

# Wylie City Council Regular Meeting

September 10, 2024 – 6:00 PM

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



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## CALL TO ORDER

## INVOCATION & PLEDGE OF ALLEGIANCE

## COMMENTS ON NON-AGENDA ITEMS

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

## 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 August 27, 2024 Regular City Council Meeting minutes.
- B. Consider, and act upon, an Amended Plat of Lot 1, Block A of Hartman Elementary School, amending one lot on 7.963 acres. Property located at 510 S. Birmingham Street.
- C. Consider, and act upon, a request to renovate an existing residential structure, located at 301 N. Ballard within the Downtown Historic District.
- D. Consider, and act upon, Ordinance No. 2024-27 amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Appendix A (Comprehensive Fee Schedule), Section III (Construction Permits and Fees), Subsection B (Miscellaneous Fees) to amend weeds, high grass, and trash abatement administrative fee per lot or tract of land.
- E. Consider, and act upon, Ordinance No. 2024-28 amending Ordinance No. 2023-39, which established the budget for fiscal year 2023-2024; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.

## REGULAR AGENDA

- 1. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Downtown Historic District (DTH) to Downtown Historic District - Special Use Permit (DTH-SUP) on 0.083 acres to allow for a Smoking Establishment. Property located at 100 N. Ballard Avenue (ZC 2024-06).
- 2. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 18.754 acres to allow for drone delivery service for Walmart. Property located at 2050 N. State Highway 78 (ZC 2024-05).

3. Consider, and act upon, the payment request for the previously budgeted Stream and Wetland Mitigation Fees for McMillen Road from McCreary Road to Country Club Road, in the amount of \$1,062,996 and authorizing the City Manager to execute any necessary documents.

## **WORK SESSION**

WS1. Discuss the currently proposed Downtown Project lane, parking, and sidewalk configuration.

WS2. Discuss the proposed Silverlake multi-family and commercial retail development generally located at the southeast corner of State Highway 78 and Alanis Drive.

WS3. Discuss additional lighting at the Dog Park within the Municipal Complex.

## **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 Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, and State Hwy 78/Brown.

### **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: 2022-1c, 2022-10c, 2023-1c, 2023-2d, 2023-11b, 2024-2d, 2024-4e, 2024-5a, 2024-7a, 2024-7b, 2024-8b, and 2024-8d.

## **RECONVENE INTO OPEN SESSION**

*Take any action as a result from Executive Session.*

## **READING OF ORDINANCES**

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

## **ADJOURNMENT**

## **CERTIFICATION**

I certify that this Notice of Meeting was posted on September 6, 2024 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

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

If during the course of the meeting covered by this notice, the City Council should determine that a closed or executive meeting or session of the City Council or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the City Council at the date, hour and place given in this notice as the City Council may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

- § 551.071 – Private consultation with an attorney for the City.
- § 551.072 – Discussing purchase, exchange, lease or value of real property.
- § 551.074 – Discussing personnel or to hear complaints against personnel.
- § 551.087 – Discussing certain economic development matters.
- § 551.073 – Discussing prospective gift or donation to the City.
- § 551.076 – Discussing deployment of security personnel or devices or security audit.



# Wylie City Council

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## AGENDA REPORT

Department: City Secretary  
Prepared By: Stephanie Storm

Account Code: \_\_\_\_\_

### Subject

Consider, and act upon, approval of August 27, 2024 Regular City Council Meeting minutes.

### Recommendation

Motion to approve the Item as presented.

### Discussion

The minutes are attached for your consideration.



# Wylie City Council Regular Meeting Minutes

August 27, 2024 – 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 6:01 p.m. The following City Council members were present: Junior Mayor Parker Day, Councilman David R. Duke, Councilman Dave Strang, Mayor *pro tem* Jeff Forrester, Councilman Sid Hoover, Councilman Scott Williams, and Councilman Gino Mulliqi.

Staff present included: City Manager Brent Parker; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Marketing and Communications Director Craig Kelly; City Secretary Stephanie Storm; Public Works Director Tommy Weir; Police Chief Anthony Henderson; Parks and Recreation Director Carmen Powlen; Library Director Ofilia Barrera; Finance Director Melissa Brown; Human Resources Director Jennifer Beck; and various support staff.

## INVOCATION & PLEDGE OF ALLEGIANCE

Mayor *pro tem* Forrester led the invocation and Councilman Duke led the Pledge of Allegiance.

## PRESENTATIONS & RECOGNITIONS

### PR1. Junior Mayor - Parker Day.

Mayor Porter introduced Junior Mayor Parker Day, administered the oath of office, and presented a proclamation for "Mayor of the Day."

### PR2. Eagle Scout Award - Matthew Jordan.

Mayor Porter presented a proclamation recognizing Matthew Jordan for his achievement of the Eagle Scout Award. Jordan was present to accept the proclamation and gave a brief description of his Eagle Scout project.

### PR3. National Payroll Week.

Mayor Porter presented a proclamation proclaiming September 2-6, 2024 as Payroll Week in Wylie, Texas. Members of the Human Resources Department and Dallas Chapter Payroll Association were present to receive the proclamation.

## COMMENTS ON NON-AGENDA ITEMS

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Ricardo Martinez was present to address the City Council regarding a no U-turn sign being installed at Highway 78 and Skyview which makes it very difficult for people to access their family's business at Highway 78 Auto.

## 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 August 13, 2024 Regular City Council Meeting minutes.
- B. Consider, and act upon, Resolution No. 2024-22(R) of the City Council of Wylie, Texas, approving a negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the company’s 2024 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC’s reasonable ratemaking expenses; determining that this Resolution was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this Resolution to the company and the ACSC’s legal counsel.
- C. Consider, and act upon, the acceptance of the resignation of Tim Porter as City Engineer.
- D. Consider, and act upon, Resolution No. 2024-23(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 Town of St. Paul for Emergency Medical Services – Medical Transport Services.
- E. Consider, and act upon, Resolution No. 2024-24(R) authorizing the City Manager of the City of Wylie, Texas, to execute an Interlocal Agreement by and between the City of Wylie and Collin County for Emergency Medical Services – Medical Transport Services.
- F. Consider, and act upon, approval of the Non-Profit Park Event Application from the Wylie P.O.L.I.C.E. Club to hold their annual softball tournament at Founders Park on November 2-3, 2024.
- G. Consider, and act upon, approval of the Non-Profit Park Event Application from the Cure Sanfilippo Foundation to hold the 3rd Annual Do it for Declan 5K and Fun Run event at Founders Park on Saturday, December 14, 2024.
- H. Consider, and act upon, approval of the recommendation to amend the Parks and Recreation Board Bylaws.
- I. Consider, and act upon, the City of Wylie Monthly Revenue and Expenditure Report for July 31, 2024.
- J. Consider, and place on file, the City of Wylie Monthly Investment Report for July 31, 2024.
- K. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of July 31, 2024.
- L. Consider, and act upon, an Interlocal Cooperation Agreement for Jail Services between the City of Wylie and Collin County Sheriff’s Office, and authorizing the City Manager to execute any necessary documents.
- M. Consider, and act upon, the award of bid #W2024-49-A for Mowing & Litter Control Services to J. Nichols Construction Inc. in the estimated annual amount of \$450,000.00, and authorizing the City Manager to execute any and all necessary documents.

**Council Action**

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Hoover, to approve the Consent Agenda as presented. A vote was taken and the motion passed 7-0.

**REGULAR AGENDA**

- 1. Hold a Public Hearing, consider, and act upon Ordinance No. 2024-25 adopting a budget for all City funds, including the Wylie Economic Development Corporation (4A) and the Wylie Parks and Recreation Facilities Development Corporation (4B) and appropriating resources for Fiscal Year 2024-25 beginning October 1, 2024 and ending September 30, 2025.**

**Public Hearing**

Mayor Porter opened the public hearing on Item 1 at 6:29 p.m. asking anyone present wishing to address Council to come forward.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 6:29 p.m.

**Council Action**

A motion was made by Councilman Williams, seconded by Mayor *pro tem* Forrester, to approve Item 1 as presented. A vote was taken and the motion passed 7-0 with Mayor Porter, Councilman Duke, Councilman Strang, Mayor *pro tem* Forrester, Councilman Williams, Councilman Hoover, and Councilman Mulliqi voting for.

- 2. Consider, and act upon, approving the property tax revenue increase reflected in the budget.**

**Council Action**

A motion was made by Councilman Mulliqi, seconded by Councilman Strang, to approve Item 2 as presented. A vote was taken and the motion passed 7-0.

- 3. Hold a Public Hearing on the proposed tax rate of \$0.534301 per \$100 assessed valuation for the fiscal year 2024-2025 and provide all interested persons an opportunity to be heard, either for or against the tax rate.**

**Public Hearing**

Mayor Porter opened the public hearing on Item 3 at 6:32 p.m. asking anyone present wishing to address Council to come forward.

Laura Gates was present wishing to address the Council speaking against a tax rate increase.

Mayor Porter closed the public hearing at 6:39 p.m.

**Council Action**

No action required.

