12" METAL STAKES.
 3. 16"-0" SECTIONS TO INCLUDE (5) 12" METAL STAKES.
 4. CORNERS - CUT BASE EDGING UP HALF WAY AND FORM A CONTINUOUS CORNER.

- STEEL EDGING
- TOP OF EDGING TO BE MAXIMUM 0" ABOVE SURFACE MATERIAL
- BED MEDIA/AGGREGATE
- COMPACT GRADES ADJACENT TO EDGING TO AVOID SETTLING
- SUB-BASE MATERIAL
- 12" METAL STAKES TO LOOK INTO PREFORMED LOOPS ON THE EDGING

5 EDGING

SCALE: NONE



TREE PLANTING DETAIL

(2 1/2" CAL. OR LARGER)



POST OFFICE BOX 380432
DUNCANVILLE, TEXAS 75138
phone: 214-245-8024
e-mail: d3architecture@yahoo.com

PROPOSED PLANS FOR
MEGA DISCOUNT TIRES
AUTO REPAIR PHASE 2
2021 STATE HWY 78
WYLIE, TEXAS 75098

REVISION	
ISSUE DATE	
JULY 06 2026	
PROJECT NUMBER	
2025.0728.006	
SHEET TITLE	

ELEVATIONS

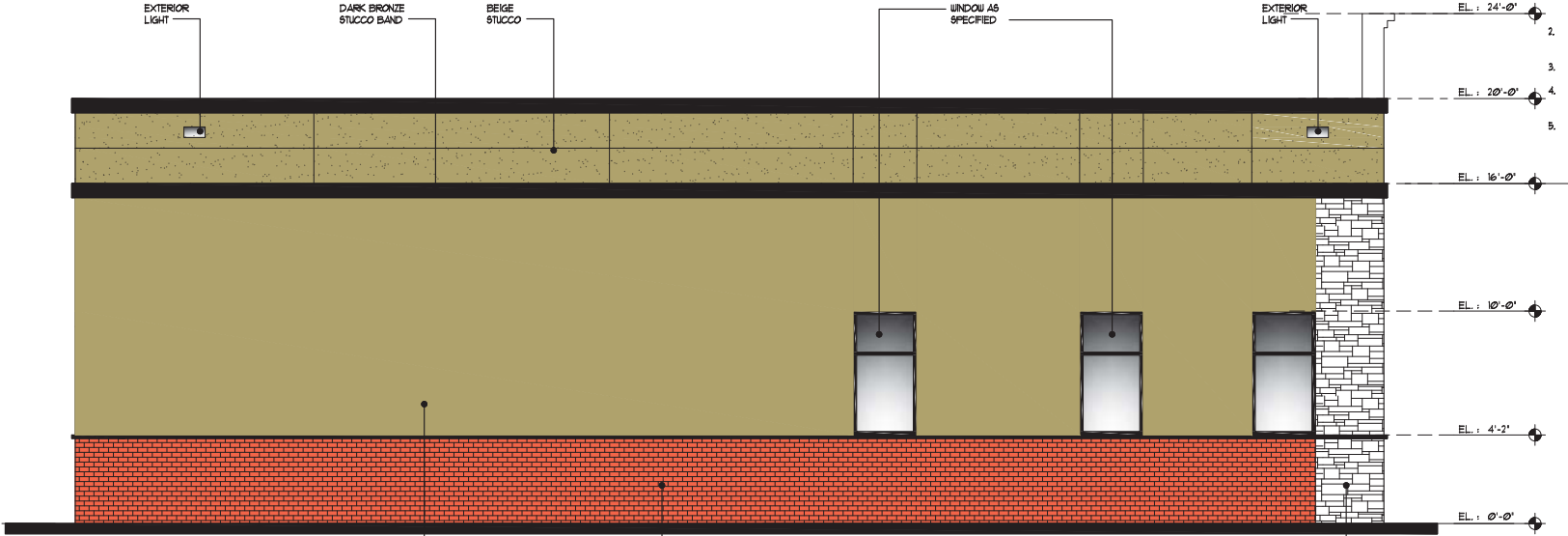
SHEET _____ OF X
AE-02

FACADE PLAN NOTES:

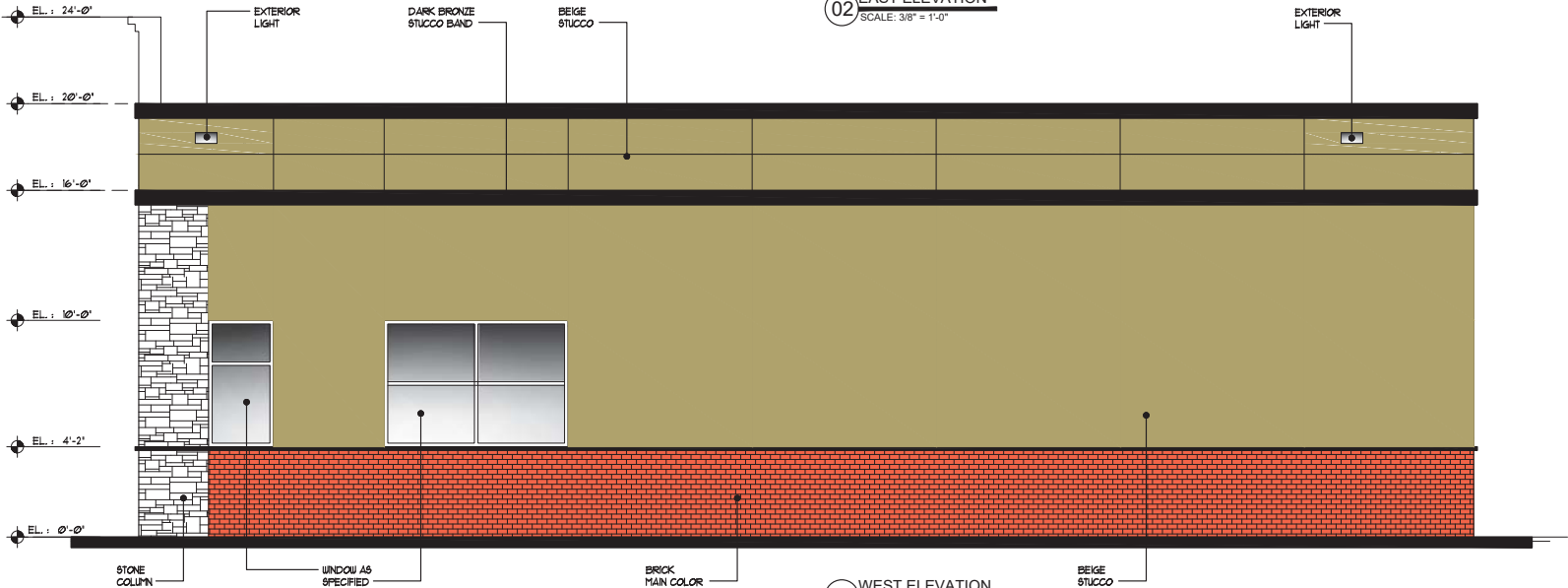
1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
3. WHEN PERMITTED EXPOSED UTILITY BOXES SHALL BE PAINTED TO MATCH THE BUILDING. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
4. ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE STATED BY THE CHIEF BUILDING OFFICIAL.

EAST FACADE	
MATERIAL	PERCENTAGE (%)
BRICK VENEER	19.21%
ALUMINUM WINDOWS	4.33%
STONE VENEER	4.03%
STUCCO CORNICE	1.06%
STUCCO BAND	4.26%
STUCCO	67.05%
TOTAL:	100.0%

WEST FACADE	
MATERIAL	PERCENTAGE (%)
BRICK VENEER	19.21%
ALUMINUM WINDOWS	9.53%
STONE VENEER	4.03%
STUCCO CORNICE	1.06%
STUCCO BAND	4.26%
STUCCO	65.85%
TOTAL:	100.0%



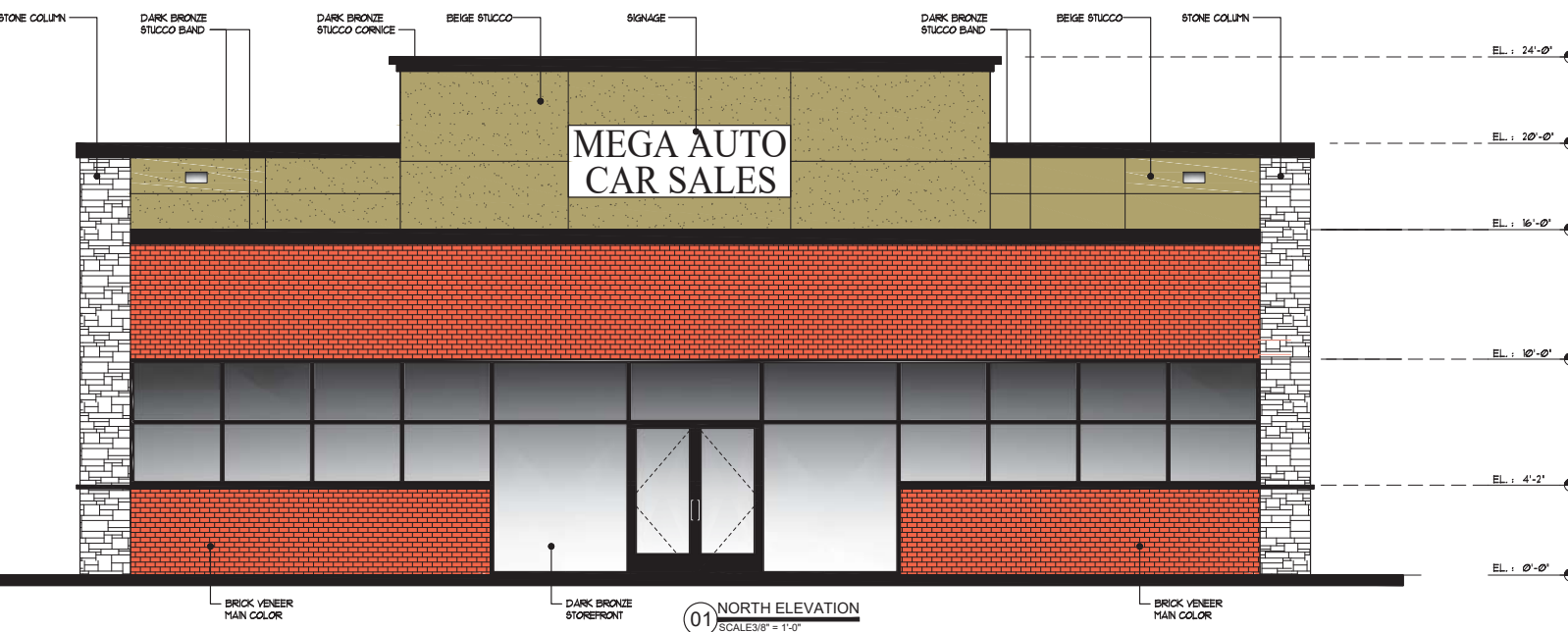
02 EAST ELEVATION
SCALE: 3/8" = 1'-0"



01 WEST ELEVATION
SCALE: 3/8" = 1'-0"

1. THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY. ALL BUILDING PLANS REQUIRE REVIEW AND APPROVAL BY DEVELOPMENT SERVICES.
2. ALL MECHANICAL UNITS SHALL BE SCREENED FROM PUBLIC VIEW AS REQUIRED BY THE ZONING ORDINANCE.
3. WHEN PERMITTED EXPOSED UTILITY BOXES SHALL BE PAINTED TO MATCH THE BUILDING.
4. ALL SIGNAGE AREAS AND LOCATIONS ARE SUBJECT TO APPROVAL BY DEVELOPMENT SERVICES.
5. ROOF ACCESS SHALL BE PROVIDED INTERNALLY, UNLESS OTHERWISE STATED BY THE CHIEF BUILDING OFFICIAL.

SOUTH FACADE	
MATERIAL	PERCENTAGE (%)
BRICK VENEER	7.41%
METAL DOOR	1.87%
STUCCO	5.11%
STUCCO CORNICE	5.71%
STUCCO BAND	0.89%
METAL OVERHEAD DOORS	32.95%
TOTAL:	100.02%



PROPOSED PLANS FOR
MEGA DISCOUNT TIRES
AUTO REPAIR PHASE 2
2021 STATE HWY 78
WYLLIE, TEXAS 75098

REVISION

ISSUE DATE
JULY 06 2026

PROJECT NUMBER
2025.0728.006

SHEET TITLE

ELEVATIONS

SHEET OF X
AE-02

EXHIBIT "C"
MEGA DISCOUNT AUTO
CONDITIONS FOR SPECIAL USE PERMIT

I. PURPOSE

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

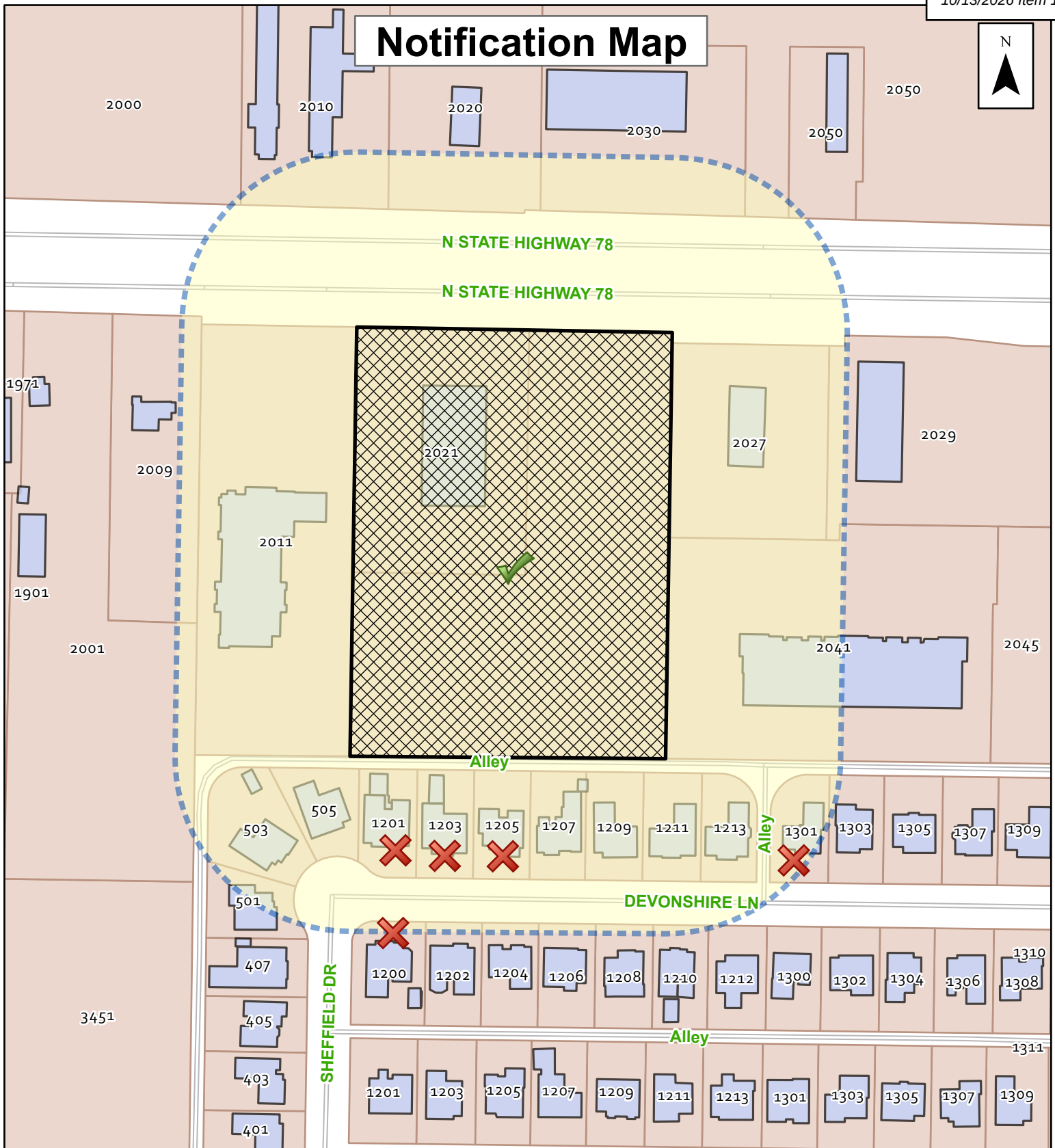
II. GENERAL CONDITIONS

1. The site shall be developed and uses allowed shall be in accordance with Commercial Corridor (CC) design standards, as provided in Article 4 and 5 of the City of Wylie Zoning Ordinance as adopted July 2026, except as specifically provided herein.
2. This Special Use Permit shall not affect any regulations of the Commercial Corridor District (CC) set forth in Articles 4 and 5 of the Comprehensive Zoning Ordinance (adopted as of July 2026), except as specifically provided herein.
3. The design and development of the Mega Discount Auto shall be in accordance with Section III below and the Zoning Exhibit (Exhibit "B").

III. SPECIAL CONDITIONS

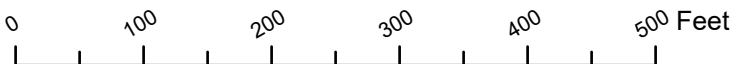
1. This Special Use Permit shall replace Special Use Permit Ordinance No. 2023-04 and shall rescind all vehicle sale allowances on Lot 1, Block A of Wylie Auto Addition.
2. This Special Use Permit shall allow for an automobile repair (minor) use within the Commercial Corridor District on both Lot 1 and Lot 2, Block A of Wylie Auto Addition as generally shown on the Zoning Exhibit (Exhibit B).
3. This Special Use Permit shall allow for a vehicle display and sale use within the Commercial Corridor District only on Lot 2, Block A of Wylie Auto Addition as generally shown on the Zoning Exhibit (Exhibit B).
4. The Zoning Exhibit (Exhibit B) shall serve as the Site Plan for the development. Approval of the SUP shall act as site plan approval.

Notification Map



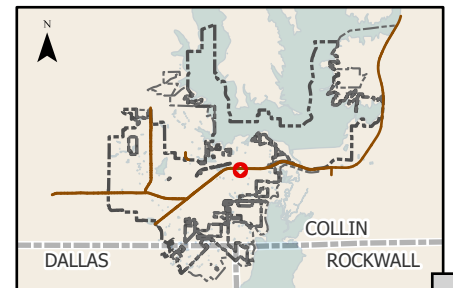
ZONING CASE:
ZC 2026-11 Mega Discount Tires

 SUBJECT property  200 foot Notification Buffer



Date: 8/27/2026

COMPILED BY: G STAFFORD





Public Comment Form

First Name *

Thomas

Middle Name

Arnold

Last Name *

Henscheid

Address *

Street Address

710 Hammond

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-11 2021,2023&2025 N St. Hwy 78

Response *

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

Comments

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

Signature *

Date of Signature

9/22/2026



Public Comment Form

First Name *

Juwaitar

Middle Name

Last Name *

Muhammad

Address *

Street Address

2507 Elaine Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-11 2021,2023&2025 N St. Hwy 78

Response *

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

Comments

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

Signature *

Date of Signature

9/9/2026



Public Comment Form

First Name *

Richard

Middle Name

Last Name *

Miller

Address *

Street Address

1201 Devonshire Ln

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098-5284

Case # *

ZC2026-11 2021,2023&2025 N St. Hwy 78

Response *

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

Comments

A tire shop with it's impact wrenches, and air compressor will create unbearable noise levels to the homes on Devonshire Lane in the vicinity of this proposed location.. I request that any changes to the zoning allowing the placement of a tire shop so close to private residences, be denied.

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

Signature *

Date of Signature

9/14/2026



Public Comment Form

First Name *

Walter

Middle Name

Last Name *

Justice

Address *

Street Address

1205 Devonshire Ln

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-11 2021,2023&2025 N St. Hwy 78

Response *

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

Comments

I have sincere and serious concerns regarding the proposed ZC 2026-11 rezoning and construction due to the potential for negative impacts to my property and/or person(s) as described below.

A. Devaluation of my home's worth and desirability.

B. Residential privacy invasion resulting from:

1. Site lighting
2. Site noise from equipment, machinery, or vehicular or other traffic
3. Site cameras
4. Pollutants from industry used chemicals and gases waterborne/airborne or otherwise
5. Additional concerns not currently listed or still being researched

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

Signature *

Walter Justice

Date of Signature

9/9/2026



Public Comment Form

First Name *

Gary

Middle Name

W

Last Name *

Smith

Address *

Street Address

1200 Devonshire Ln

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-11 2021,2023&2025 N St. Hwy 78

Response *

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

Comments

This area was bomarded with an unwanted car lot in the train yard, we really don't want another car lot on the south side of Hwy 78.

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

Signature *

Date of Signature

9/8/2026



Public Comment Form

First Name *

Dalip

Middle Name

Last Name *

Kavazi

Address *

Street Address

1203 Devonshire Ln

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-11 2021,2023&2025 N St. Hwy 78

Response *

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

Comments

I am opposed to the proposed special zoning because the property is only about 200 feet from my home. I am concerned that the proposed zoning could negatively affect the safety, privacy, quiet enjoyment, and overall character of my neighborhood.

Because of the close proximity to my home, I believe the potential increase in traffic, noise, lighting, activity, and other impacts should be carefully considered before any zoning change is approved. A change of this type could have a direct and significant effect on nearby residents and our quality of life.

I respectfully ask the zoning authorities to consider the concerns of the residents who live immediately adjacent to and near this property. Given that my home is approximately 200 feet away, I believe additional protections, restrictions, or an alternative location should be considered rather than approving the proposed special zoning as requested.

For these reasons, I respectfully oppose the proposed special zoning and ask that my conce

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

Signature *

Date of Signature

9/8/2026



Public Comment Form

First Name *

Valbona

Middle Name

Last Name *

Kavazi

Address *

Street Address

1203 Devonshire Ln

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-11 2021,2023&2025 N St. Hwy 78

Response *

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

Comments

I am opposed to the proposed special zoning because the property is only about 200 feet from my home. I am concerned that the proposed zoning could negatively affect the safety, privacy, quiet enjoyment, and overall character of my neighborhood.

Because of the close proximity to my home, I believe the potential increase in traffic, noise, lighting, activity, and other impacts should be carefully considered before any zoning change is approved. A change of this type could have a direct and significant effect on nearby residents and our quality of life.

I respectfully ask the zoning authorities to consider the concerns of the residents who live immediately adjacent to and near this property. Given that my home is approximately 200 feet away, I believe additional protections, restrictions, or an alternative location should be considered rather than approving the proposed special zoning as requested.

For these reasons, I respectfully oppose the proposed special zoning and ask that my conce

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

Signature *

Date of Signature

9/8/2026



Public Comment Form

First Name *

Mohideen

Middle Name

F

Last Name *

Buharie

Address *

Street Address

1301 Devonshire Ln

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-11 2021,2023&2025 N St. Hwy 78

Response *

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

Comments

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

Signature *

Mohideen Faisal Buharie

Date of Signature

9/8/2026



Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Planned Development - Commercial Corridor District (PD-CC) to Planned Development - Commercial Corridor (PD-CC) to allow for an additional drive-through restaurant and a health club on 10.485 acres generally located on the southeast corner of State Highway 78 and Kreymer Lane (ZC 2026-12).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: SCSD-FINNERLL, LTD

APPLICANT: Claymoore Engineering

The applicant is requesting to amend the Kreymer Retail Planned Development 2023-18 on 10.485 acres located on the southeast corner of State Highway 78 and Kreymer Lane to allow for an additional drive-through and a revised zoning exhibit with a health club user on lots 7-8.

The Kreymer Retail Planned Development 2023-18 was approved by the City Council in April 2023 and allowed for the development of three drive-thru service restaurants on Lots 1, 2 and 4. This proposal contains a revised zoning exhibit with an additional drive-through on Lot 3.

Since the P&Z Commission recommendation, staff has had access to the proposed site plan for the health club. Due to the height of the health club building (29' at roofline) and the proximity to residential zoned property to the south, Section III.7 has been added to the development conditions that allows the building height while allowing a 50' minimum setback with no windows allowed above 12'. Normally, the zoning ordinance requires a 3:1 slope for the setback of all commercial buildings adjacent to a residentially zoned property. The properties to the south are zoned AG/30 and have single family homes on nearly two acre lots with homes set toward the front build lines. The 3:1 slope would require a setback of almost 90'. This condition allows for the health club to stay at the proposed height of 29' while providing some provision for privacy for the adjacent property owners.

All other requirements from the current PD remain in place.

If the zoning change is approved, the proposed uses shall be required to submit site plan and plat applications for separate review and approval. However, the development provides fire lanes and fire hydrants throughout the site and is in compliance with fire code requirements.

The properties adjacent to the subject property are zoned commercial to the north, west and east and Agricultural to the south.

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

Notices were sent to 27 property owners within 200 feet as required by state law. At the time of posting no responses were returned in favor with one in opposition of the request.

P&Z Commission Discussion

The Commission voted 5-0 to recommend approval.

Locator Map



future EAST PARK BOULEVARD

NORTH STATE HIGHWAY 78



KREYMER LANE



ZONING CASE:
ZC 2026-12 Kreymer Retail

 SUBJECT property

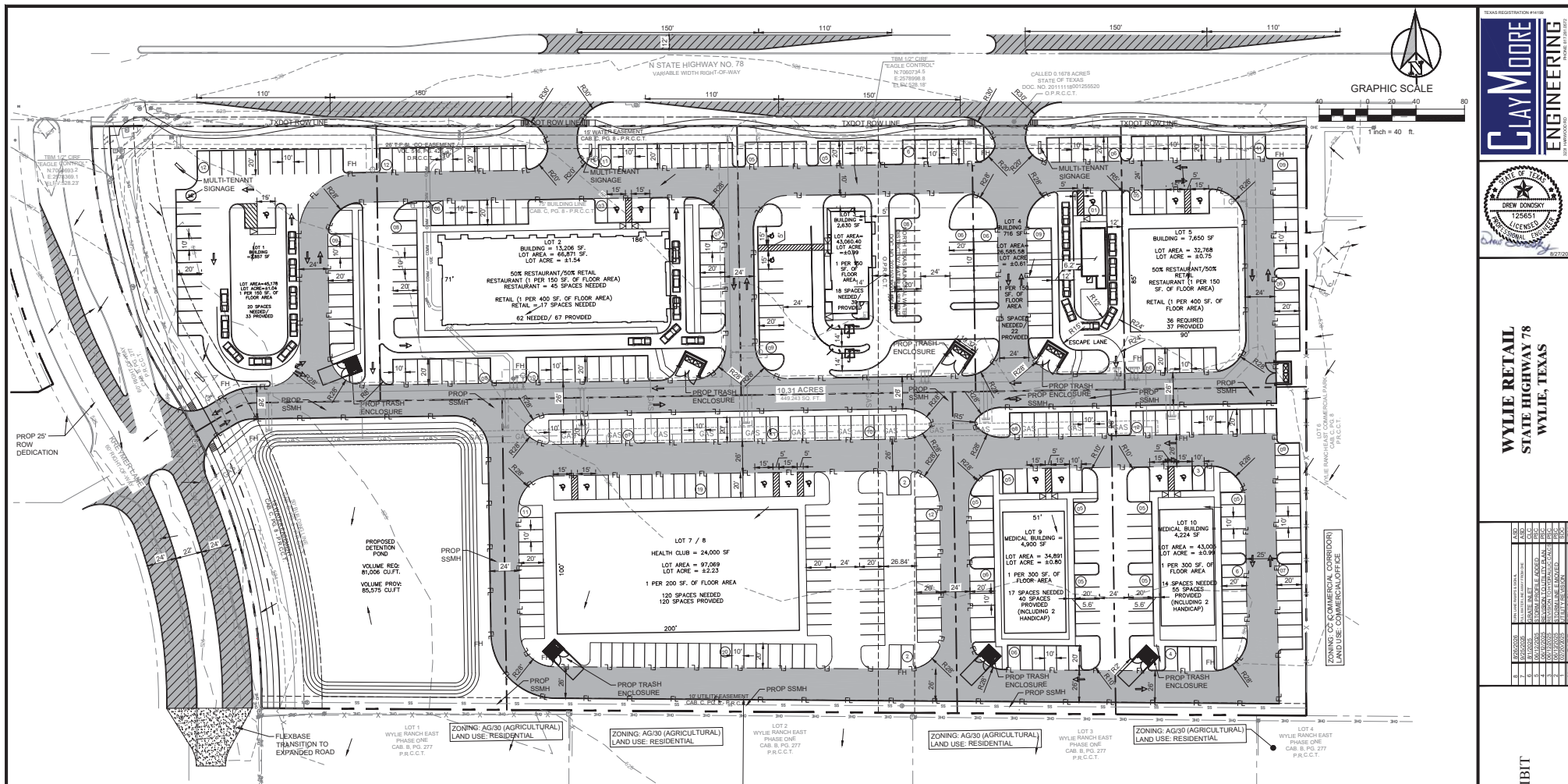
0 100 200 300 400 500 600 700 800 900 1,000 Feet