- 4. Consider, and act upon, Ordinance No. 2024-26 fixing the ad valorem tax rate/levy for the Tax Year 2024 and Budget Year 2024-2025 at \$0.534301 per \$100 assessed valuation.**

**Council Action**

A motion was made by Mayor *pro tem* Forrester, seconded by Councilman Strang, to move that the property tax rate be increased by the adoption of a tax rate of 0.534301, which is effectively a 5.27 percent increase in the tax rate. A vote was taken and the motion passed 7-0 with Mayor Porter, Councilman Duke, Councilman Strang, Mayor *pro tem* Forrester, Councilman Williams, Councilman Hoover, and Councilman Mulliqi voting for.

## RECESS CITY COUNCIL

Mayor Porter recessed the Council at 6:43 p.m.

## CALL TO ORDER THE WYLIE PARKS & RECREATION FACILITIES DEVELOPMENT CORPORATION (4B)

Mayor Porter called to order the Parks and Recreation 4B meeting at 6:47 p.m. The following Board Members were present: Board Member Matthew Porter, Board Member David R. Duke, Board Member Scott Williams, Board Member Sid Hoover, Board Member Whitney McDougall, and Board Member Scott Hevel. Board Member Auston Foster was absent.

## COMMENTS ON NON-AGENDA ITEMS

*Any member of the public may address the Board 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. The Board requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, the Board is not allowed to converse, deliberate or take action on any matter presented during citizen participation.*

There were no persons present wishing to address the Parks and Recreation Facilities Development Corporation (4B) Board.

## REGULAR AGENDA

1. **Consider, and act upon, approval of August 22, 2023 Regular Wylie Parks and Recreation Facilities Development Corporation (4B) meeting minutes.**

### Council Action

A motion was made by Board Member Duke, seconded by Board Member Hevel, to approve Item 1 as presented. A vote was taken and the motion passed 6-0 with Board Member Foster absent.

2. **Consider, and act upon, the appointment and/or reappointment of the Wylie Parks and Recreation Facilities Development Corporation (4B) Officers and appoint a Chair and Vice Chairman from its board members for a term beginning January 1, 2025 and ending December 31, 2026.**

### Council Action

A motion was made by Board Member Porter, seconded by Board Member Duke, to appoint Matthew Porter as Chairman and Whitney McDougall as Vice Chairman; and Brent Parker as President; Renae Ollie as Vice-President; Melissa Brown as Treasurer, and Stephanie Storm as Secretary of the Wylie Parks and Recreation Facilities Development Corporation (4B) for a term beginning January 1, 2025 and ending December 31, 2026. A vote was taken and the motion passed 6-0 with Board Member Foster absent.

3. **Consider, and act upon, approval of the Fiscal Year 2024-2025 4B Budget and authorize expenditures for the FY 2024-2025 Community Services Facilities Capital Improvements Plan.**

### Council Action

A motion was made by Board Member McDougall, seconded by Board Member Hevel, to approve Item 3 as presented. A vote was taken and the motion passed 6-0 with Board Member Foster absent.

## ADJOURN 4B BOARD

Chair Porter adjourned the Parks and Recreation 4B Board meeting at 6:55 p.m.

## **RECONVENE INTO REGULAR SESSION**

Mayor Porter reconvened the Council into Regular Session at 6:57 p.m.

## **WORK SESSION**

Mayor Porter convened the Council into a Work Session at 6:57 p.m.

### **WS1. Discuss potential future Charter Amendment Election.**

City Manager Parker addressed Council stating staff was reviewing the current Charter for a potential Charter Amendment election in May 2025. Parker stated staff will complete their review/comments by September 17th for discussion at the September 24th Council meeting. Council review/comments will be due back to the City Secretary's Office by October 7th for discussion at the October 22nd Council meeting. Staff will bring back staff and council comments for finalization at the November 12th City Council meeting and the final adoption of the propositions would be in February 2025.

## **RECONVENE INTO REGULAR SESSION**

Mayor Porter reconvened the Council into Regular Session at 7:03 p.m.

## **EXECUTIVE SESSION**

Mayor Porter convened the Council into Executive Session at 7:05 p.m.

### **Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.**

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

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

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

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

### **ES1. Discuss the job performance of the City Manager.**

## **RECONVENE INTO OPEN SESSION**

*Take any action as a result from Executive Session.*

Mayor Porter reconvened the Council into Open Session at 7:37 p.m.

## **READING OF ORDINANCES**

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

City Secretary Storm read the captions of Ordinance Nos. 2024-25 and 2024-26 into the official record.

## **ADJOURNMENT**

A motion was made by Councilman Strang, seconded by Councilman Mulliqi, to adjourn the meeting at 7:38 p.m. A vote was taken and the motion passed 7-0.

\_\_\_\_\_  
**Matthew Porter, Mayor**

**ATTEST:**

\_\_\_\_\_  
**Stephanie Storm, City Secretary**



# Wylie City Council

## AGENDA REPORT

Department: Planning  
 Prepared By: Jasen Haskins

Account Code: \_\_\_\_\_

### Subject

Consider, and act upon, an Amended Plat of Lot 1, Block A of Hartman Elementary School, amending one lot on 7.963 acres. Property located at 510 S. Birmingham Street.

### Recommendation

Motion to approve the Item as presented.

### Discussion

**OWNER: Wylie Independent School District**

**APPLICANT: Surdukan Surveying**

The applicant has submitted an Amended Plat for Lot 1, Block A of Hartman Elementary School on 7.963 acres. The property is located at 510 S. Birmingham Street. The property is zoned Single Family 10/24 (SF 10/24) and is developed as Hartman Elementary School.

The purpose of the Amended Plat is to revise fire lane, access, and utility easements to coincide with the plans of Wylie Independent School District to convert the site to an early childhood campus. The plat document contains fire lane access and utility easements with driveway entrances from Williams Street and South Birmingham Street. The drive aisle is configured in a manner that allows for vehicle stacking for school services and activities.

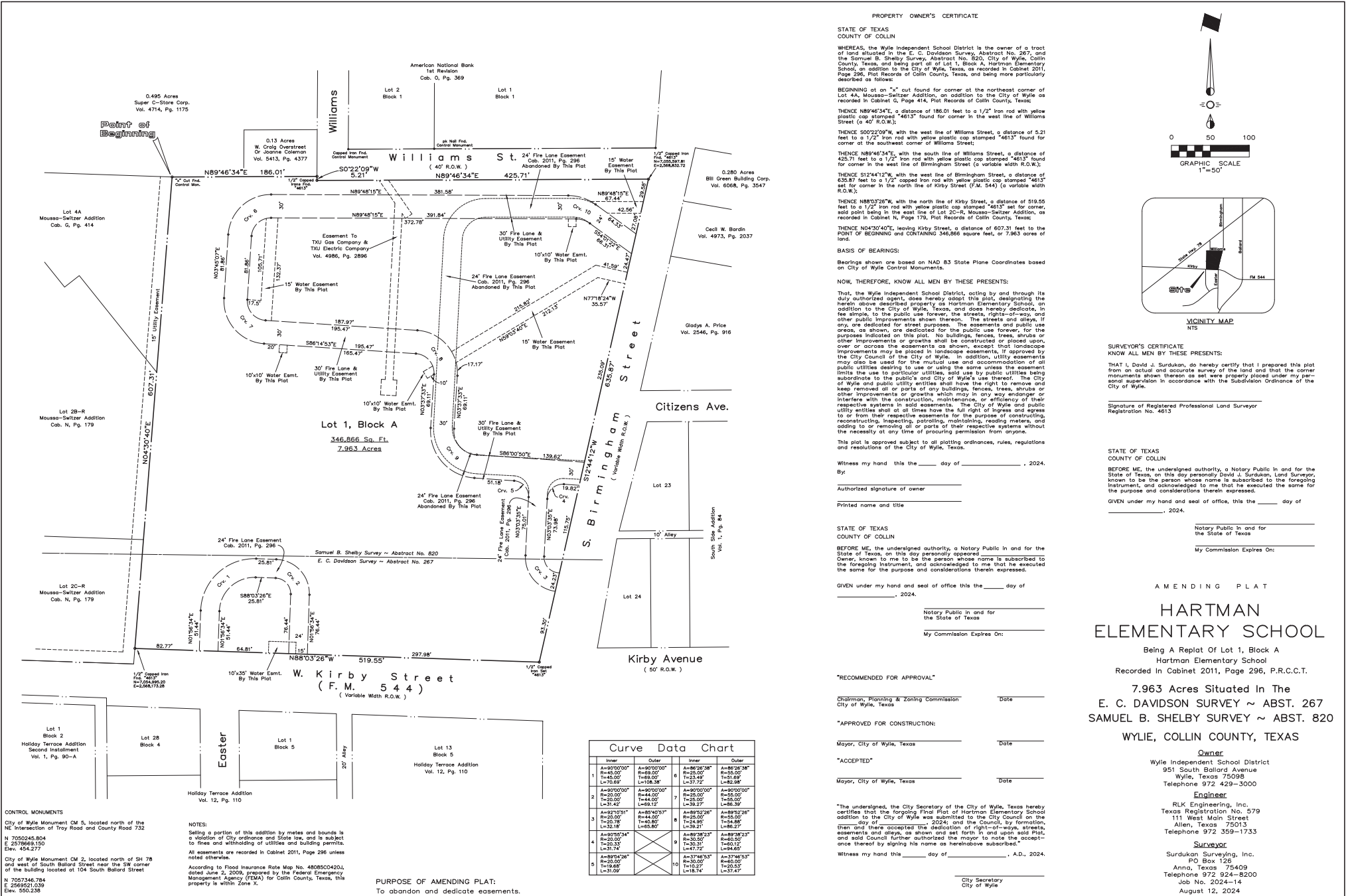
The site plan for the Pre-K center renovations was approved by the P&Z Commission on August 20, 2024.

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

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

### **P&Z Recommendation**

The Commission voted 5-0 to recommend approval.







# Wylie City Council

## AGENDA REPORT

Department: Planning  
 Prepared By: Jasen Haskins

Account Code: \_\_\_\_\_

### Subject

Consider, and act upon, a request to renovate an existing residential structure, located at 301 N. Ballard within the Downtown Historic District.

### Recommendation

Motion to approve the Item as presented.

### Discussion

**OWNER: City of Wylie**

**APPLICANT: Brent Stowers**

The Owner/Applicant proposes to make repairs to the exterior facade on the subject property. This project will include removing and replacing damaged ceiling board, trim at column header, and damaged or rotted siding; power wash all previously painted surfaces, sand and scrape any loose paint and sealants; prep and paint previously painted surfaces; seal and caulk all windows and door frames, paint all previously painted surfaces; and repair two windows to match existing windows (re-using the glass). All items and paint that is replaced will be replicated to the extent possible.

Built in 1905, the Brown House has worn many hats. Through the years the house was a private residence until 1988, when it was purchased by the Birmingham Trust and renovated to be its headquarters. In 1992, the house was designated a Historical Marker by the Texas Historical Commission (Marker Number 535). The City of Wylie purchased the property in 2015 and opened the home as a Welcome and Events Center in 2022.

Section 6.3.C.3 of the Zoning Ordinance generally allows this type of renovation and maintenance to be approved by staff, except in the event of sand or high-pressure water blasting, as may be the case during this renovation. Therefore, it shall be reviewed by HRC and considered by the City Council.

### HRC Recommendation

After some clarification that all work to be completed will repair and replace items and colors with identical or near identical items and colors, the Commission voted 5-0 to recommend approval.



## APPLICATION FOR HISTORIC REVIEW

Date: 08/15/2024

### NOTICE TO APPLICANT

1. Completed applications and drawings must be in the Planning and Engineering Office no later than 10 days business days before the meeting. Regular meetings are held on the 4th Thursday at 6:00 p.m. in the City Hall Council Chambers, or Special Called Meetings as needed.
2. It is imperative that you complete this application in its entirety. Incomplete applications will be returned and could delay the commencement of your project.
3. The presence of the applicant or his/her agent as designated herein is necessary at the Historic Review Commission Meeting.
4. Applications are reviewed using the Secretary of Interior [Historic Preservation guidelines](#).

### APPLICANT INFORMATION

Name: Brent Stowers Phone: (972) 516-6371  
 Mailing Address: 300 Country Club Road  
 Email: brent.stowers@wylietexas.gov Fax: \_\_\_\_\_

### PROPERTY OWNER INFORMATION

Name: City of Wylie Phone: (972) 516-6000  
 Mailing Address: 300 Country Club Road  
 Email: brent.stowers@wylietexas.gov Fax: \_\_\_\_\_

### PROJECT INFORMATION

Name of Business (if applicable): Thomas and Mattie Brown House  
 Current or intended use of the building: Welcome Center  
 Address of Project: 301 North Ballard Avenue Wylie, TX 75098

*(The below information (Lot, Block, Subdivision, and Frontage) can be obtained on the County Appraisal District's website by entering the physical address of the property: <http://collincad.org> or <http://dallascad.org> or <http://rockwallcad.com>. If you do not have access to the Internet or cannot locate this information on the website, contact the Planning Department at (972)516-6320 for assistance.*

Lot 13 14 15 Block 3 Subdivision Brown and Burns Current Zoning DTH

Which District is the property located within?

- ☒ Downtown Historic District  
☐ South Ballard Overlay District  
☐ Other \_\_\_\_\_

## SCOPE OF WORK

### Remodeling/Renovating

Provide a detailed description of the nature of the proposed alterations and /or repairs (attach additional sheets if necessary):

This project will include removing and replacing damaged ceiling board, trim at column header, and damaged or rotted siding; power wash all previously painted surfaces, sand and scrape any loose paint and sealants; prep and paint previously painted surfaces; seal and caulk all windows and door frames, paint all previously painted surfaces; repair two windows to match existing windows (re-using the glass).

Are you painting an exterior feature? ☒ Yes ☐ No

If Yes:

|                | Describe Feature              | Color Name                      | Sample Attached                     |     |                          |    |
|----------------|-------------------------------|---------------------------------|-------------------------------------|-----|--------------------------|----|
| <i>Example</i> | <i>Window and door frames</i> | <i>SW Autumn Hue (no. 7665)</i> | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No |
|                | Siding                        | SW Glamour (no. 6031)           | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No |
|                | Window/Door Trim, Details     | SW Tricorn Black (no. 6258)     | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No |
|                | Pillars                       | SW Creme (no. 7556)             | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No |

Are you replacing an exterior feature? ☐ Yes ☒ No

If Yes:

|                | Describe Feature    | Current Material | Proposed Material | Sample Attached                     |     |                          |    |
|----------------|---------------------|------------------|-------------------|-------------------------------------|-----|--------------------------|----|
| <i>Example</i> | <i>Window Frame</i> | <i>Wood</i>      | <i>Vinyl</i>      | <input checked="" type="checkbox"/> | Yes | <input type="checkbox"/> | No |
|                |                     |                  |                   | <input type="checkbox"/>            | Yes | <input type="checkbox"/> | No |
|                |                     |                  |                   | <input type="checkbox"/>            | Yes | <input type="checkbox"/> | No |
|                |                     |                  |                   | <input type="checkbox"/>            | Yes | <input type="checkbox"/> | No |

### New Construction

Are you replacing an existing structure? ☐ Yes ☒ No

If Yes, complete "Demolition" below

### Demolition

Describe the condition of the existing structure:

What is the estimated cost of restoration or repair of the existing Structure? \_\_\_\_\_

Explain why the property is being demolished as opposed to restored or renovated for adaptive reuse:

**SCOPE OF WORK****Remodeling/Renovating**

Provide a detailed description of the nature of the proposed alterations and /or repairs (attach additional sheets if necessary):

This project will include removing and replacing damaged ceiling board, trim at column header, and damaged or rotted siding; power wash all previously painted surfaces, sand and scrape any loose paint and sealants; prep and paint previously painted surfaces; seal and caulk all windows and door frames, paint all previously painted surfaces; repair two windows to match existing windows (re-using the glass).

Are you painting an exterior feature? ☒ Yes ☐ No

If Yes:

|                | Describe Feature                          | Color Name                      | Sample Attached                     |                          |
|----------------|---|---------------------------------|-------------------------------------|--------------------------|
| <i>Example</i> | <i>Window and door frames</i>             | <i>SW Autumn Hue (no. 7665)</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                | Skirt/Details/Ornate Siding (Fish Scales) | SW Batueu Brown (6033)          | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                | Window/Door Trim, Details                 | Gallery Green (0015)            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                |   |                                 | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Are you replacing an exterior feature? ☐ Yes ☒ No

If Yes:

|                | Describe Feature    | Current Material | Proposed Material | Sample Attached                     |                          |
|----------------|---------------------|------------------|-------------------|-------------------------------------|--------------------------|
| <i>Example</i> | <i>Window Frame</i> | <i>Wood</i>      | <i>Vinyl</i>      | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|                |                     |                  |                   | <input type="checkbox"/>            | <input type="checkbox"/> |
|                |                     |                  |                   | <input type="checkbox"/>            | <input type="checkbox"/> |
|                |                     |                  |                   | <input type="checkbox"/>            | <input type="checkbox"/> |

**New Construction**

Are you replacing an existing structure? ☐ Yes ☒ No

If Yes, complete "Demolition" below

**Demolition**

Describe the condition of the existing structure:

What is the estimated cost of restoration or repair of the existing Structure? \_\_\_\_\_

Explain why the property is being demolished as opposed to restored or renovated for adaptive reuse:

What do you plan to do to mitigate the loss of the landmark structure?

## Sign

Type of Sign:

☐

Attached Sign

☐

Pole Sign

☐

Temporary Sign

☐

Banner

☐

Monument Sign

☐

Other

Sign Dimensions:

Total Square Footage

Will the sign be connected to electricity or lit in any way?

☐

Yes

☐

No

If Yes, what is the method of lighting?

Will this sign project over a public sidewalk?