Date: 8/31/2026

COMPILED BY: G STAFFORD



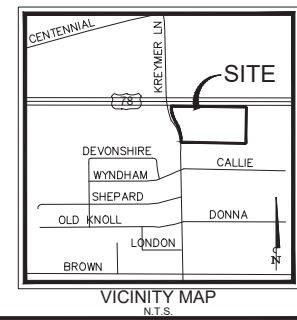
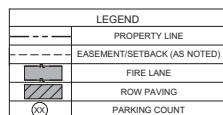


FLOODPLAIN NOTE

NO PORTION OF THIS TRACT LIES WITHIN A 100-YEAR FLOOD PLAIN, OR IN A FLOOD HAZARD AREA ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP NUMBER 48085C0420J, WITH EFFECTIVE DATE OF JUNE 2, 2009

OVERALL CURRENT ZONING: CC - COMMERCIAL CORRIDOR
OVERALL PROPOSED ZONING: PD - PLANNED DEVELOPMENT
(MINOR AUTO AS SUP)

SITE DATA SUMMARY																
LOT	PROPOSED ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BUILDING AREA (SQ. FT.)	BLDG. HGT. (FT. & ST.)	LOT COVERAGE		FLR AREA RATIO		PARKING				HANDICAP SP.	
							REQ.	PROV.	REQ.	PROV.	REQ.	PROV.	REQ.	PROV.		
1		RESTAURANT	1.04	45,178	2,857	20' - 1 STORY	50% MAX	6.3%	0.5:1 MAX	0.06:1	1 SPACE / 150 SF		19	33	1	1
2		RETAIL/RESTAURANT	1.54	66,871	13,306	20' - 1 STORY	50% MAX	19.7%	0.5:1 MAX	0.21:1	1 SPACE / 400 SF (RETAIL) 1 SPACE / 250 SF (RESTAURANT)		62	67	2	2
3		RESTAURANT	0.99	43,000	2,630	20' - 1 STORY	50% MAX	6.1%	0.5:1 MAX	0.1:1	1 SPACE / 150 SF		18	39	2	2
4		RESTAURANT	0.61	26,586	736	20' - 1 STORY	50% MAX	2.7%	0.5:1 MAX	0.05:1	1 SPACE / 150 SF		5	25	1	1
5		RETAIL	0.75	32,768	7,650	20' - 1 STORY	50% MAX	23.3%	0.5:1 MAX	0.16:1	1 SPACE / 400 SF		36	37	2	2
6		DETENTION POND	-	-	-	-	-	-	-	-	-		-	-	-	-
7 & 8		Health Club	2.23	97,069	24,000	38' - 2 STORY	50% MAX	24.7%	0.5:1 MAX	0.25:1	1 SPACE / 200 SF		120	120	5	5
9		MEDICAL OFFICE	0.80	34,851	4,900	20' - 1 STORY	50% MAX	14.0%	0.5:1 MAX	0.16:1	1 SPACE / 400 SF		17	40	2	2
10		MEDICAL OFFICE	0.99	43,005	4,224	20' - 1 STORY	50% MAX	9.8%	0.5:1 MAX	0.34:1	1 SPACE / 400 SF		14	55	2	2



WYLIE RETAIL		ZONING EXH-1
CASE #:		
<u>OWNER:</u>		
SCSD-FINNERLL, LTD 14114 DALLAS PARKWAY DALLAS, TX 75254 PH: 214.483.0400		
CONTACT NAME: CARY ALBERT		
<u>APPLICANT:</u>		
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #456 BEDFORD, TX 76021 PH: 817.281.0572		
CONTACT NAME: DREW DONOSKY		
<u>LEGAL DESCRIPTION:</u>		
BEING 10.485 ACRES TRACT OF LAND SITUATED IN THE FRANCISCO DE LA PENA SURVEY, C-10, DISTRICT NO. 488, CITY OF WYLIE, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOTS 1, 3, & 4 AND 5 OF WYLIE RANCH EAST COMMERCIAL, PARK AN ADDITION TO THE CITY OF WYLIE, DESCRIBED BY THE PLAT RECORDED IN CACKETT C. PAGE 8 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS		
CITY:		STATE:
WYLIE		TEXAS
COUNTY:	SURVEY:	ABSTRACT NO:
COLLIN	FRANCISCO DE LA PENA	688
File No:		2022-04

PLOTTED BY: DREW DONOSKY
PLOT DATE: 8/27/2026 12:34 PM
LOCATION: Z:\PROJECTS\2022-044 ID STUDIO WYLE RETAIL\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 8/27/2026 12:33 PM

Kreymer Retail

EXHIBIT "C"

CONDITIONS FOR PLANNED DEVELOPMENT

I. PURPOSE:

The purpose of this Planned Development is to create a commercial environment with a focus on commerce, dining and office uses.

II. GENERAL CONDITIONS:

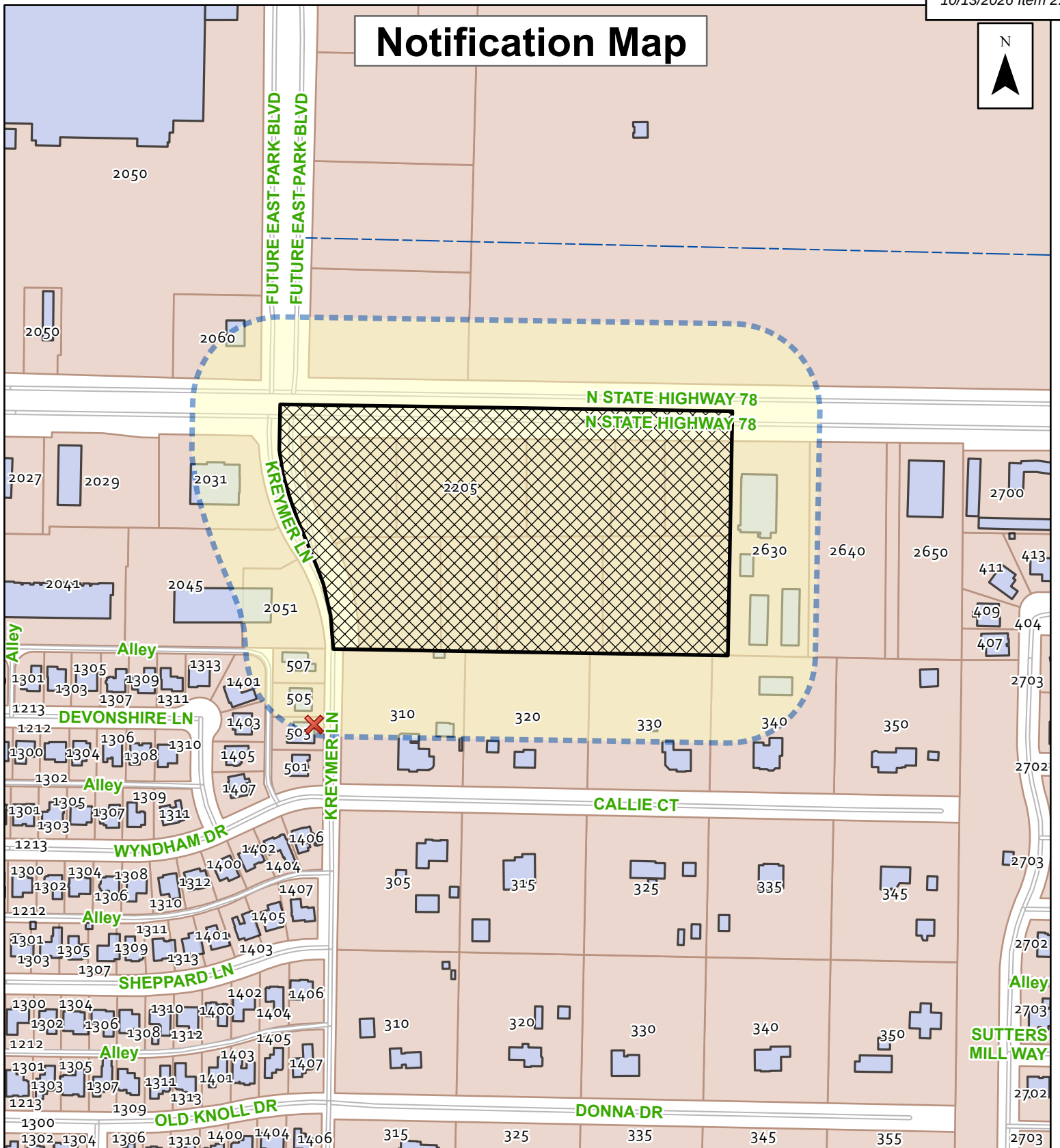
1. Unless otherwise explicitly stated in the PD, all variations are from the City of Wylie's Zoning Ordinance as amended April 2021.
2. This Planned Development shall not affect any regulations of the aforementioned Zoning Ordinance except as specifically provided herein.
3. The underlying zoning for this Planned Development District shall be Commercial Corridor (CC).
3. The development shall be in general conformance with the Zoning Exhibit.

III. SPECIAL CONDITIONS:

1. The following uses as defined in the Commercial Corridor District (CC) shall be expressly permitted by-right on the subject property:
 - a. Convenience Store
 - b. Drive-In or Drive-Thru Service (Lots 1, 2, 3 and 4, only)
 - c. Food Truck Parking
 - d. Alcohol/Liquor Uses, which shall be exempt from distance requirements from churches, public hospitals, public schools and private schools
 - e. Health Club
2. The following uses as defined in the Commercial Corridor District (CC) shall be expressly prohibited on the subject property:
 - a. Sexually Oriented Business
 - b. Equipment Rental

- c. Automobile Rental
 - d. Car Wash
 - e. Vehicle Display, Sales or Service
 - f. Any and all uses listed under Sections 5.2.H and 5.2.I of the Zoning Ordinance
3. Lots 1, 2, and 4 shall have a minimum building size of 1,800 sq ft., 13,000 sq ft., and 800 sq ft., respectively.
 4. Section 22-448.a(4) of the Sign Ordinance shall be amended to allow for off premises signage for all pad sites within the Planned Development to allow for multi-tenant signage on Lot 1, Lot 2, & Lot 4 as generally shown on the Zoning Exhibit.
 5. Section 3.1.B(4) of the Subdivision Regulations shall be amended to allow for a 24' access easement connecting to Kreymer Lane to replace the requirement of requiring 30' of street frontage for lots 7-10 of the Zoning Exhibit.
 6. The development shall provide screening along the southern border with the planting of ornamental trees and a hedge 3' in height.
 7. Section 7.1.D.1(a) shall be amended to, "When adjacent to a residential zoned property, no building in this planned development district shall exceed a height of 35 feet at the roof line and shall have a minimum rear setback of 50 feet. No windows facing the rear setback shall be allowed above 12 feet.

Notification Map



ZONING CASE:
ZC 2026-12 Kreymer Retail

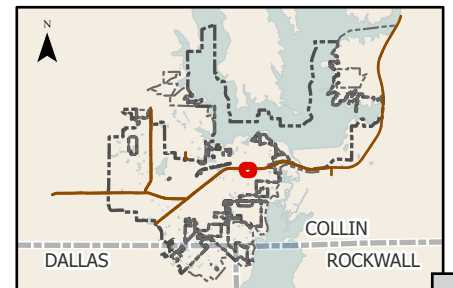
 SUBJECT property  200 foot Notification Buffer

0 100 200 300 400 500 Feet



Date: 8/31/2026

COMPILED BY: G STAFFORD





Public Comment Form

First Name *

Christy

Middle Name

Lin

Last Name *

Stephen's-Roy

Address *

Street Address

503 N Kreymer Ln

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-12 SE Corner of Kreymer Ln. and SH78

Response *

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

Comments

We grew up in Wylie and have now inherited this home after caring for my parents. We've watched the growth and love most of it but now our street is an unmonitored drag strip of annoyance. Our mailbox has been hit 3x in 10 yrs and is just a matter of time until a car comes thru our home. We say, "No" to this proposal. Thank you and God bless.

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

Signature *

Date of Signature

9/13/2026



Wylie City Council

AGENDA REPORT

Department: City Manager
 Prepared By: Renae' Ollie

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Planned Development Single-Family District (PD2017-04) to Planned Development Single-Family (PD/SF) to remove references, rights and obligations with respect to the Stonehaven House. Property generally located at the northwest corner of Ballard Avenue and Alanis Drive. (ZC 2026-13).

Recommendation

Motion to approve the Item as presented.

Discussion

In preparing the necessary documents to move forward with the relocation of the historic Stonehaven House, staff is presenting an amendment to Ordinance No. 2017-04 to remove all references to the Stone House within the body of the ordinance. At the direction of the city attorney, it has been recommended that the ordinance regulating Stone Ranch Subdivision be amended.

The city attorney's office conducted a title search on the property that reflected a 10' utility easement and the noted restrictive covenant documents on title, but nothing else. The restrictive covenant documents (CC&Rs), as filed with Collin County, reflect language stating that the Stone Family House is *an integral part of the residential property*. The CC&Rs are not regulated nor enforceable by the City. Staff reached out to the HOA leadership asking if they would be amenable to amending their regulations to remove all reference to the Stone House. They are working on getting this through the membership. At the time of posting, they had secured 38 votes in favor of amending their CC&Rs.

A summary of the proposed ordinance changes are as follows:

- ~~The Stone Family House will be moved to a Park on the property.~~
- ~~The allowed uses for the Stone House shall be categorized as Accessory Community Center and defined as being an integral part of a residential project that is used as a place of public meeting, recreation, or social activity, regardless of ownership.~~
- ~~Wylie Historical Society responsibilities include:~~
 - a. ~~Maintain the Stone Family House.~~
 - b. ~~Take ownership of the Stone Family House~~
 - c. ~~Responsible for the security of the Stone family House.~~
 - d. ~~Pay for the electricity used at the Stone Family House.~~
- Open Space Improvements, including 1 Tot Lot, 2 park benches, 2 picnic tables, 1 trash can, ~~move the Stone Family House to the park with a new front and back porch,~~ a total 10-car parking lot with 2 handicap spaces
- ~~Moving Stone Family House with a 10-car parking lot.~~

All other aspects of the ordinance remain in effect.