☐

Yes

☐

No

If Yes, what is the distance from the sidewalk to the bottom of the sign?

Have you submitted an application for a Sign Permit to Building Inspections?

☐

Yes

☐

No

## Fence

What is the proposed material and style of fence you intend to install?

What is the proposed height of the fence?

Are you replacing an existing fence?

☐

Yes

☐

No

If Yes, what is the current fence material?

Have you submitted an application for a Fence Permit to Building Inspections?

☐

Yes

☐

No

Provide a detailed description of the nature of the proposed project (attach additional sheets if necessary):

#### REQUIRED ATTACHMENTS:

- Current photographs of the property
- If available, historic photographs of the property
- Site Plan indicating the following:
  - Dimensions of the lot on which the building will be located, including setbacks (check official plat records and Zoning Ordinance)
  - Location and width of all easements (check official plat records)
  - Location and dimensions of all existing and proposed buildings, parking areas, and existing signs (if any)
  - Architect's rendering or elevations of proposed construction
- Sample board of materials and colors to be used
- Site Plan Fee \$350.00 - Check/Card/Cash (Check made payable to City of Wylie)

Intended start and finish dates:                      Start: 10/01/2024                      Finish: 11/30/2024

**I have carefully read the complete application and know the same is true and correct. I understand the ordinances governing the activity described in this application, and I agree to comply with all provisions of the City ordinances, State laws, and all property restrictions, whether herein specified or not.**

X 

*(Owner or Authorized Agent Signature)*

#### REMIT IN PERSON TO:

City of Wylie  
Planning Department  
300 Country Club Road, Building 100 Wylie, Texas 75098  
(972) 516-6320

OR

Email to: [planning@wylietexas.gov](mailto:planning@wylietexas.gov)

**If emailing, please call number above to make credit card payment over the phone. Applications submitted without payment will not be processed until payment is received.**



















# Wylie City Council

## AGENDA REPORT

Department: Code Compliance  
 Prepared By: Orie Lealan

Account Code: \_\_\_\_\_

### Subject

Consider, and act upon, Ordinance No. 2024-27 amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Appendix A (Comprehensive Fee Schedule), Section III (Construction Permits and Fees), Subsection B (Miscellaneous Fees) to amend residential and commercial weeds, high grass, and trash abatement administrative fees per lot or tract of land.

### Recommendation

Motion to approve the Item as presented.

### Discussion

Code Compliance would like to change the administrative fee in the fee schedule to reflect current cost associated with contract mowing and cleanup for residential and commercial high grass, debris, and brush. The current administrative fee does not cover the cost of contract mowing staff, labor, and tools. The time it takes the Code Compliance Officers to send multiple notices and call for contract mowing does not reflect our current fee schedule. The current fee does not consider the cost of hauling excess debris to the dump and rising gas prices for mowing expenses.

Staff proposes the new fee adjustment to reflect current contract mowing rates for residential and commercial lots and would like to propose adding an additional charge for multiple acreage and excess debris on lots for both commercial and residential. The proposed fee will encourage commercial and residential property owners to take action on no compliance notices rather than having the City contract out the mowing at the City's expense. Non-compliance on the property owner's behalf results in the property going into a lien and unpaid liens can take years for the City to recover.

## ORDINANCE NO. 2024-27

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, AMENDING WYLIE'S CODE OF ORDINANCES, ORDINANCE NO. 2021-17, AS AMENDED, APPENDIX A (COMPREHENSIVE FEE SCHEDULE), SECTION III (CONSTRUCTION PERMITS AND FEES), SUBSECTION B (MISCELLANEOUS FEES) TO AMEND WEEDS, HIGH GRASS, AND TRASH ABATEMENT ADMINISTRATIVE FEE PER LOT OR TRACT OF LAND; PROVIDING A SAVINGS/REPEALING CLAUSE, SEVERABILITY CLAUSE, PENALTY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR THE PUBLICATION OF THE CAPTION HEREOF.**

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

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

**WHEREAS**, the City Council finds that it would be advantageous, beneficial and in the best interest of Wylie and its citizens to amend the Code of Ordinances, as set forth below; and

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

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

**Section 2. Amendment to Appendix A (Wylie Comprehensive Fee Schedule) of the Wylie Code of Ordinances.** Appendix A (Comprehensive Fee Schedule), Section III (Construction Permit and Fees), Subsection B (Miscellaneous Fees), to amend weeds, high grass, and trash abatement administrative fee per lot or tract of land of the Code of Ordinances is hereby amended as follows:

### “APPENDIX A

#### WYLIE COMPREHENSIVE FEE SCHEDULE

...

#### III. - Construction Permit and Fees.

...

##### B. *Miscellaneous Fees.*

...

~~Weeds, high grass, and trash abatement administrative fee, per lot or tract of land: \$75.00~~

Residential weeds, high grass, and trash abatement administrative fee per lot or tract of land: \$250 (if lot exceeds one acre each additional acre will be charged at a rate of \$150).

Residential weeds, high grass, and trash abatement with debris (debris determined by mowing contractor and Code Compliance) administrative fee per lot or tract of land: \$750 (if lot exceeds one acre each additional acre will be charged at a rate of \$250).

Commercial weeds, high grass, and trash abatement administrative fee per lot or tract of land: \$500 (if lot exceeds one acre each additional acre will be charged at a rate of \$250).

Commercial weeds, high grass, and trash abatement with debris (debris determined by mowing contractor and Code Compliance) administrative fee per lot or tract of land: \$1,000 (if lot exceeds one acre each additional acre will be charged at a rate of \$500).

...”

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

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

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

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

**DULY PASSED AND APPROVED** by the City Council of the City of Wylie, Texas, on this the 10<sup>th</sup> day of September, 2024.

---

Matthew Porter, Mayor

ATTEST:

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Stephanie Storm, City Secretary

Date of publication in The Wylie News: September 18, 2024

### III. Construction Permits and Fees.

- A. *Building, Plumbing, Mechanical and Electrical Permit Fees.* When a building, plumbing, mechanical or electrical permits is required by the building, plumbing, mechanical or electrical code adopted by the City of Wylie, Texas the following fees shall be assessed:

Exception: Permit Fees shall not be required when the permits is for a building owned and occupied by a public agency.

- (1) New Single-Family or Duplex: \$0.60 per square foot
- (2) New Multi-Family (3 attached units or more): \$450.00 per unit
- (3) New Commercial Fees.
  - (a) \$0.40 per square foot (minimum \$100.00)
  - (b) Fees for tenant finish out and shell buildings will be 75 percent of the above fees.
- (4) Residential Addition or Remodel: \$0.30 per square foot (minimum \$50.00)

B. *Miscellaneous Fees.*

Any activity listed below shall be charged the following fee associated with the activity:

Commercial Miscellaneous MEP (mechanical, electrical, plumbing): \$.010 per square foot of area improved by work performed

Commercial certificate of occupancy or completion (existing building/space or unoccupied clean and show, applicable to shell or structure/space): \$75.00

Residential miscellaneous building permits minimum (unless listed below): \$50.00

Commercial miscellaneous building permits minimum (unless listed below): \$100.00

Accessory Buildings 120 square feet or less (includes arbor/patio cover/carport): \$50.00

Accessory Buildings greater than 120 square feet (includes arbor/patio cover/carport): \$100.00

Water Heater: \$50.00

HVAC System: \$50.00

Demolition: \$50.00

Outdoor Kitchen: \$200.00

Outdoor Fireplace or Fire Pit (Site Built with gas): \$150.00

Outdoor Fireplace or Fire Pit (Site Built without gas): \$50.00

Foundation Repair: \$50.00

Solar System: \$200.00

Storm Shelter: \$100.00

Window Replacement (per window or glass door): \$10.00 (minimum \$50.00)

Temporary certificate of occupancy: \$75.00

Commercial temporary utilities releases (electrical or gas services): \$100.00

Residential temporary utilities releases (electrical or gas services): \$50.00

Manufactured home construction permit fee: \$300.00  
 Manufactured home license application fee: \$500.00  
 (All original license applications and license transfers shall be accompanied by a fee of \$500.00)  
 Manufactured home space fee, per space: \$50.00  
 Manufactured home park annual inspection fee, per occupied space: \$10.00  
 Manufactured home park license fee: \$500.00  
 Fence permit: \$40.00  
 In-ground swimming pool: \$300.00  
 Spa or aboveground pool: \$100.00  
 Lawn sprinkler: \$50.00  
 Tent: \$50.00  
 Construction trailer: \$75.00  
 Drive approach, per approach: \$50.00  
 Sidewalk, per lot: \$50.00  
 Structure moving permit (any structure moved through or into the City of Wylie, Texas that exceeds 250 square feet): \$75.00  
 Additional plan review, per hour (minimum one hour): \$50.00  
 Appeal to the construction board: \$150.00  
 Duplicate building permit: \$10.00  
 Administrative fee/change contractor or change on issued permit, per contractor: \$25.00  
 Re-stamp plans, per hour (minimum one hour): \$50.00  
 Sign permit: \$75.00  
 Promotional signs: \$40.00  
 Dance hall license: \$100.00  
 Pool hall license: \$100.00  
 Massage establishment permit: \$500.00  
 Individual license to perform massage: \$50.00  
 Sexually-oriented business license: \$500.00  
 Food service establishment permit (annual): \$50.00  
 Retail food store permit fee (annual): \$50.00  
 Junkyard or salvage yard license: \$250.00  
 Dangerous building abatement administrative fee, per lot: \$750.00  
 Abatement of graffiti: Employee hourly rate plus cost of materials  
~~Weeds, high grass, and trash abatement administrative fee, per lot or tract of land: \$75.00~~



Residential weeds, high grass, and trash abatement administrative fee per lot or tract of land: \$250 (If lot exceeds one acre each additional acre will be charged at a rate of \$150)

Residential weeds, high grass, and trash abatement with debris (debris determined by mowing contractor and Code Compliance) administrative fee per lot or tract of land: \$750 (If lot exceeds one acre each additional acre will be charged at a rate of \$250)

Commercial weeds, high grass, and trash abatement administrative fee per lot or tract of land: \$500 (If lot exceeds one acre each additional acre will be charged at a rate of \$250)

Commercial weeds, high grass, and trash abatement with debris (debris determined by mowing contractor and Code Compliance) administrative fee per lot or tract of land: \$1,000 (If lot exceeds one acre each additional acre will be charged at a rate of \$500)

- C. *Registration and License Fees.* General, plumbing, mechanical, electrical and irrigation contractors shall not be eligible to receive a permit within the City of Wylie, Texas until they have registered with the city as a contractor and paid the following fee. Fees shall be paid annually and registration will be valid from January 1 through December 31. Registrations received and fees paid between December 1 and December 31 of any calendar year shall be valid from that date until December 31 of the following calendar year.

General contractor: \$100.00

Mechanical contractor: \$100.00

Irrigation contractor: \$100.00

Backflow tester: \$100.00

Pool contractor: \$100.00

Fence contractor: \$100.00

- D. *Special Inspection Fees.*

Re-inspection fees:

First: \$50.00

Second: \$75.00

Third and each subsequent: \$100.00

After hours inspection, per hour (three-hour minimum): \$75.00

Special inspection: \$75.00

House moving inspection fee: \$100.00

House moving inspection mileage reimbursement: Current government mileage reimbursement rate

(Ord. No. 2011-11, § 2(exh. A), 4-26-2011; Ord. No. 2021-09, § 2, 2-9-2021)



# Wylie City Council

## AGENDA REPORT

**Department:** Finance

**Prepared By:** Melissa Brown

**Account Code:** Exhibit A

### Subject

Consider, and act upon, Ordinance No. 2024-28 amending Ordinance No. 2023-39, which established the budget for fiscal year 2023-2024; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.

### Recommendation

Motion to approve the Item as presented.

### Discussion

The City would like to offer eligible employees the opportunity to sell back 24 hours of accrued sick leave if they are a full-time employee and have 160 hours of accrued sick leave available. The sick leave buyback expense will be absorbed by the anticipated salary savings.

The amount of anticipated salary savings and sick leave buy back including TMRS and taxes is as follows (see Exhibit B for detail by department):

| Fund              | Salary Savings | Sick Leave Buyback |
|-------------------|----------------|--------------------|
| General Fund      | 289,546        | 179,810            |
| 4B Sales Tax Fund | 19,670         | 6,609              |
| Utility Fund      | 113,389        | 7,222              |
| WEDC              | Not Available  | 4,857              |

## ORDINANCE NO. 2024-28

### AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING ORDINANCE NO. 2023-39, WHICH ESTABLISHED THE BUDGET FOR FISCAL YEAR 2023-2024; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City Council heretofore adopted Ordinance No. 2023-39 setting forth the Budget for Fiscal Year 2023-2024 beginning October 1, 2023, and ending September 30, 2024; and,

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

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

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

**WHEREAS**, the City Council has determined that the proposed amendments to the FY 2023-2024 Budget; see Exhibit A, with the revenues and expenditures therein contained, is in the best interest of the City; and therefore, desires to adopt the same by formal action.

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

**SECTION I:** The proposed amendments to the FY 2023-2024 Budget of the City of Wylie; Exhibit A, as heretofore adopted by Ordinance No. 2024-28, are completely adopted and approved as amendments to the said FY 2023-2024 Budget.

**SECTION II:** All portions of the existing FY 2023-2024 Budget and Ordinance No. 2023-39, except as specifically herein amended, shall remain in full force and effect, and not be otherwise affected by the adoption of the amendatory ordinance.

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

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

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

**SECTION VI:** The repeal of any ordinance, or parts thereof, by the enactment of the Ordinance, shall not be construed as abandoning any action now pending under or by virtue of such ordinance; nor shall it have the effect of discontinuing, abating, modifying or altering any penalty accruing or to accrue,

nor as affecting any rights of the municipality under any section or provision of any ordinances at the time of passage of this ordinance.

**DULY PASSED AND APPROVED** by the City Council of the City of Wylie, Texas, this 10th day September, 2024.

---

Matthew Porter, Mayor

ATTEST:

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Stephanie Storm, City Secretary

**Budget Amendment**  
**Sick Leave Buyback**

**Exhibit A**

| <b>Fund</b> | <b>Department</b> | <b>Account Number</b> | <b>Account Description</b> | <b>Debit</b>  | <b>Credit</b> |
|-------------|-------------------|-----------------------|----------------------------|---------------|---------------|
| 100         | 5112              | 51145                 | Sick Leave Buyback         | 6,987.38      |               |
|             |                   | 51310                 | TMRS                       | 1,083.04      |               |
|             |                   | 51440                 | FICA                       | 433.22        |               |
|             |                   | 51450                 | Medicare                   | <u>101.32</u> |               |
|             |                   |                       |                            | 8,604.96      |               |
| 100         | 5113              | 51145                 | Sick Leave Buyback         | 2,372.71      |               |
|             |                   | 51310                 | TMRS                       | 367.77        |               |
|             |                   | 51440                 | FICA                       | 147.11        |               |
|             |                   | 51450                 | Medicare                   | <u>34.40</u>  |               |
|             |                   |                       |                            | 2,921.99      |               |
| 100         | 5131              | 51145                 | Sick Leave Buyback         | 5,136.40      |               |
|             |                   | 51310                 | TMRS                       | 796.14        |               |
|             |                   | 51440                 | FICA                       | 318.46        |               |
|             |                   | 51450                 | Medicare                   | <u>74.48</u>  |               |
|             |                   |                       |                            | 6,325.48      |               |
| 100         | 5132              | 51145                 | Sick Leave Buyback         | 1,318.08      |               |
|             |                   | 51310                 | TMRS                       | 204.30        |               |
|             |                   | 51440                 | FICA                       | 81.72         |               |
|             |                   | 51450                 | Medicare                   | <u>19.11</u>  |               |
|             |                   |                       |                            | 1,623.21      |               |
| 100         | 5152              | 51145                 | Sick Leave Buyback         | 1,921.51      |               |
|             |                   | 51310                 | TMRS                       | 297.83        |               |
|             |                   | 51440                 | FICA                       | 119.13        |               |
|             |                   | 51450                 | Medicare                   | <u>27.86</u>  |               |
|             |                   |                       |                            | 2,366.33      |               |
| 100         | 5153              | 51145                 | Sick Leave Buyback         | 2,095.74      |               |
|             |                   | 51310                 | TMRS                       | 324.84        |               |
|             |                   | 51440                 | FICA                       | 129.94        |               |
|             |                   | 51450                 | Medicare                   | <u>30.39</u>  |               |
|             |                   |                       |                            | 2,580.91      |               |
| 100         | 5154              | 51145                 | Sick Leave Buyback         | 706.00        |               |
|             |                   | 51310                 | TMRS                       | 109.43        |               |
|             |                   | 51440                 | FICA                       | 43.77         |               |
|             |                   | 51450                 | Medicare                   | <u>10.24</u>  |               |
|             |                   |                       |                            | 869.44        |               |
| 100         | 5155              | 51145                 | Sick Leave Buyback         | 3,748.79      |               |
|             |                   | 51310                 | TMRS                       | 581.06        |               |
|             |                   | 51440                 | FICA                       | 232.42        |               |
|             |                   | 51450                 | Medicare                   | <u>54.36</u>  |               |
|             |                   |                       |                            | 4,616.63      |               |
| 100         | 5211              | 51145                 | Sick Leave Buyback         | 52,451.74     |               |
|             |                   | 51310                 | TMRS                       | 8,130.02      |               |
|             |                   | 51440                 | FICA                       | 3,252.01      |               |
|             |                   | 51450                 | Medicare                   | <u>760.55</u> |               |
|             |                   |                       |                            | 64,594.32     |               |
| 100         | 5231              | 51145                 | Sick Leave Buyback         | 45,228.82     |               |