Staff sent notices to 224 property owners within 200 feet, as required by state law. At the time of posting, 21 responses were received in favor, three in opposition, and one returned with no response noted.

P&Z Recommendation

The Commission voted 4-1 to recommend approval.

Locator Map



ZONING CASE:
ZC 2026-13 Stonehouse Amendment

 SUBJECT property  Wylie City Limit

0 0.1 0.2 0.3 0.4 0.5 Miles



Date: 9/2/2026

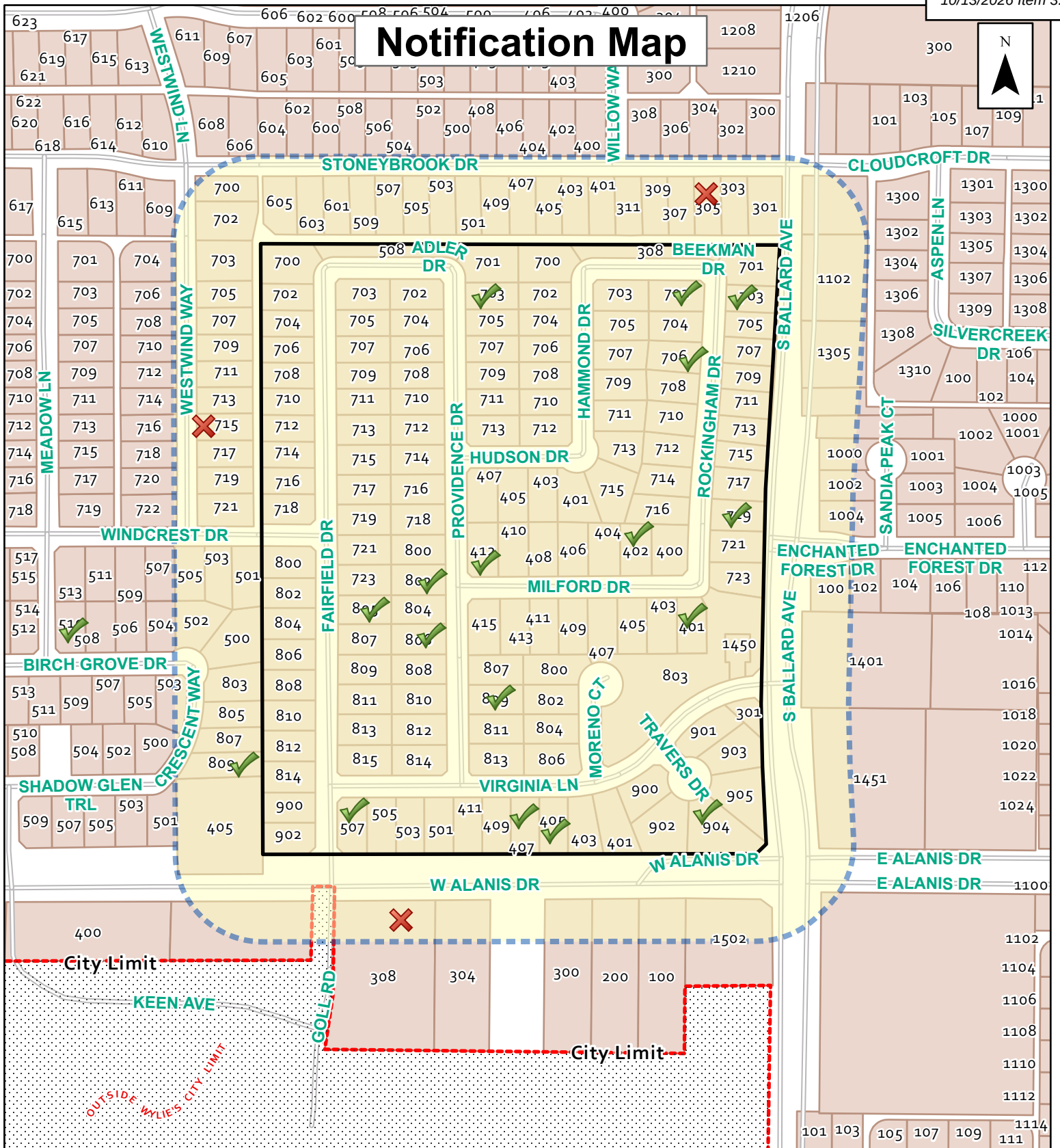
COMPILED BY: G STAFFORD



A summary of the proposed ordinance changes are as follows:

- The Stone Family House will be ~~moved to a Park on the property~~ relocated from the property.
- ~~The allowed uses for the Stone House shall be categorized as Accessory Community Center and defined as being an integral part of a residential project that is used as a place of public meeting, recreation, or social activity, regardless of ownership.~~
- ~~Wylie Historical Society responsibilities include:~~
 - a. ~~Maintain the Stone Family House.~~
 - b. ~~Take ownership of the Stone Family House~~
 - c. ~~Responsible for the security of the Stone family House.~~
 - d. ~~Pay for the electricity used at the Stone Family House.~~
- Open Space Improvements, including 1 Tot Lot, 2 park benches, 2 picnic tables, 1 trash can, ~~move the Stone Family House to the park with a new front and back porch,~~ a total 10 car parking lot with 2 handicap spaces
- ~~Moving Stone Family House with a 10 car parking lot.~~

Notification Map



ZONING CASE:
ZC 2026-13 Stonehouse Amendment

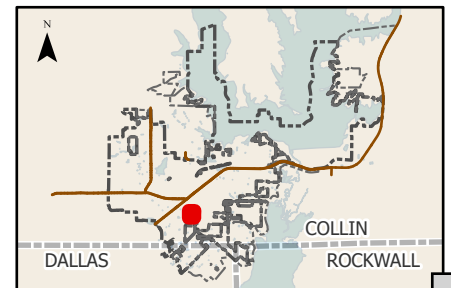
SUBJECT property 200 foot Notification Buffer

0 100 200 300 400 500 Feet



Date: 9/2/2026

COMPILED BY: G STAFFORD





Public Comment Form

First Name *

Suzanne

Middle Name

Last Name *

Tischler

Address *

Street Address

501 Shadow Glen Trl

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

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

Signature *

Date of Signature

9/26/2026



Public Comment Form

First Name *

Paula

Middle Name

Last Name *

McMahon

Address *

Street Address

204 Champion Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

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

Signature *

A black electronic signature on a light gray rectangular background.

Date of Signature

9/13/2026



Public Comment Form

First Name *

Katherine

Middle Name

Last Name *

Zuniga Loaiza

Address *

Street Address

402 Milford

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

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

Signature *

Date of Signature

9/13/2026



Public Comment Form

First Name *

Kathleen

Middle Name

Last Name *

Pagana

Address *

Street Address

407 Virginia Lane

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

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

Signature *

Kathleen Pagana

Date of Signature

9/13/2026



Public Comment Form

First Name *

Kristen

Middle Name

Last Name *

Breland

Address *

Street Address

412 Milford Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

Please remove the Stonehaven house to a better location for its care. It's a significant safety concern for our community & the neighborhood of Stone Ranch.

My son's bus stop is 20 feet away and I worry that because the house is dilapidated & unmonitored that it could harbor illegal drug users or unhoused individuals. Thank you for seeking our feedback & committing to change!!

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

Signature *

Date of Signature

9/14/2026



Public Comment Form

First Name *

Yao

Middle Name

Last Name *

Chen

Address *

Street Address

510 Birch Grove drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

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

Signature *

Date of Signature

9/13/2026



PUBLIC COMMENT FORM

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

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

X

I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2026-13.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2026-13.

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

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, September 15, 2026 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, October 13, 2026 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Larry Heath, previous HOA president
(please print)

Address:

507 Virginia Lane
Wylie, TX 75098

Signature:

Larry Heath

Date:

9-12-2026

COMMENTS:

The Stone Ranch-Wylie HOA Board issued a proposal
to the community homeowners to vote to change the
community Covenants, Conditions and Restrictions (CC&Rs)
to make the language suitable for the City of Wylie,
regarding the move of the Stonehaven House. The vote
requires a 67% approval vote, which is very difficult to
achieve. However, to date we have 38 votes for the change and
zero votes against. Also, in 2023, a STONE RANCH PETITION WITH
60 SIGNATURES to move the HOUSE was given to the City.
Everyone wants the house to be moved!

Stone Ranch HOA

Larry Heath HOA Member
507 Virginia Lane
Wylie, TX 75098

October 11, 2022

City of Wylie Parks Department, Kim Mullis, Board Chair

Wylie Historic Review Commission, Kali Patton, Board Member

Council Chambers – 300 Country Club Road, Building 100, Wylie, TX 75098

Dear Board Chair and Members;

The Stone Ranch HOA members, who have signed the attached signature page, want to know the City's plans for the Stonehaven house located at the entrance of the Stone Ranch Community at Ballard and Alanis.

The home has been deteriorating since it was relocated to its current location. The siding is worn and peeling; some windows are broken; all wood is rotting and needs to be restored and painted; and in general, it is in deplorable condition. Plus, it has been broken into several times by youth in the area. It has never been landscaped or maintained in anyway by the owners of the property.

We are directly affected by its condition, and are losing property values because of it. Therefore, we are asking the City of Wylie, to either remove the home and replace it with a memorial, or repair, landscape, and maintain it.

Please respond by mail or email so we can notify our HOA members of your decision.

Sincerely,

Stone Ranch HOA

c/o Larry Heath, member

972-603-8181

Stone Ranch HOA

Signature Page

October 11, 2022

Signature:

Address:

Jany Heath 507 Virginia Lane, Wylie, TX

Monica & Jerey Dawson 707 Rockingham Dr, Wylie, TX

Amy Titchner 814 Stonybrook Dr Wylie TX 75098

Suzanne Tischer 501 Shadow Glen Tr 75098

Kamsi onkenze 518 birch grove Dr 75098

Brenda Malley 525 Windcrest Dr 75098

Alma Malley 525 Windcrest Dr 75098

Mark D. Sinclair 703 Rockingham Dr, 75098

Tamil Farooqi 800 Moxeno Ct Wylie, TX 75098

Xara Cornish 804 Providence Dr Wylie TX 75098

Tewodros Woblesemayat 516 Shadow Glen Trail wylie tx 75098

Justin Floyd 703 Providence Dr Wylie TX 75098

Erin 405 Virginia Ln Wylie TX 75098

Mary Ann 512 Birch grove " "

Hyatt 518 Shadow Glen Trail wylie TX 75098

Stone Ranch HOA

Signature Page

October 11, 2022

Signature:

Address:

Karen Hagan	769 Providence	Wylie
Theresa Miller	713 Providence	Wylie TX 75098
Jeff P. Lang	701 Fairview	Wylie 75098
John P. Lang	708 Fairfield	Wylie 75098
John P. Lang	718 Fairfield Dr.	Wylie 75098
W. Lang	409 Virginia	Wylie 75098
John P. Lang	903 Travers D.	Wylie 75098
John P. Lang	711 Fairfield Drive	
John P. Lang	506 Birch Grove	Wylie 75098
John P. Lang	705 Hammond	Wylie 75098
John P. Lang	407 Hudson	Wylie 75098
John P. Lang	813 Fairview	Wylie 75098
Billie Noble	506 Shadow Glen	Wylie 75098
Horacio Rodriguez	404 Milford	Wylie 75098
Henry Ng	712 Hammond	Wylie 75098
Debra Padua	700 Hammond	Wylie 75098

Stone Ranch HOA

Signature Page

October 11, 2022

Signature:

Address:

[Signature]

523 Birch Grove Dr Wylie, TX 75098

Junita Selgan 809 Fairfield Dr. Wylie TX 75098

[Signature]

50 windcrest

Mary Herscheid 710 Hammond Wylie, TX 75098

Tici Brown 808 Stoneybrook dr Wylie, TX 75098

Isabel Angelina 705 Providence 75098

Pamela & James Paken 701 Providence Dr. Wylie TX 75098

[Signature]

510 Shadow Glen Trl Wylie, TX 75098

[Signature]

702 ROCKINGHAM DR

[Signature]

519 Birch Grove DR

[Signature]

816 Stoneybrook Dr

Dorel Jackson

718 Fairfield Dr Wylie, TX 75098

Nikunna Phun

521 windcrest Dr Wylie TX 75098

[Signature]

810 Providence Dr Wylie TX 75098

William C. Hally

506 Shadow Glen Trl Wylie TX 75098

Stone Ranch HOA

Signature Page

October 11, 2022

Signature:

Address:

<u>Heidi Zettler Brown</u>	<u>802 Providence Wylie 75098</u>
<u>Phillips Bruce</u>	<u>717 Rockingham Dr. Wylie 75098</u>
<u>Julia</u>	<u>715 FAIRFIELD DR. WYLIE 75098</u>
<u>Kay Fied</u>	<u>711 Rockingham Dr Wylie 75098</u>
<u>DHH</u>	<u>503 Shadow Glen Trail Wylie</u>
<u>Christine Hunter</u>	<u>509 Shadow Glen Trail Wylie 75098</u>
<u>Bobbie Smith</u>	<u>415 Milford Dr wylie TX 75098</u>
<u>Bogtygar Akyyer</u>	<u>413 Milford Dr Wylie TX 75098</u>
<u>Michelle</u>	<u>527 SHADOW GLEN Trail, 75098</u>
<u>Kath Pagana</u>	<u>407 Virginia Wylie TX</u>
<u>Denise Halsey</u>	<u>811 Fairfield Drive, wylie TX</u>
<u>DHH</u>	<u>812 Stoneybrook Dr wylie TX</u>
<u>John</u>	<u>709 Hammond, Wylie TX</u>
<u>Carol</u>	<u>502 Birch Grove Dr Wylie TX</u>
<u>Marybeth Blane</u>	<u>502 Birch Grove Dr., Wylie, TX 75098</u>





Public Comment Form

First Name *

Brenda

Middle Name

K

Last Name *

Mallory

Address *

Street Address

525 Windcrest drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

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

Signature *

A black electronic signature, appearing to be 'nm', on a light gray rectangular background.

Date of Signature

9/13/2026



Public Comment Form

First Name *

Mark

Middle Name

Dennis

Last Name *

Sinclair

Address *

Street Address

703 Rockingham Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

This house is really bad shape and need to be moved out of Stone Ranch community. Our homes values are hurting.

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

Signature *

Date of Signature

9/13/2026



Public Comment Form

First Name *

Brittany

Middle Name

Last Name *

Spencer

Address *

Street Address

719 Rockingham

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

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

Signature *

Date of Signature

9/12/2026



Public Comment Form

First Name *

Jennifer

Middle Name

Last Name *

Billings

Address *

Street Address

805 Fairfield Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

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

Signature *

Date of Signature

9/13/2026



Public Comment Form

First Name *

Julia

Middle Name

Last Name *

Collins

Address *

Street Address

809 Providence

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

Please consider maintaining this space once the historic home is moved in order to ensure that the homes and businesses in the area are not damaged or affected negatively.

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

Signature *

Date of Signature

9/13/2026



Public Comment Form

First Name *

Marie

Middle Name

E

Last Name *

Drezek

Address *

Street Address

401 Milord

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

I support the proposed zoning change that would allow the historic home currently located adjacent to my residence to be relocated because it provides an opportunity to:

- Preserve the historic structure rather than allow it to continue deteriorating, allowing the historic home to be properly restored and maintained in an appropriate setting.
- Remove a severely deteriorated structure from its current location
- Improve the appearance and condition of the immediate neighborhood
- Protect the interests and quality of life of surrounding homeowners
-

As a neighboring homeowner, I believe the proposed relocation represents a reasonable balance between historic preservation and the legitimate interests of the surrounding residential properties.

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

Signature *

Marie Drezek

Date of Signature

9/10/2026



Public Comment Form

First Name *

Russell

Middle Name

William

Last Name *

Jarvis

Address *

Street Address

405 Virginia Ln

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

This House is an eyesore to our community.

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

Signature *

Date of Signature

9/10/2026



Public Comment Form

First Name *

Eric

Middle Name

Last Name *

Hatch

Address *

Street Address

702 Rockingham Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

The City of Wylie has failed in their comments to properly maintain the Stone Haven House. This property now should be classified as an Attractive Nuisance. I've seen a number of kids playing on and around the Stone Haven House and a child is bound to be injured at some point. A house in its condition and owned by the city should have never been place near a public park.

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

Signature *

Eric Hatch

Date of Signature

9/11/2026



Public Comment Form

First Name *

Fareedah

Middle Name

M

Last Name *

Abdul-Jabbar

Address *

Street Address

706 Rockingham Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

ZONING CASE # 2026-13. PLEASE REMOVE ASAP!!!

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

Signature *

Date of Signature

9/8/2026



Public Comment Form

First Name *

Heidi

Middle Name

Helene

Last Name *

Zettler-Brown

Address *

Street Address

802 Providence

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

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

Signature *

Date of Signature

9/17/2026



Public Comment Form

First Name *

Alison

Middle Name

Last Name *

O'Barr

Address *

Street Address

806 Providence

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

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

Signature *

A black electronic signature, appearing to read 'Alison O'Barr', is displayed on a light gray rectangular background.

Date of Signature

9/16/2026



Public Comment Form

First Name *

Adis

Middle Name

Last Name *

Colic

Address *

Street Address

809 crescent way

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

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

Signature *

Date of Signature

9/10/2026



Public Comment Form

First Name *

Timothy

Middle Name

Eric

Last Name *

Hulen

Address *

Street Address

904 Travers

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

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

Signature *

Timothy Eric Hulen

Date of Signature

9/10/2026



Public Comment Form

First Name *

Justin

Middle Name

Last Name *

Floyd

Address *

Street Address

703 Providence dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

As a Stone Ranch homeowner I am voting to allow the city to amend our charter to remove that house from the neighborhood frontage.

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

Signature *

Date of Signature

9/15/2026



Public Comment Form

First Name *

Matthew

Middle Name

Last Name *

Milton

Address *

Street Address

305 Stoneybrook Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

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

Signature *

Matthew Milton

Date of Signature

9/11/2026



Public Comment Form

First Name *

Ghassan

Middle Name

Last Name *

Awadallah

Address *

Street Address

308 alanis dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

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

Signature *

Date of Signature

9/19/2026



Public Comment Form

First Name *

Memory

Middle Name

Dawn

Last Name *

Wilks

Address *

Street Address

715 Westwind Way

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

You have an obligation to maintain that home and I for one will do what I can to hold you accountable. That woman left all her money to the city and as soon as the contract was up you sold the property and are collecting tons of taxes on it! Do your job!!!! It was already supposed to be fixed and you haven't held up your end. How dare you!

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

Signature *

Date of Signature

9/8/2026



Public Comment Form

First Name *

Michael

Middle Name

Last Name *

Wilks

Address *

Street Address

715 Westwind Way

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2026-13 1450 S. Ballard Ave.

Response *

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

Comments

The property was donated to the city and was supposed be maintained.

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

Signature *

Date of Signature

9/8/2026



PUBLIC COMMENT FORM

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

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

_____ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2026-13.

_____ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2026-13.

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

Date, Location & Time of
Planning & Zoning
Commission meeting:

Tuesday, September 15, 2026 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, October 13, 2026 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: _____

(please print)

Address: _____

Signature: _____

Date: _____

COMMENTS:



Wylie City Council

AGENDA REPORT

Department: Engineering
Prepared By: Hector Sanchez

Account Code: _____

Subject

Tabled from 09-22-2026

Remove from table and consider

Consider, and act upon, Resolution No. 2026-18(R) authorizing the City Manager to execute an Advanced Funding Agreement (AFA) between the City of Wylie and Texas Department of Transportation (TxDOT) for the Congestion Mitigation Air Quality (CMAQ) Project and Surface Transportation Block Grant (STBG) to Kreymer Lane from State Highway 78 to Crescent Oak Street.

Recommendation

Motion to take no action on this item at this time and defer consideration of the AFA Resolution to a later date pending necessary modifications.

Discussion

Staff recommends taking no action on this item at this time due to a change in the Transportation Improvement Program (TIP) modification. Staff will coordinate with the County regarding the revised funding arrangement and present the AFA Resolution to City Council at a later date once the necessary modifications have been completed.

From September 22nd meeting:

The City of Wylie is requesting to enter into an AFA with TxDOT for the CMAQ, STBG and construction of improvements to Kreymer Lane from SH 78 to Crescent Oak Street.

The project includes paving, sidewalk, sanitary sewer, and storm drain improvements. Roadway improvements include approximately 4,300 LF of two southbound lanes from SH 78 to Mossy Oak Lane and approximately 2,700 LF of a four-lane divided roadway (Secondary Thoroughfare Type C, 100' ROW) from Mossy Oak Lane to Crescent Oak Street, including a roundabout at the Kreymer Lane and Stone Road intersection.

Utility improvements include approximately 2,200 LF of 10-inch sanitary sewer from SH 78 to Brown Street and a new traffic signal at Kreymer Lane and Brown Street. Storm drainage improvements include new inlets along the northbound lanes from SH 78 to Mossy Oak Lane, connections to the existing storm drain system and a new storm drain system from Mossy Oak Lane to Crescent Oak Street with an outfall approximately 800 LF west of the Kreymer Lane/Stone Road intersection.

The total design cost is \$3,163,380.00, as provided by Teague Nall and Perkins (TNP), with 50% funded by Collin County and the remaining 50% funded by the City. The Regional Transportation Council (RTC) approved \$23 million in federal funding for the Kreymer Lane Improvements Project through the 2025 Strategic Transportation Funding Program for FY 2026–2029. Upon approval by TxDOT and the Federal Highway Administration (FHWA), the City will coordinate with TxDOT to initiate the AFA process and access the approved funding. The estimated construction cost is \$20,036,620.00 and

the City will be responsible for 100% of eligible cost overruns beyond the federally obligated amount. The AFA will establish the respective responsibilities and funding obligations between the City of Wylie and TxDOT for the project.

Staff recommends entering into the Advanced Funding Agreement with TxDOT to advance for the Congestion Mitigation Air Quality (CMAQ) Project and Surface Transportation Block Grant (STBG) to Kreymer Lane from SH 78 to Crescent Oak Street.

RESOLUTION NO. 2026-18(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 THE ADVANCED FUNDING AGREEMENT BETWEEN THE CITY OF WYLIE, TEXAS, AND THE TEXAS DEPARTMENT OF TRANSPORTATION FOR THE CONGESTION MITIGATION AIR QUALITY (CMAQ) PROJECT AND SURFACE TRANSPORTATION BLOCK GRANT (STBG) TO KREYMER LANE FROM STATE HIGHWAY 78 TO CRESCENT OAK STREET.

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, the Advanced Funding Agreement between the City of Wylie and the Texas Department of Transportation for the Congestion Mitigation Air Quality (CMAQ) Project and Surface Transportation Block Grant (STBG) to Kreymer Lane from State Highway 78 to Crescent Oak Street.

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 13th day of October, 2026.

Matthew Porter, Mayor

ATTEST TO:

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: Police

Prepared By: Anthony Henderson

Account Code: _____

Subject

Consider, and act upon, Resolution No. 2026-20(R) evidencing support for the Wylie Police Department to establish and manage a training and professional development program in compliance with the Texas Commission on Law Enforcement (TCOLE) guidelines.

Recommendation

Motion to approve the Item as presented.

Discussion

The Wylie Police Department has submitted a request to the Texas Commission on Law Enforcement (TCOLE) to become a training provider. As a part of the TCOLE requirements, the department must establish a Training Advisory Board. In accordance with TCOLE Rule §215.7(f)(1) of the Texas Administrative Code, which explicitly dictates that for an agency academy, board members will be appointed by the chief administrator, as defined by the Texas Administrative Code Title 37, Part 7, Chapter 211, Rule §211.1. The Chief of Police is authorized to take any reasonable and necessary action to effectuate the direction and intention of this Resolution.

This resolution shall take effect immediately upon its passage.

RESOLUTION NO. 2026-20(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, EVIDENCING SUPPORT FOR THE WYLIE POLICE DEPARTMENT TO ESTABLISH AND MANAGE A TRAINING AND PROFESSIONAL DEVELOPMENT PROGRAM IN COMPLIANCE WITH THE TEXAS COMMISSION ON LAW ENFORCEMENT (TCOLE) GUIDELINES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Wylie seeks to encourage community safety by ensuring its law enforcement officers maintain professionalism, readiness, and skilled training; and

WHEREAS, the Wylie Police Department is a forward-thinking municipal police agency dedicated to serving the citizens and visitors of our great community.

WHEREAS, the Wylie Police Department acknowledges that the effectiveness of the department depends upon the community's support, acceptance of the department's authority, and approval of their actions; and

WHEREAS, on August 1, 2026, the Wylie Police Department Directive established the Training Advisory Board's structural and operational guidelines, and will conform to current guidelines for procedure and purpose as directed by the Texas Commission on Law Enforcement (TCOLE) in Rule 215.7, Training Provider Advisory Board; and

WHEREAS, the Texas Commission on Law Enforcement (TCOLE) is the state regulatory agency responsible for establishing minimum standards, developing licensing curriculum, and oversight of peace officers, corrections officers, and emergency communications personnel across Texas; and

WHEREAS, the City Council of Wylie, Texas has determined that its officers receive the highest level of certified training to maintain public safety and statutory compliance and vision of the City;

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

SECTION 1: The City Council of the City of Wylie, Texas hereby declares its official support for the establishment and management of the Training Advisory Board as implemented by the Wylie Police Department.

SECTION 2: In accordance with TCOLE Rule §215.7(f)(1) of the Texas Administrative Code, which explicitly dictates that for an agency academy, board members will be appointed by the chief administrator, as defined by the Texas Administrative Code Title 37, Part 7, Chapter 211, Rule §211.1. The Chief of Police is authorized to take any reasonable and necessary action to effectuate the direction and intention of this Resolution.

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

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this the 13th day of October, 2026.

Matthew Porter, Mayor

ATTEST TO:

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: Fire
Prepared By: Brandon Blythe

Account Code: _____

Subject

Consider, and act upon, Resolution No. 2026-21(R) authorizing the City Manager of the City of Wylie, Texas, to execute an Interlocal Agreement by and between the City of Wylie and the Collin County Emergency Service District #1 for the provision of firefighting, fire protection, and emergency medical services.

Recommendation

Motion to approve the Item as presented.

Discussion

This item would authorize an Interlocal Agreement between the City of Wylie and Collin County Emergency Service District No. 1 (ESD No. 1) to establish the terms under which the City of Wylie will provide firefighting, fire protection, and emergency medical services within the areas covered by the agreement.

RESOLUTION NO. 2026-21(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, HEREBY AUTHORIZING THE CITY MANAGER OF THE CITY OF WYLIE, TEXAS, TO EXECUTE AN INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF WYLIE AND THE COLLIN COUNTY EMERGENCY SERVICES DISTRICT NO. 1, TEXAS, FOR THE PERFORMANCE OF GOVERNMENTAL FUNCTIONS AND SERVICES; SPECIFICALLY, FIREFIGHTING, FIRE PROTECTION, AND EMERGENCY MEDICAL SERVICES ASSOCIATED WITH FIRE, RESCUE, AND EMERGENCY MEDICAL SERVICES FIRST RESPONDER GENERAL FIRE SERVICES.

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

SECTION 1: The City Manager of the City of Wylie, Texas, is hereby authorized to execute, on behalf of the City Council of the City of Wylie, Texas, an Interlocal Agreement by and between the Collin County Emergency Services District No. 1, Texas, and the City of Wylie, Texas, for the performance of governmental functions and services, specifically, firefighting, fire protection, and emergency medical services.

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

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 13th day of October, 2026.