**Budget Amendment**  
**Sick Leave Buyback**

**Exhibit A**

| Fund | Department | Account Number | Account Description | Debit         | Credit |
|------|------------|----------------|---------------------|---------------|--------|
|      |            | 51310          | TMRS                | 7,010.47      |        |
|      |            | 51440          | FICA                | 2,804.19      |        |
|      |            | 51450          | Medicare            | <u>655.82</u> |        |
|      |            |                |                     | 55,699.30     |        |
| 100  | 5241       | 51145          | Sick Leave Buyback  | 7,618.80      |        |
|      |            | 51310          | TMRS                | 1,180.91      |        |
|      |            | 51440          | FICA                | 472.37        |        |
|      |            | 51450          | Medicare            | <u>110.47</u> |        |
|      |            |                |                     | 9,382.55      |        |
| 100  | 5251       | 51145          | Sick Leave Buyback  | 1,881.12      |        |
|      |            | 51310          | TMRS                | 291.57        |        |
|      |            | 51440          | FICA                | 116.63        |        |
|      |            | 51450          | Medicare            | <u>27.28</u>  |        |
|      |            |                |                     | 2,316.60      |        |
| 100  | 5311       | 51145          | Sick Leave Buyback  | 1,042.38      |        |
|      |            | 51310          | TMRS                | 161.57        |        |
|      |            | 51440          | FICA                | 64.63         |        |
|      |            | 51450          | Medicare            | <u>15.11</u>  |        |
|      |            |                |                     | 1,283.69      |        |
| 100  | 5312       | 51145          | Sick Leave Buyback  | 1,942.97      |        |
|      |            | 51310          | TMRS                | 301.16        |        |
|      |            | 51440          | FICA                | 120.46        |        |
|      |            | 51450          | Medicare            | <u>28.17</u>  |        |
|      |            |                |                     | 2,392.76      |        |
| 100  | 5411       | 51145          | Sick Leave Buyback  | 3,523.68      |        |
|      |            | 51310          | TMRS                | 546.17        |        |
|      |            | 51440          | FICA                | 218.47        |        |
|      |            | 51450          | Medicare            | <u>51.09</u>  |        |
|      |            |                |                     | 4,339.41      |        |
| 100  | 5511       | 51145          | Sick Leave Buyback  | 4,151.33      |        |
|      |            | 51310          | TMRS                | 643.46        |        |
|      |            | 51440          | FICA                | 257.38        |        |
|      |            | 51450          | Medicare            | <u>60.19</u>  |        |
|      |            |                |                     | 5,112.36      |        |
| 100  | 5551       | 51145          | Sick Leave Buyback  | 3,881.61      |        |
|      |            | 51310          | TMRS                | 601.65        |        |
|      |            | 51440          | FICA                | 240.66        |        |
|      |            | 51450          | Medicare            | <u>56.28</u>  |        |
|      |            |                |                     | 4,780.20      |        |
| 112  | 5613       | 51145          | Sick Leave Buyback  | 655.68        |        |
|      |            | 51310          | TMRS                | 101.63        |        |
|      |            | 51440          | FICA                | 40.65         |        |
|      |            | 51450          | Medicare            | <u>9.51</u>   |        |
|      |            |                |                     | 807.47        |        |
| 112  | 5614       | 51145          | Sick Leave Buyback  | 2,875.44      |        |

**Budget Amendment**  
**Sick Leave Buyback**

**Exhibit A**

| Fund | Department | Account Number | Account Description | Debit           | Credit |
|------|------------|----------------|---------------------|-----------------|--------|
|      |            | 51310          | TMRS                | 445.69          |        |
|      |            | 51440          | FICA                | 178.28          |        |
|      |            | 51450          | Medicare            | <u>41.69</u>    |        |
|      |            |                |                     | 3,541.10        |        |
| 112  | 5625       | 51145          | Sick Leave Buyback  | 1,835.43        |        |
|      |            | 51310          | TMRS                | 284.49          |        |
|      |            | 51440          | FICA                | 113.80          |        |
|      |            | 51450          | Medicare            | <u>26.61</u>    |        |
|      |            |                |                     | 2,260.33        |        |
| 611  | 5711       | 51145          | Sick Leave Buyback  | 1,616.95        |        |
|      |            | 51310          | TMRS                | 250.63          |        |
|      |            | 51440          | FICA                | 100.25          |        |
|      |            | 51450          | Medicare            | <u>23.45</u>    |        |
|      |            |                |                     | 1,991.28        |        |
| 611  | 5712       | 51145          | Sick Leave Buyback  | 2,084.89        |        |
|      |            | 51310          | TMRS                | 323.16          |        |
|      |            | 51440          | FICA                | 129.26          |        |
|      |            | 51450          | Medicare            | <u>30.23</u>    |        |
|      |            |                |                     | 2,567.54        |        |
| 611  | 5714       | 51145          | Sick Leave Buyback  | 629.28          |        |
|      |            | 51310          | TMRS                | 97.54           |        |
|      |            | 51440          | FICA                | 39.02           |        |
|      |            | 51450          | Medicare            | <u>9.12</u>     |        |
|      |            |                |                     | 774.96          |        |
| 611  | 5715       | 51145          | Sick Leave Buyback  | 1,533.36        |        |
|      |            | 51310          | TMRS                | 237.67          |        |
|      |            | 51440          | FICA                | 95.07           |        |
|      |            | 51450          | Medicare            | <u>22.23</u>    |        |
|      |            |                |                     | 1,888.33        |        |
| 111  | 5611       | 51145          | Sick Leave Buyback  | 3,943.98        |        |
|      |            | 51310          | TMRS                | 611.32          |        |
|      |            | 51440          | FICA                | 244.53          |        |
|      |            | 51450          | Medicare            | <u>57.19</u>    |        |
|      |            |                |                     | 4,857.02        |        |
|      |            |                | Sick Leave Buyback  |                 |        |
|      |            |                | TOTAL GENERAL FUND  | 179,810.14      |        |
|      |            |                | TOTAL 4B FUND       | 6,608.90        |        |
|      |            |                | TOTAL UTILITY FUND  | 7,222.11        |        |
|      |            |                | TOTAL WEDC          | <u>4,857.01</u> |        |
|      |            |                |                     | 198,498.16      |        |

**Exhibit B**

|                                    | Salary Savings    | Sick Leave Buyback | Salary Savings After Sick Leave Buy Back |
|------------------------------------|-------------------|--------------------|--|
| City Council                       | \$ -              |                    |  |
| City Manager                       | \$ 22,357         | \$ 8,605           |  |
| City Secretary                     | \$ 3,094          | \$ 2,922           |  |
| Finance                            | \$ 4,391          | \$ 6,325           |  |
| Facilities                         | \$ 7,974          | \$ 1,623           |  |
| Municipal Court                    | \$ 4,653          | \$ 2,366           |  |
| Human Resources                    | \$ 5,383          | \$ 2,581           |  |
| Purchasing                         | \$ 3,962          | \$ 869             |  |
| Information Technology             | \$ 4,772          | \$ 4,617           |  |
| Police                             | \$ (185,121)      | \$ 64,594          |  |
| Fire                               | \$ 216,806        | \$ 55,699          |  |
| Emergency Communications           | \$ 98,716         | \$ 9,383           |  |
| Animal Control                     | \$ 51,981         | \$ 2,317           |  |
| Planning                           | \$ 2,058          | \$ 1,284           |  |
| Building Inspections               | \$ 40,609         | \$ 2,393           |  |
| Code Enforcement                   | \$ 428            | \$ -               |  |
| Streets                            | \$ 25,000         | \$ 4,339           |  |
| Parks                              | \$ (19,857)       | \$ 5,112           |  |
| Library                            | \$ 2,340          | \$ 4,780           |  |
| <b>General Fund Salary Savings</b> | <b>\$ 289,546</b> | <b>\$ 179,809</b>  | <b>\$ 109,737</b>                        |
|                                    |                   |                    |  |
| Brown House                        | \$ 2,367          | \$ -               |  |
| CPC                                | \$ (2,544)        | \$ 807             |  |
| 4B Parks                           | \$ 51,947         | \$ 3,541           |  |
| WRC                                | \$ 10,011         | \$ 2,260           |  |
| <b>4B Salary Savings</b>           | <b>\$ 19,670</b>  | <b>\$ 6,608</b>    | <b>\$ 13,062</b>                         |
|                                    |                   |                    |  |
| Utility Fund Admin                 | \$ 1,863          | \$ 1,991           |  |
| Water                              | \$ 81,504         | \$ 2,568           |  |
| Wastewater                         | \$ 28,868         | \$ 775             |  |
| Engineering                        | \$ 5,293          | \$ -               |  |
| Utility Billing                    | \$ (4,139)        | \$ 1,888           |  |
| <b>Utility Fund Salary Savings</b> | <b>\$ 113,389</b> | <b>\$ 7,222</b>    | <b>\$ 89,038</b>                         |
|                                    |                   |                    |  |
| <b>WEDC</b>                        | <b>N/A</b>        | <b>4,587</b>       |  |





# Wylie City Council

## AGENDA REPORT

**Department:** Planning

**Prepared By:** Jasen Haskins

**Account Code:** \_\_\_\_\_

### Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Downtown Historic District (DTH) to Downtown Historic District - Special Use Permit (DTH-SUP) on 0.083 acres to allow for a Smoking Establishment. Property located at 100 N. Ballard Avenue (ZC 2024-06).