Matthew Porter, Mayor

ATTEST TO:

Stephanie Storm, City Secretary

City of Wylie

STATE OF TEXAS §
 §
COUNTY OF COLLIN §

**AGREEMENT FOR THE PROVISION OF FIREFIGHTING, FIRE PROTECTION, AND
EMERGENCY MEDICAL SERVICES**

Pursuant to the authority granted by Texas Health and Safety Code Chapter 775 and other applicable law, the Collin County Emergency Services District Number 1, a political subdivision of the State of Texas (hereinafter referred to as "DISTRICT"), and the City of Wylie, Texas, a home-rule municipality (hereinafter referred to as "AGENCY" and together with DISTRICT, "Parties"), agree as follows:

RECITALS

WHEREAS, the DISTRICT is a duly organized political subdivision of the State of Texas created to provide certain firefighting, fire protection, and emergency medical services for the benefit of landowners and occupants within the territory of the DISTRICT'S boundaries, which is located within portions of Collin County, Texas; and

WHEREAS, AGENCY is a municipal corporation, duly organized and operating under the laws of the State of Texas and engaged in the provision of certain firefighting, fire protection, and emergency medical services; and

WHEREAS, AGENCY is the owner and operator of certain fire protection vehicles, fire suppression equipment, ambulances or EMS response vehicles, and other equipment designed for the protection of life and property and employs trained personnel whose duties are related to the use of such vehicles and equipment; and

WHEREAS, the DISTRICT does not currently have the requisite equipment, facilities or personnel to provide firefighting, fire protection, and emergency medical services within the DISTRICT's boundaries and therefore desires to obtain certain firefighting, fire protection, and emergency medical services from AGENCY for the benefit of landowners and occupants within certain portions of the territory of the DISTRICT's boundaries, as shown in the map attached hereto as Exhibit "A" (the "Service Area") ; and

WHEREAS, it is in the best interest of the citizens of the Parties for local governments to cooperate, where possible, in the provision of governmental functions and services where such cooperation will result in a more efficient, higher quality and /or more cost-effective provision of such functions, and services that serves the public health and welfare and is of mutual concern to the Parties; and

WHEREAS, the Parties are local governmental entities pursuant to the Interlocal Cooperative Act, Chapter 791 of the Texas Government Code and, as such, may contract with one another for the provision of governmental functions of mutual interest; and

WHEREAS, Texas Health and Safety Code Sections 775.031 and 775.0366 authorize the DISTRICT to enter into contracts to receive the enumerated emergency services outlined in this Agreement.

City of Wylie

NOW, THEREFORE, in consideration of the above recitals, the mutual promises that follow and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, the Parties do hereby agree as follows:

I. Incorporation of Recitals. The above recitals, having been found by the Parties to be true and correct in all respects, are incorporated into this Agreement.

II. Terms and Definitions. As used in this Agreement, each of the following words and phrases shall have the meaning set forth below:

2.1 All words and phrases used in this Agreement which are defined in Chapter 775 of the Texas Health and Safety Code shall have the definitions and meanings provided therein, unless otherwise indicated herein.

III. Obligations and Responsibilities of AGENCY

3.1 AGENCY shall provide the services described in the attached Exhibit "B" (collectively, the "Services"), within the Service Area.

3.2 AGENCY shall maintain records of response to emergency calls, including but not limited to date, time, location of emergency, type of emergency, time to respond, and results. AGENCY shall provide up-to-date response data to DISTRICT within 30 days of AGENCY's receipt of a written request for the same from DISTRICT. Such reporting shall include, to the extent applicable, incident data for fire, rescue, and EMS responses, subject to any patient privacy limitations imposed by applicable law.

3.3 AGENCY agrees to respond to the Collin County Fire Marshal requests for information that AGENCY receives in writing and will use reasonable efforts to work with the Collin County Fire Marshal to cooperate and coordinate the Services.

3.4 AGENCY warrants and promises that it will provide qualified personnel and appropriate equipment to provide the Services as described in this Agreement. AGENCY further warrants and promises that it will mandate appropriate training of all personnel and ensure proper certification or licensure of all personnel (whether volunteer or paid). The AGENCY's equipment and personnel shall be under the control and supervision of AGENCY during the term of this Agreement. The DISTRICT's representative(s) shall have the right to participate in a scheduled joint administrative review of the primary equipment dedicated to providing the Services to confirm that such equipment is in proper repair. Any such review must be requested in writing with at least fourteen (14) business days' advance notice, must occur during normal business hours, and shall not interfere with AGENCY's emergency response operations or active staff shifts.

3.5 AGENCY shall utilize its own municipal dispatching center to route and dispatch calls within the Service Area. To facilitate this, the DISTRICT shall provide AGENCY, at no cost to AGENCY, with verified, accurate, and up-to-date GIS mapping and address data for all landowners and properties within the Service Area at least once per year.

City of Wylie

- 3.6 AGENCY shall provide and maintain general liability insurance or self-insurance equivalent in amounts as are reasonable and customary for firefighting, fire protection, and emergency medical service providers similar to AGENCY. AGENCY shall add the District as an additional insured to AGENCY's general liability insurance or self-insurance equivalent or provide a certificate of coverage from AGENCY's self-insurance administrator. AGENCY shall provide copies of its insurance coverage to DISTRICT prior to the Effective Date of this Agreement. AGENCY shall also provide DISTRICT with certificates of renewal for policies or self-insurance equivalents that are renewed during the term of this Agreement, or new certificates for any policies replaced or modified during the term of this Agreement.

IV. Obligations and Responsibilities of DISTRICT.

- 4.1 DISTRICT shall pay an annual fee to AGENCY for the performance of Agency's obligations hereunder in the amount of \$100,000. Additionally, District shall pay an annual fee to AGENCY according to the following formula: (1) seventy-five percent (75%) of the amount appropriated by the DISTRICT in its annual budget for fire service divided by the total number of persons living in the DISTRICT's territory, as computed by Collin County's GIS Department, multiplied by the specific population of the Service Area; and (2) twenty-five percent (25%) of the amount appropriated by the DISTRICT in its annual budget for fire service divided by the total square miles of DISTRICT's territory multiplied by the total square miles of the Service Area. The estimated amount of all such fees as of the Effective Date is equal to \$240,304.93.
- 4.2 DISTRICT shall pay the fee stated in paragraph 4.1 in two (2) equal semi-annual installments to AGENCY. The first payment is to be paid on the later of February 1, 2027 or when the DISTRICT has levied and collected 80% of the DISTRICT's projected tax revenues, and the second installment is to be paid on or before September 30, 2027. Such payments will be made from the DISTRICT's general fund. Should DISTRICT's annual budget adopted by September 30, 2026 not appropriate funds sufficient to pay the fee required under this Agreement or should the DISTRICT not make the first installment of the fee stated in paragraph 4.1 on or before April 1, 2027, AGENCY shall be entitled to terminate this Agreement, with such termination effective as of the date AGENCY provides written notice of termination to DISTRICT.
- 4.3 Should the DISTRICT fail to remit any portions of the fee stated in paragraph 4.1 when due under this Agreement, an automatic late-payment fee of 1.5% per month shall be paid to AGENCY until the unpaid balance is fully paid.
- 4.5 DISTRICT shall have no responsibility or obligation under this Agreement to provide to or for AGENCY any personnel, facilities, station houses, quarters, apparatus, or equipment.
- 4.7 The payments due from DISTRICT under this Agreement are for availability and structural readiness. AGENCY retains the absolute and unilateral right to bill third-party insurance companies, responsible parties, and/or medical insurers for providing the Services, including but not limited to first responder calls, vehicle accidents, rescue operations, and emergency medical services, in accordance with

City of Wylie

AGENCY's then-current fee schedules. DISTRICT authorizes AGENCY to act on the District's behalf for these collections to comply with Texas Health & Safety Code § 775.153. AGENCY retains the absolute and unilateral right to seek direct reimbursement from insurance companies, responsible parties, and/or medical insurers for the actual replacement costs of specialized consumables used or destroyed in connection with AGENCY's provision of the Services, including but not limited to Class B firefighting foam, hazardous material absorbents, and specialized rescue equipment. DISTRICT shall not reduce, offset, or otherwise diminish the fee due under Article IV on the basis of AGENCY's receipt of such cost-recovery revenues.

V. Effective Date, Term and Termination.

- 5.1 The effective date of this Agreement shall be October 1, 2026 ("Effective Date"), regardless of when this Agreement is executed by the Parties' authorized representatives.
- 5.2 The term of this Agreement shall begin on the Effective Date and shall continue for a term of one year unless the Agreement is terminated by either Party as provided by this Agreement.
- 5.3 Either party may terminate this Agreement for a breach if the breaching party fails to cure such breach within thirty (30) days of receiving written notice specifying the breach.

VI. Miscellaneous

- 6.1 Notices. Any notice required under this Agreement shall be sent in writing to the following:

To DISTRICT:

Collin County Emergency
Services District No. 1
2300 Bloomdale Rd.
McKinney, TX 75071
Email: KMcGillis@CollinCountyESD1.org

To AGENCY:

Wylie Fire Rescue
Brandon Blythe, Fire Chief
300 Country Club Rd.
Wylie, Texas 75098
Email: brandon.blythe@wylietexas.gov

- 6.2 Authority and Enforceability. The Parties represent and warrant that this Agreement has been approved and or adopted by the Parties' authorized representatives and that the individual executing this Agreement on behalf of each Party has been duly authorized to do so. Each Party acknowledges and agrees that this Agreement is binding upon such Party and enforceable against such Party in accordance with its terms and conditions.
- 6.3 Entire Agreement; Severability. This Agreement contains the entire agreement between the Parties concerning the subject matter hereof and this Agreement supersedes any prior oral or written understandings and agreements concerning the subject matter hereof. The invalidity, in whole or in part, of any section of this Agreement shall not affect the validity of the remainder of the Agreement or section.

City of Wylie

- 6.4 Amendments. This Agreement shall not be modified or amended except in writing signed by the Parties.
- 6.5 Governing Law. This Agreement shall be governed by the laws of Texas. Any litigation in any way relating to this Agreement shall be brought in State court in Collin County, Texas.
- 6.6 Non-Waiver. Any failure by a Party to insist upon strict performance by another Party of any provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.
- 6.7 No Third-Party Beneficiaries. This Agreement only inures to the benefit of, and may only be enforced by, the Parties. No other person or entity shall have any right, title, or interest under this Agreement or otherwise be deemed to be a third-party beneficiary of this Agreement.
- 6.8 Non-Assignment. This Agreement shall not be assignable by either Party, in whole or in part, without obtaining prior written consent of the other Party, which consent may be withheld in such Party's absolute and sole discretion. Notwithstanding any statement to the contrary in this Agreement, AGENCY retains the absolute unilateral right to utilize existing regional mutual aid agreements, automatic aid networks, or interlocal backup assistance agreements with other municipalities and agencies to fulfill its obligations under this Agreement without seeking or obtaining prior DISTRICT approval.
- 6.9 No Joint Enterprise. Under no circumstances shall this Agreement be construed as one of agency, partnership, joint venture, or employment between the Parties. Without limiting the foregoing, the purposes for which the Parties have entered into this Agreement are separate and distinct, and there are no pecuniary interests, common purposes, or equal rights of control between the Parties. The Parties agree and acknowledge that each entity is not an agent of the other entity and that each entity is responsible for its own acts, forbearance, negligence, and deeds, and for those of its agents, contractors, or employees in conjunction with the performance of work covered under this Agreement. AGENCY shall have exclusive control of and exclusive right to control the details of the Services performed hereunder and all persons performing the same.
- 6.10 Line of Duty. When an employee, volunteer or other agent of the AGENCY is performing duties under this Agreement, that person shall be considered as acting in the line of duty for the AGENCY for all purposes, including the applicable provisions of 42 U. S. C. Section 3796, Chapter 615 of the Texas Government Code, Chapter 142 of the Texas Local Government Code, and other laws and shall be entitled to any benefits that accrue under law as a result of injury, death or loss that

City of Wylie

occurs while in the line of duty for the AGENCY under this Agreement. This section does not increase the DISTRICT'S liability under this Agreement.

- 6.11 Assignment of Liability. Without waiver of any governmental or sovereign immunity or other defense available to a Party under applicable law, the Parties agree that liability shall be allocated proportionally based on comparative fault under applicable law.
- 6.12 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instruments
- 6.13 Authority. The undersigned officers of the Parties by executing said documents acknowledge that they and/or their respective governing bodies have reviewed and approved this Agreement in full compliance with their respective bylaws, policies and the laws of the State of Texas. The persons executing this Agreement represent and warrant they possess the requisite authority to do so on behalf of the persons and entities set forth below.
- 6.14 Audit. AGENCY shall have the right, upon providing written notice to the DISTRICT, to inspect, copy, and audit all of the DISTRICT'S financial records, tax collection logs, budget ledgers, and revenue deposits relating or pertaining to the calculation, levying, and allocation of funds payable under this Agreement. Such audits may be performed during regular business hours at the DISTRICT'S administrative offices and may cover any records generated during the preceding four (4) fiscal years. The DISTRICT shall promptly produce the information requested under this section, in accordance with the timelines and requirements provided for responding to requests for public information under Chapter 552 of the Texas Government Code.
- 6.15 Records. By entering into this Agreement, neither Party is provided with any contractual right of access to any records or information created, received, or maintained by the other Party unless expressly stated herein or authorized under the Texas Public Information Act or other applicable law. Each Party is independently responsible for compliance with any requests received pursuant to the Texas Public Information Act, and any third-party seeking information generated or maintained by a Party to this Agreement should submit requests for such information directly to that Party.
- 6.16 Immunity. Nothing in this Agreement shall be construed as a waiver of immunity, governmental, sovereign and/or official or defenses otherwise available to either Party against claims arising in the exercise of governmental powers and functions including the protections of the Texas Tort Claims Act and other applicable law. By entering into this Agreement, the Parties do not create any obligations, express or implied, other than those set forth herein. Pursuant to Section 791.006(a) of the Texas Government Code, as amended, each Party shall be solely responsible for any civil liability arising from furnishing or obtaining the Services contemplated herein as fully and to the same extent as that party would have been responsible in the absence of this Agreement.

[Signature page follows.]

City of Wylie

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement in multiple counterparts, each of which shall be deemed an original, on the dates reflected below.

DISTRICT:

Collin County Emergency Services District No. 1

Signed by:

Kevin McGillis

Kevin McGillis, ESD Board President

Date: 9/30/2026

ATTEST:

Signed by:

Randal Shinn

ESD Board Secretary

AGENCY:

City of Wylie, Texas,
a home-rule municipality

Brent Parker, City Manager

Date:

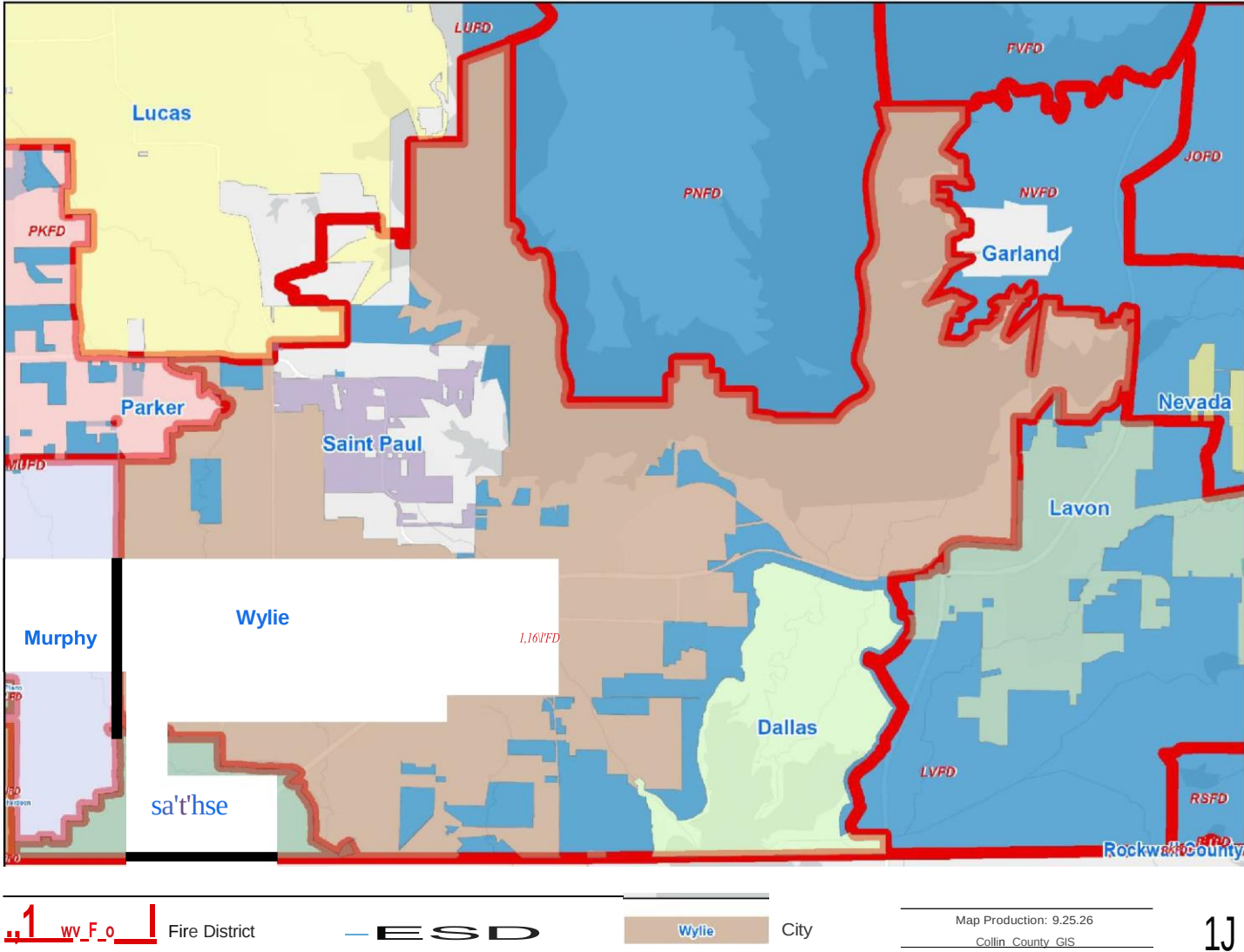
ATTEST:

Stephanie Storm, City Secretary

City of Wylie

Exhibit A

EXHIBIT A - WYLIE



City of Wylie

Exhibit B

AGENCY shall furnish the following services within the Service Area shown in Exhibit “A,” subject to staffing, weather, road conditions, apparatus availability, mutual aid obligations, and conditions beyond AGENCY’s reasonable control:

AGENCY shall provide twenty-four (24) hour emergency response coverage within the Service Area. Covered services are restricted to the following emergency response, mitigation, and life-safety categories:

1. Fire Suppression and Mitigation

- **Structural Firefighting:** Comprehensive interior and exterior attack, search and rescue, exposure protection, ventilation, and overhaul for residential, commercial, industrial, and institutional structures.
- **Wildland and Vegetation Mitigation:** Suppression of grass, brush, forest, and agricultural fires utilizing specialized wildland apparatus and tactical off-road maneuvers.
- **Vehicle and Machinery Fires:** Extinguishment of commercial, passenger, agricultural, and industrial vehicle or heavy equipment fires.
- **Trash, Waste, and Dumpster Suppression:** Containment and extinguishment of commercial roll-off dumpsters, residential trash receptacles, loose refuse collections, illegal open-burning piles, and localized landfill/compactor fires to prevent the spread or migration of toxic smoke into nearby brush.
- **Energy Storage Systems (ESS) & Lithium-Ion Mitigation:** Specialized tactical response to thermal runaway events involving electric vehicles (EVs), residential/commercial solar storage walls, micromobility devices (e-bikes/scooters), and grid-scale battery facilities, including advanced thermal tracking, specialized piercing nozzle applications, and extended scene-cooling operations
- **Post-Incident Fire Investigation Assistance:** Preliminary origin-and-cause determination to assist the Collin County Fire Marshal, who retains final regulatory and investigative jurisdiction.

2. Emergency Medical Services (EMS) & First Responder Care

- **Advanced Life Support (ALS) First Response:** Deployment of Texas Department of State Health Services (DSHS) certified Paramedics and Advanced EMTs equipped with advanced cardiac monitors/defibrillators, airway management systems, intravenous therapies, and emergency medications.
- **Basic Life Support (BLS) First Response:** Rapid deployment of Emergency Medical Technicians (EMTs) for initial patient assessment, CPR, automated external defibrillation (AED), bleeding control, splinting, and oxygen administration.
- **Active Threat and Hostile Event Operations:** Joint tactical deployment with law enforcement agencies under Rescue Task Force (RTF) protocols, entering secured warm zones to provide

City of Wylie

immediate point-of-injury medical care, bleeding control (Tactical Emergency Casualty Care), and rapid extraction of victims

- **MCI Incident Command:** Allocation of field triage, treatment, and transportation staging command structures during Mass Casualty Incidents (MCIs).

3. Special Operations and Technical Rescue

- **Motor Vehicle Accident (MVA) Response:** Rapid response to roadway incidents, including traffic control, scene stabilization, and fluid spill mitigation.
- **Extrication Services:** Deployment of hydraulic cutting, spreading, and lifting tools to rescue entrapped occupants from vehicles or industrial machinery.
- **High-Angle and Rope Rescue:** Low and high-angle rope rescue operations for victims trapped on water towers, cliffs, elevated structures, or industrial scaffolding.
- **Confined Space and Trench Rescue:** Specialized entry and stabilization operations for victims trapped within structural collapses, utility trenches, storage silos, or underground vaults.

4. Hazardous Materials (Hazmat) Response

- **Operations-Level Stabilization:** Immediate scene isolation, atmospheric monitoring, gas leak detection, defensive diking/damming, and containment of localized chemical, biological, radiological, nuclear, or explosive (CBRNE) leaks.
- **Decontamination Services:** Deployment of emergency gross decontamination lines for exposed civilian victims and emergency personnel.
- **Carrier Billing Integration:** Pursuant to Article IX, all deployed resources for commercial or industrial chemical containment remain fully authorized for direct carrier billing and cost recovery.

5. Water and Surface Rescue Operations

- **Swiftwater and Surface Water Rescue:** Shore-based and watercraft deployments for victims caught in flash floods, swollen creeks, drainage networks, or area lakes.
- **Ice and Mud Rescue:** Specialized structural extraction and stabilization for victims trapped in mud, marshlands, or unstable shorelines within the Service Area.

6. General Service Calls and Incident Investigations

Response to non-emergency or preliminary emergency field tracking events, including:

- **Good Intent Calls:** Runs where citizens report perceived emergencies in good faith that turn out to be controlled situations (e.g., controlled agricultural burns, legal campfire smoke, or mist mistaken for smoke).
- **Smoke and Odor Investigations:** Comprehensive scene scanning, chemical sniffing, gas detection, and thermal tracking for reported gas smells, electrical burning odors, localized haze, or unknown smoke sources.

City of Wylie

- **System Malfunctions:** Response to unintentional or faulty equipment activations, including broken commercial security alarms, malfunctioning residential smoke alarms, frozen fire sprinkler lines, and defective carbon monoxide detectors.
- **Public Assistance:** Citizen service runs including water removal from flooded internal structures, public hazard clearances, animal rescues, vehicle lockouts with occupants inside, and local utility isolations (e.g., shutting down ruptured residential water mains).

7. Aviation and Aerial Intelligence

- **Unmanned Aircraft Systems (UAS) Support:** Deployment of FAA Part 107 licensed Remote Pilots and Unmanned Aircraft Systems (drones) to provide real-time aerial intelligence, thermal imaging overlays, structural roof integrity assessments, wildland fire tracking, and lost-person search-and-rescue operations within the Service Area.

8. Incident Command and Mobile Logistics

- **Large-Scale Incident Management:** Execution of uniform National Incident Management System (NIMS) and Incident Command System (ICS) structures to coordinate multi-agency, multi-jurisdictional responses to natural disasters, tornadoes, plane crashes, or prolonged structural emergencies.
- **Mobile Command Unit Deployment:** Technical activation and dispatch of the WFR Mobile Command Unit to serve as a forward, climate-controlled on-scene command post. Services include local radio interoperability bridging, satellite and cellular data routing, localized weather monitoring, field briefing capabilities, and forward data logistics management for unified operations within the DISTRICT.

9. Community Risk Reduction & Non-Emergency Assistance

- **Citizen Service Calls:** Response to non-emergency requests, including public hazard removals, assistance for disabled citizens, and localized utility isolations (e.g., shutting off broken residential water mains).
- **Standby Operations:** Proactive deployment of apparatus and personnel for high-risk public events, community gatherings, or dynamic regional incidents within the Service Area.

Notwithstanding any statement to the contrary in this Agreement, the Services shall not include the following:

1. Services outside the Service Area shown in Exhibit “A” are not governed by this Agreement;
2. Arson investigations;
3. Fire protection not outlined above, including but not limited to code enforcement, new building plan review, and system testing;

City of Wylie

4. Non-emergency and community paramedicine (preventative health check and non-emergency support); and
5. Disaster response.



Wylie City Council

AGENDA REPORT

Department: Fire
Prepared By: Brandon Blythe

Account Code: _____

Subject

Consider, and act upon, Resolution No. 2026-22(R) authorizing the City Manager of the City of Wylie, Texas, to execute an Interlocal Agreement by and between the City of Wylie and the Collin County Emergency Service District #1 for the performance of governmental functions and services, specifically emergency medical transport services.

Recommendation

Motion to approve the Item as presented.

Discussion

This item would authorize an Interlocal Agreement between the City of Wylie and Collin County Emergency Service District No. 1 (ESD No. 1) to establish the terms under which the City of Wylie will provide emergency medical transport services within the areas covered by the agreement.

RESOLUTION NO. 2026-22(R)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, HEREBY AUTHORIZING THE CITY MANAGER OF THE CITY OF WYLIE, TEXAS, TO EXECUTE AN INTERLOCAL AGREEMENT BY AND BETWEEN THE CITY OF WYLIE AND THE COLLIN COUNTY EMERGENCY SERVICES DISTRICT NO. 1, TEXAS, FOR THE PERFORMANCE OF GOVERNMENTAL FUNCTIONS AND SERVICES; SPECIFICALLY, EMERGENCY MEDICAL TRANSPORT SERVICES.

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

SECTION 1: The City Manager of the City of Wylie, Texas, is hereby authorized to execute, on behalf of the City Council of the City of Wylie, Texas, an Interlocal Agreement by and between the Collin County Emergency Services District No. 1, Texas, and the City of Wylie, Texas, for the performance of governmental functions and services, specifically, emergency medical transport services.

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

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, this 13th day of October, 2026.

Matthew Porter, Mayor

ATTEST TO:

Stephanie Storm, City Secretary

**INTERLOCAL COOPERATION AGREEMENT
BETWEEN THE CITY OF WYLIE, TEXAS AND
COLLIN COUNTY EMERGENCY SERVICES DISTRICT NO. 1, TEXAS
(Emergency Medical Transport Services)**

THIS AGREEMENT ("Agreement") is made and entered into this 28th day of September, 2026, by and between the **City of Wylie, Texas**, a home-rule municipality ("Wylie"), and **Collin County Emergency Services District No. 1**, an independent emergency services district and political subdivision of the State of Texas created pursuant to Chapter 775 of the Texas Health and Safety Code ("CCESD #1"). Wylie and CCESD #1 are sometimes referred to individually as a "Party" and collectively as the "Parties."

WHEREAS, CCESD #1 is an emergency services district and political subdivision of the State of Texas organized under Chapter 775 of the Texas Health and Safety Code for the purpose of providing fire protection and emergency medical services within its authorized service area; and

WHEREAS, Wylie is a home-rule municipality duly organized under the laws of the State of Texas and operates the Wylie Fire Rescue Department, which provides fire protection, emergency medical services ("EMS"), and related emergency response services; and

WHEREAS, CCESD #1 desires to contract with Wylie for the provision of Advanced Life Support ambulance transport and related emergency medical services within a portion of the boundaries of CCESD #1; and

WHEREAS, Wylie has agreed to provide such services pursuant to Chapter 791, Texas Government Code (the Interlocal Cooperation Act), and Section 791.006(a), as amended; and

WHEREAS, the provision of emergency medical transport services is a governmental function that promotes the public health, safety, and welfare and is of mutual benefit to the Parties; and

WHEREAS, each Party is authorized to perform the governmental functions contemplated by this Agreement, and each Party paying for governmental services under this Agreement shall do so from current revenues legally available for that purpose.

NOW, THEREFORE, Wylie and CCESD #1 mutually agree to the following:

1. Services Provided. Wylie will provide twenty-four (24) hour EMS transport services within a portion of the boundaries of CCESD #1, as depicted in Exhibit A, which is attached hereto and hereinafter made a part of this Agreement (the "Service Area"). Wylie shall provide Advanced Life Support Emergency Medical Services to persons and property located within the Service Area, which shall specifically include but is not limited to (collectively referred to as the "Services"):

- a) Ambulance Transport: The core service provided would be Advanced Life Support Ambulance transport, including emergency and non-emergency transportation.
- b) Emergency Medical Care: Emergency medical care by trained medical personnel, including paramedics and emergency medical technicians (EMTs).
- c) Ambulance dispatch services: Coordinate emergency ambulance response through the Wylie Public Safety Communications Center to ensure timely deployment of ambulances in emergencies.

- d) Emergency communications and Emergency Medical Dispatching Services (EMD) when the caller is transferred to the Wylie Public Safety Communications Center.
- e) Medical Equipment and Supplies: Wylie will replenish expended supplies for emergency patient(s) who receive care pursuant to this Agreement by providing and maintaining medical equipment and supplies necessary for emergency medical care and transport ambulance operations.
- f) EMS advisory, planning, and coordination with CCESD #1 for special events will be separate from this Agreement. Staffing and personnel from Wylie Fire Rescue for special events will also be individual and are not subject to this Agreement.
- g) Billing and Insurance Services: Wylie will be solely responsible for billing and insurance claims related to ambulance services provided pursuant to this Agreement and ensure that costs are appropriately covered and reimbursed.
- h) Quality assurance and improvement including monitoring and evaluating ambulance services to ensure quality care delivery and continuous improvement.
- i) Compliance and Regulatory Support: This includes assistance with complying with local, state, and federal regulations governing ambulance services and emergency medical care.

2. Performance of Services. Services shall not be arbitrarily withheld, but the parties understand that unforeseen circumstances may prevent Wylie from providing Services at a particular time. It is recognized that Wylie has the duty and responsibility of rendering emergency services within the City of Wylie while also providing Services within the Service Area pursuant to this Agreement. In the performance of the Services, Wylie shall have the sole responsibility and discretion to determine the priorities for dispatching and using equipment and personnel. CCESD #1 acknowledges that the availability of Wylie Fire Department Fire / EMS units will be subject to the demands within Wylie, which will, in all cases, take priority, as well as other existing interlocal and mutual aid agreements. When units from Wylie are unavailable or have an anticipated delayed response time, Wylie will use its best efforts to contact an alternate or auxiliary service provider to provide services to the Service Area. In such an event, CCESD #1 shall be solely responsible for paying any costs or fees assessed by any alternate or auxiliary service provider.

This Agreement shall not obligate Wylie to construct or keep any facilities, equipment, or personnel within the contracted Service Area or to designate, reserve, or devote all or part of Wylie's facilities, equipment, or personnel exclusively to or for the use of CCESD #1 in carrying out this Agreement.

CCESD #1 shall provide Wylie with current legal boundary maps of the District and shall promptly notify Wylie of any approved annexations, exclusions, or other changes to the Service Area, and update it as necessary to reflect new residents or the addition of new territory. If the District's boundaries that are part of the Service Area materially change, the Parties agree to negotiate in good faith any amendments to service levels or compensation necessitated by such changes.

3. Term. The term of this Agreement shall commence on October 1, 2026, and end on September 30, 2027 (the "Primary Term") unless terminated earlier by this Agreement. Upon the completion of the Primary Term, this Agreement shall automatically renew for successive 12-month periods (the "Renewal Terms") unless terminated earlier by either party by this Agreement.

4. Payment for Services.

In consideration of Wylie providing the Services under this Agreement, CCESD #1 shall compensate Wylie in an amount to be assessed by using the following formula: (See Exhibit B, attached hereto and hereinafter made a part of this Agreement)

- a) Quarterly payments. CCESD #1 shall make quarterly payments to Wylie. CCESD #1 will process payment for the amounts due to Wylie within thirty (30) calendar days of receipt of each invoice sent by Wylie. Wylie shall be compensated pro rata for all services performed up to and including the termination date.
- b) In January of each year this Agreement is in effect, Wylie will tabulate the total number of ambulance calls for service for the previous year for the entire contracted Service Area. The total ambulance call volume tabulated will exclude mutual aid calls for assistance.
- c) Wylie will determine the percentage of calls for each agency within the EMS system's contracted service areas, including the City of Wylie, CCESD #1, the City of Parker, the City of Lavon, and the Town of Saint Paul.
- d) Wylie will determine the total cost of EMS program expenditures for the previous fiscal year. This includes all EMS personnel, equipment, and supply expenses.
- e) Wylie will determine the total patient revenue actually collected from ambulance calls made during the previous fiscal year.
- f) Wylie will provide budget estimates, including a revenue projection, for the next fiscal year to CCESD #1 by April 1st of each year.
- g) Wylie will calculate the fee to be assessed on each jurisdiction within the total contracted service area by using the following formula: (See Exhibit B, attached hereto and hereinafter made a part of this Agreement)
 - i. $\text{Wylie Total Fiscal EMS Budget/Expenses (minus) Total Patient Billing Revenues} = \text{Total Balance}$
 - ii. Total contracted service area ambulance responses (divided by) arrived on scene responses for the CCESD #1 Service Area to determine the percentage of responses to calls that occurred in the Service Area.
 - iii. Total Balance (times) the percentage of responses to calls in the Service Area to determine the base cost to CCESD #1
 - iv. Base Cost to CCESD #1 (times) ten percent (10%) Wylie Administrative fee

5. Patient Charges. Nothing in this Agreement shall prohibit or limit Wylie from separately billing and collecting charges and expenses from persons to whom Services are provided under this Agreement (“Patients”). Wylie shall have sole discretion over the amount of any such charges or expenses imposed on Patients. CCESD #1 shall have no authority over or responsibility for any Patient billing or collection activities for Services provided by Wylie under this Agreement. The Patient charges and

expenses billed and/or collected by Wylie shall be in addition to, and shall not affect, CCESD #1's obligation to pay Wylie the amounts due under this Agreement.

6. Breach. Either Party may terminate this Agreement for a breach if the breaching party fails to cure such breach within thirty (30) days of receiving written notice specifying the breach.

7. Termination. Either Party may terminate this Agreement by providing the other party written notice of termination at least ninety (90) days before the anticipated date of termination or upon mutual agreement or termination of the Agreement, executed in writing by both parties, without the requisite ninety (90) days prior written notice. In the event of termination, Wylie shall be compensated pro rata for all Services performed to the termination date. In the event of termination, should Wylie be over-compensated on a pro-rata basis for all Services performed to the termination date, CCESD #1 shall be reimbursed on a pro-rata basis for all such over-compensation. Receipt of payment and/or reimbursement shall not constitute a waiver of any claim that may otherwise arise out of this Agreement.

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

9. Indemnity. Pursuant to Section 791.006(a) of the Texas Government Code, as amended, each party shall be solely responsible for any civil liability arising from furnishing or obtaining the Services contemplated herein as fully and to the same extent as that party would have been responsible in the absence of this Agreement. The parties understand and agree that if Wylie does not furnish personnel, equipment, or services to CCESD #1 after being notified of the need for such Services, Wylie shall not be liable to CCESD #1 in damages or otherwise for the failure to furnish the same provided that Wylie used its best efforts to contact an alternate or auxiliary service provider to provide Services to CCESD #1.

10. No Joint Enterprise. Under no circumstances shall this Agreement be construed as one of agency, partnership, joint venture, or employment between the Parties. Without limiting the foregoing, the purposes for which the Parties have entered into this Agreement are separate and distinct, and there are no pecuniary interests, common purposes, or equal rights of control between the Parties. The Parties agree and acknowledge that each entity is not an agent of the other entity and that each entity is responsible for its own acts, forbearance, negligence, and deeds, and for those of its agents, contractors, or employees in conjunction with the performance of work covered under this Agreement. Wylie shall have exclusive control of and exclusive right to control the details of the Services performed hereunder and all persons performing the same.

11. Venue and Governing Law. This Agreement and any of its terms or provisions, as well as the rights and duties of the parties hereto, shall be governed by the laws of the State of Texas. This Agreement may be performed in Collin County, Texas. Both parties agree that the venue shall be in Collin County, Texas.

12. Entire Agreement. This Agreement represents the entire and integrated agreement between CCESD #1 and Wylie and supersedes all prior negotiations, representations, and/or written or oral agreements. It may be amended only by a written instrument duly executed by both parties.

13. Severability. The provisions of this Agreement are severable. If any paragraph, section, subdivision, sentence, clause, or phrase of this Agreement shall be found to be contrary to the law or any rule or regulation having the force and effect of the law, such decision shall not affect the remaining portions of this Agreement.

14. Assignment. This Agreement and any rights or obligations hereunder are not assignable.

15. Legal Construction. This is a negotiated agreement; should any part of this Agreement be in dispute, the parties stipulate that the Agreement shall not be construed more favorably for either party.

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

If to Wylie, address it at:

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

With a copy to:

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

If to Collin County, address it to:

Collin County Emergency Services District #1, Texas
 Attention: Kevin McGillis
 4690 Community Ave., Suite 200
 McKinney, Texas 75071
 Telephone: (972) 548-5576
 Email: kmcgillis@collincountyesd1.org

17. Authority to Execute. The undersigned officers and/or agents of the parties hereto are the properly authorized officials of the party represented and have the necessary authority to execute this Agreement on behalf of the parties hereto, and each party hereby certifies to the other that any necessary resolutions extending said authority have been duly passed and approved and are now in full force and effect.

18. Waiver. A 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.

19. 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.

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

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective undersigned, duly authorized representatives.

CITY OF WYLIE, TEXAS,
 a Home-Rule Municipality

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

COLLIN COUNTY EMERGENCY SERVICES DISTRICT NO. 1

Signed by:

By:

Kevin McGillis

7DD94EDB80B14C6...

Name

Kevin McGillis

Title:

President, Board of Emergency Services Commissioners

Date:

10/1/2026

EXHIBIT A **BOUNDARIES OF CCESD #1 RESPONSE AREA**

AREAS OF WHITE INDICATE CCESD #1 AREAS OF COVERAGE

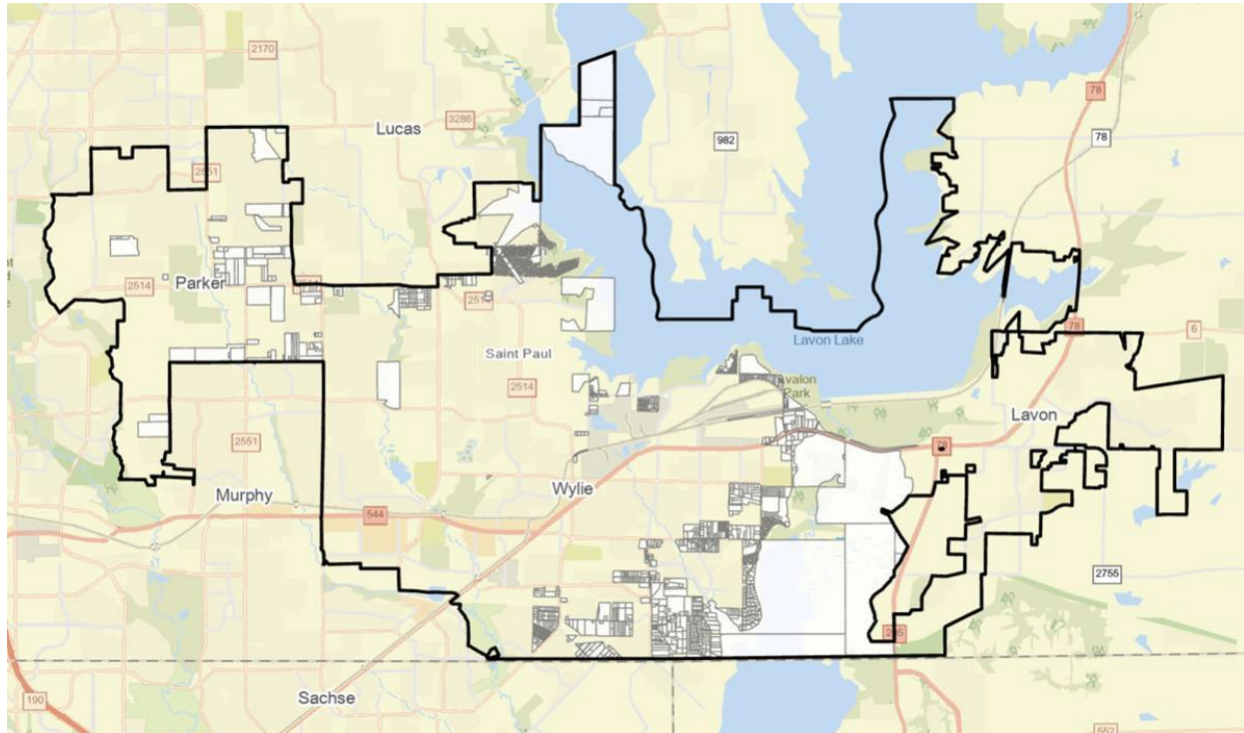


EXHIBIT B
COMPENSATION METHODOLOGY

Collin County ESD #1 Ambulance Transport Services Estimate FY26-27	
Total WFR Annual Budget - EMS	\$3,897,334.00
Total Projected Revenues*	\$2,200,000.00
Balance (expenditures - Projected Revenue)	\$1,697,334.00
Total Wylie EMS Ambulance Scene Arrivals in 2024	4,933
Total Calls for Collin County (Arrived on Scene)	205
% of Total Ambulance Responses in 2024	4.16%
Total Cost (Total Calls calls x Balance)	\$70,535.87
10% City of Wylie Administrative Fee	10.00%
Total Cost To Collin County	\$77,589.46



Wylie City Council

AGENDA REPORT

Department: Fire

Account Code: _____

Prepared By: Brandon Blythe

Subject

Discuss the contracted services with Inspiration regarding Fire and Emergency Medical Services.

Recommendation

Discussion.

Discussion

Discussion of contracted fire and EMS services for the Inspiration community.



Wylie City Council

AGENDA REPORT

Department: City Manager
Prepared By: Stephanie Storm

Account Code: _____

Subject

Consider, and act upon, the appointment of an Interim City Manager.

Recommendation

Motion to appoint Renaé Ollie as Interim City Manager pending the finalization of a contract.

Discussion



Wylie City Council

AGENDA REPORT

Department: City Manager
Prepared By: Stephanie Storm

Account Code: _____

Subject

Consider, and act upon, the approval of the Employment Agreement between the City of Wylie, Texas and Renaé Ollie, and authorize the Mayor to execute the agreement.

Recommendation

Motion to approve Item as presented.

Discussion