### Recommendation

Motion to approve the Item as presented.

### Discussion

**OWNER: Taylor and Son Properties**

**APPLICANT: Jose Hernandez**

The applicant is requesting a Special Use Permit (SUP) on 0.083 acres to allow for a Cigar Lounge use at 100 N. Ballard Avenue. The floor area of the existing structure measures 1,725 sq. ft. The current zoning is Downtown Historic District (DTH).

The SUP conditions allow for the Cigar Lounge as a Smoking Establishment use. The establishment is limited to cigars only and is not permitted for any other style of smoking or vaping products.

The proposed development contains a lounge area, a humidor, and will offer charcuterie style food. Additionally, the use plan includes the sale of alcohol. The location meets all distance requirements. The closest property that offers a requirement is located at 100 N. First Street and is over the 300' minimum (measured front door to front door). With TABC permitting, the sale of alcohol is allowed by right as all City requirements are met and are not conditions within the SUP.

The property to the north is developed with a general merchandise store. The property to the west is developed with a winery. The property to the south is developed with a gym. The property to the east is in the process of being redeveloped for a personal service use for a hair salon.

The subject property lies within the Downtown sector of the Comprehensive Land Use Plan. Development within this sector's main purpose is to build upon the existing Downtown development pattern by encouraging appropriate infill and redevelopment of similar uses. The secondary purpose is to preserve and promote Downtown as the cultural center and key economic driver for Wylie.

If zoning is approved, a finish out permit for the retail suite and Certificate of Occupancy shall be required prior to the business opening.

Notices were sent to twenty-seven property owners within 200 feet as required by state law. At the time of posting, three responses were received in favor and five in opposition of the request. Outside of the notification area, one was received in

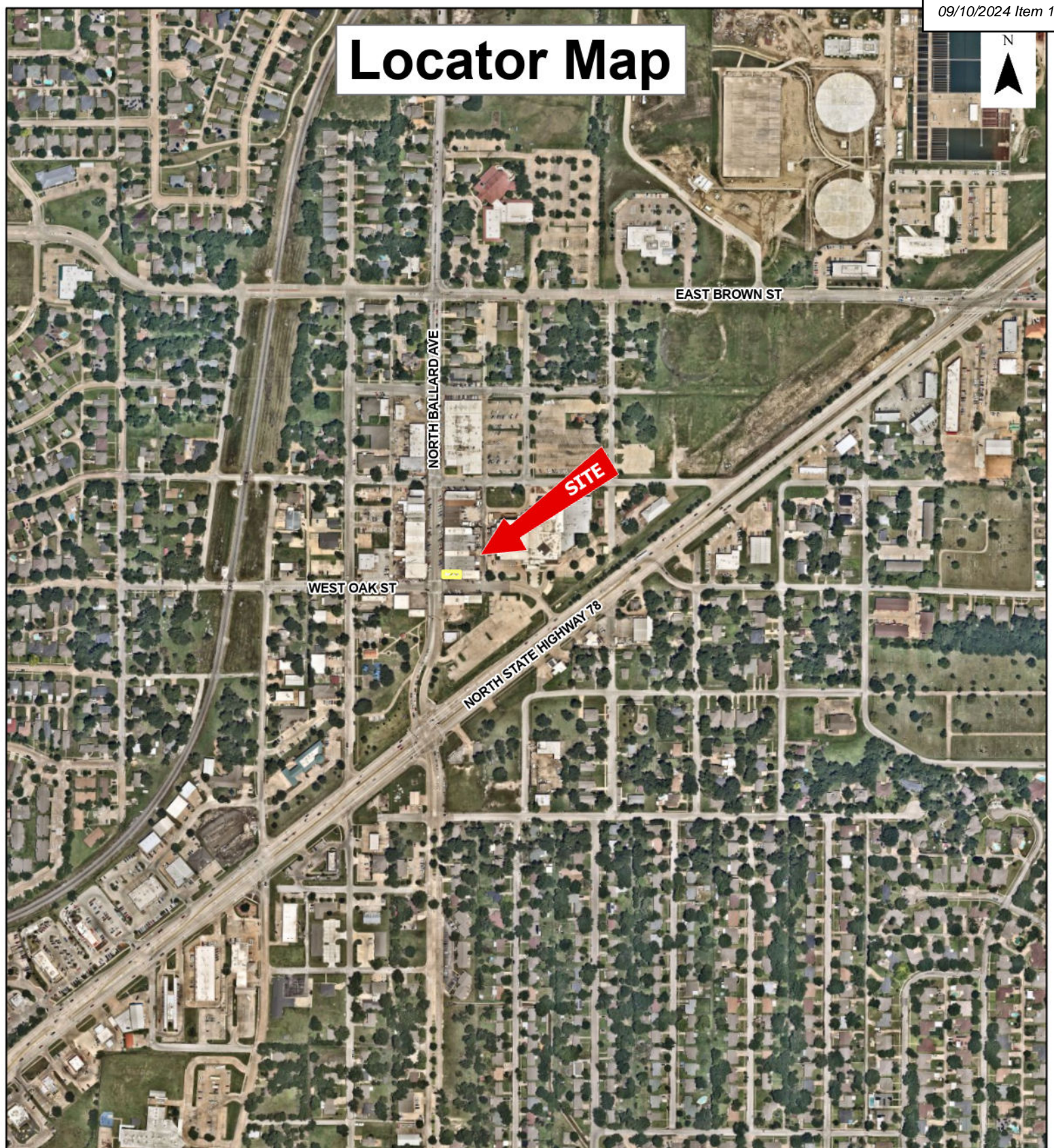
favor and 10 in opposition of the request. Due to the 20% rule being met in accordance with Texas LGC Sec 211.006(d)(2), a vote of three-fourths of all the council members will be required to approve the requested zoning change.

**P&Z Recommendation**

The Commission discussed excluding vape and other smoking products from the use, limiting the odor to inside the establishment, and limiting the time frame of the SUP. After some citizen comments regarding the use not being conducive to the family friendly nature of downtown, the Commission voted 4-1 to recommend approval with the condition that the smoking establishment be limited to cigars.



# Locator Map



ZONING CASE:  
ZC 2024-06

 SUBJECT property



Date: 7/29/2024





CIGARS AND LOUNGE

100 N. BALLARD ST  
WYLIE, TX 75098

DRAWN BY:  
Hudson Shuck  
PHONE # (940) 343-5355  
EMAIL: shuck.hudson@gmail.com

OWNER:  
Taylor and Son Properties, LLC  
109 N Jackson Ave  
Suite #101  
Wylie, TX 75098

PROPRIETOR:  
Jose Hernandez  
3001 Coolwood Ln  
Rockwall 75082  
jaulstnoci@yaho.com  
(469) 306-2412

DATE: 07.22.2024

SCALE:

JOB NO.

DRAWN: HUDSON SHUCK

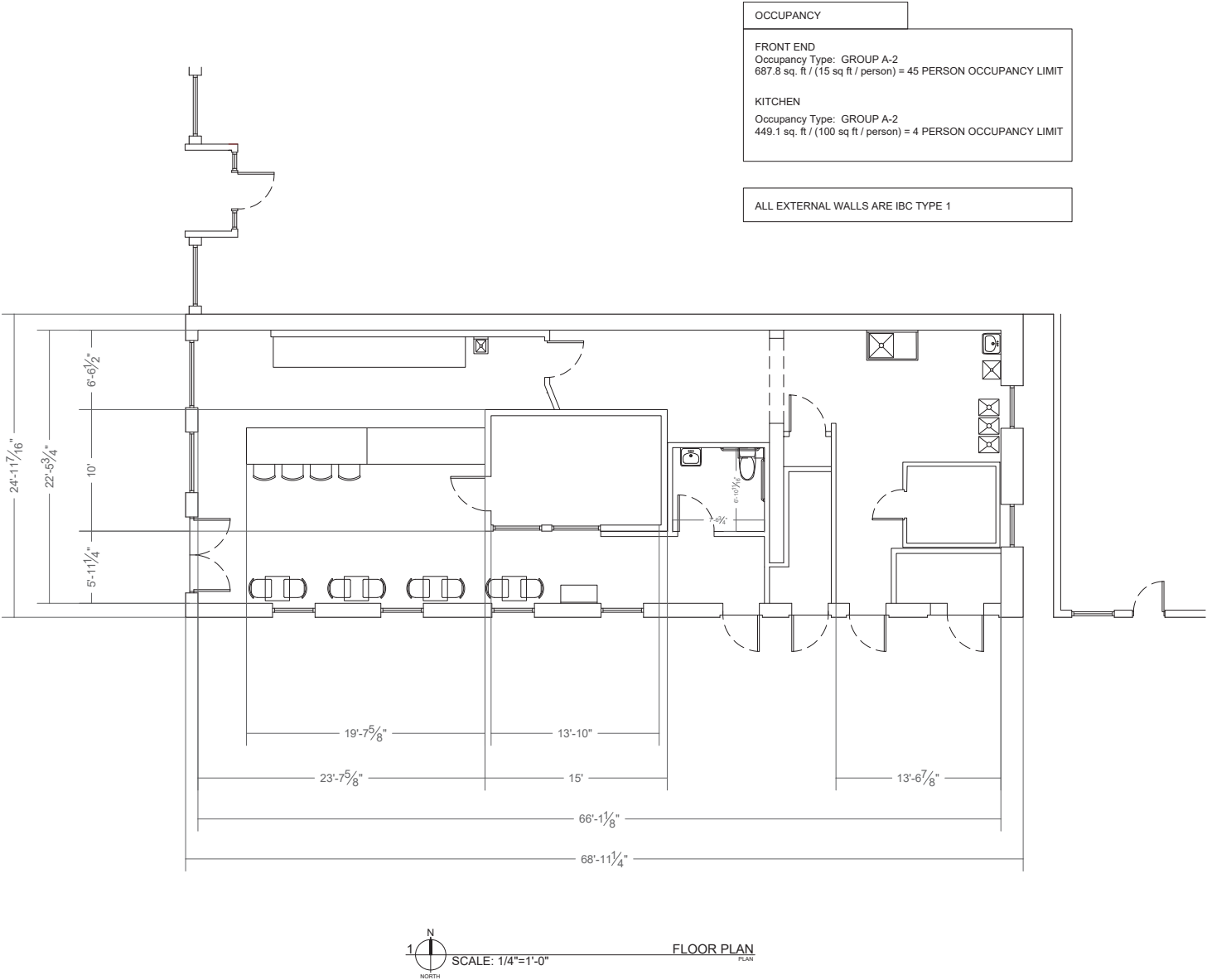
APPD:

ACAD #

FLOOR PLAN

DRAWING NO.

A1.01



CIGARS AND LOUNGE

100 N. BALLARD ST  
WYLIE, TX 75098

DRAWN BY:  
Hudson Shuck  
PHONE # (940) 343-5355  
EMAIL: shuck.hudson@gmail.com

OWNER:  
Taylor and Son Properties, LLC  
109 N Jackson Ave  
Suite #101  
Wylie, TX 75098

PROPRIETOR:  
Jose Hernandez  
3001 Coolwood Ln  
Rockwall 75082  
faustinojgarcia@yahoo.com  
(469) 396-2412

DATE: 07.22.2024

SCALE:

JOB NO.

DRAWN: HUDSON SHUCK

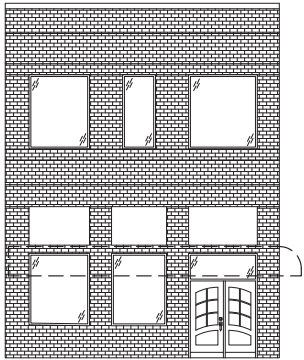
APPD:

ACAD #

FLOOR PLAN,  
FRONT ELEVATION

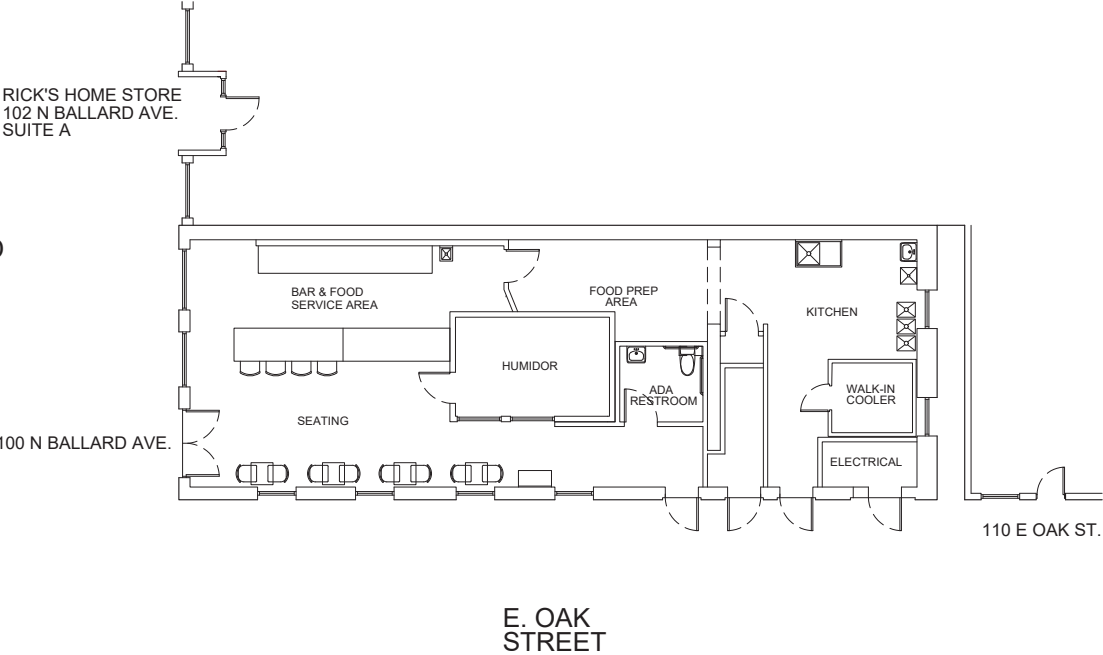
DRAWING NO.

A1.02



2  
SCALE: 3/16"=1'-0" FRONT ELEVATION  
ELEVATION

NORTH  
BALLARD  
AVENUE



1  
N  
NORTH  
SCALE: 3/16"=1'-0" FLOOR PLAN  
PLAN



McGREGOR • MURPHY ARCHITECTURE  
310 WHITEWING LANE  
MURPHY, TX 75084  
JENNA@MCMARC.COM  
(P) 817.454.2384

JOSE HERNANDEZ  
**FOSTINOS BAR & LOUNGE**  
100 N BALLARD STREET  
WYLIE, TEXAS  
FOR REVIEW

SEAL  
PRELIMINARY DOCUMENTS  
NOT FOR CONSTRUCTION

KEY PLAN

SCALE

REVISIONS

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
|     |             |      |
|     |             |      |
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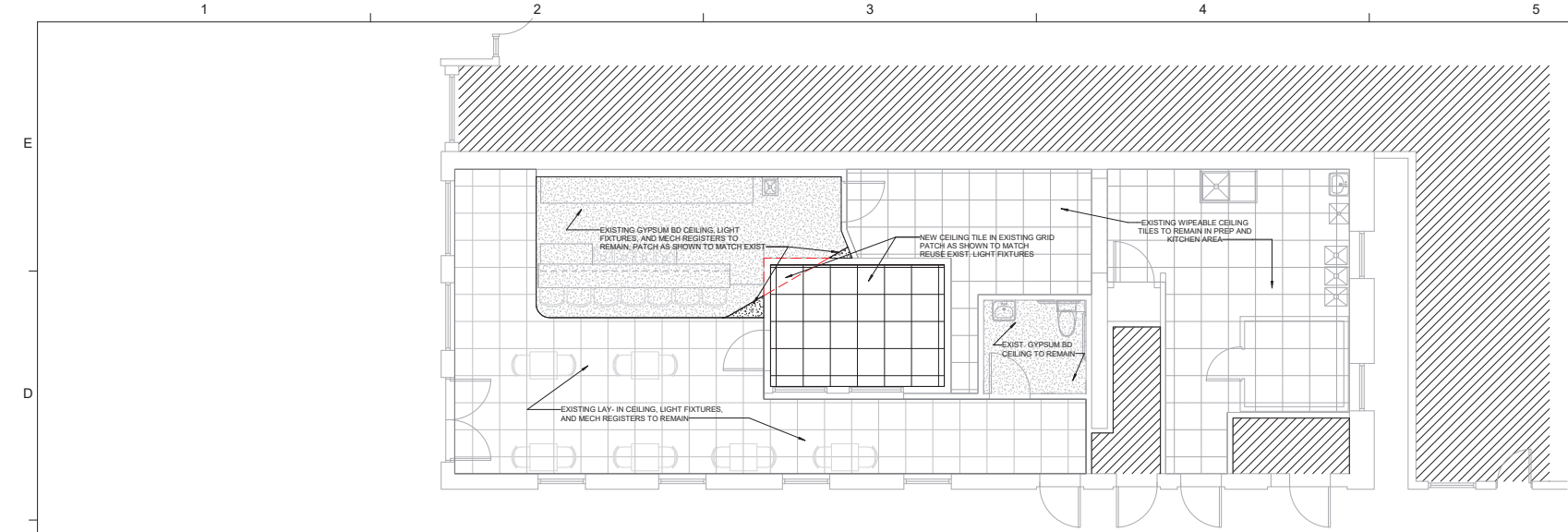
DRAWN BY \_\_\_\_\_ Author  
APPROVED BY \_\_\_\_\_ Approver  
CHECKED BY \_\_\_\_\_ Checker  
DATE \_\_\_\_\_ JULY 30, 2024

TITLE  
**FLOOR PLANS**

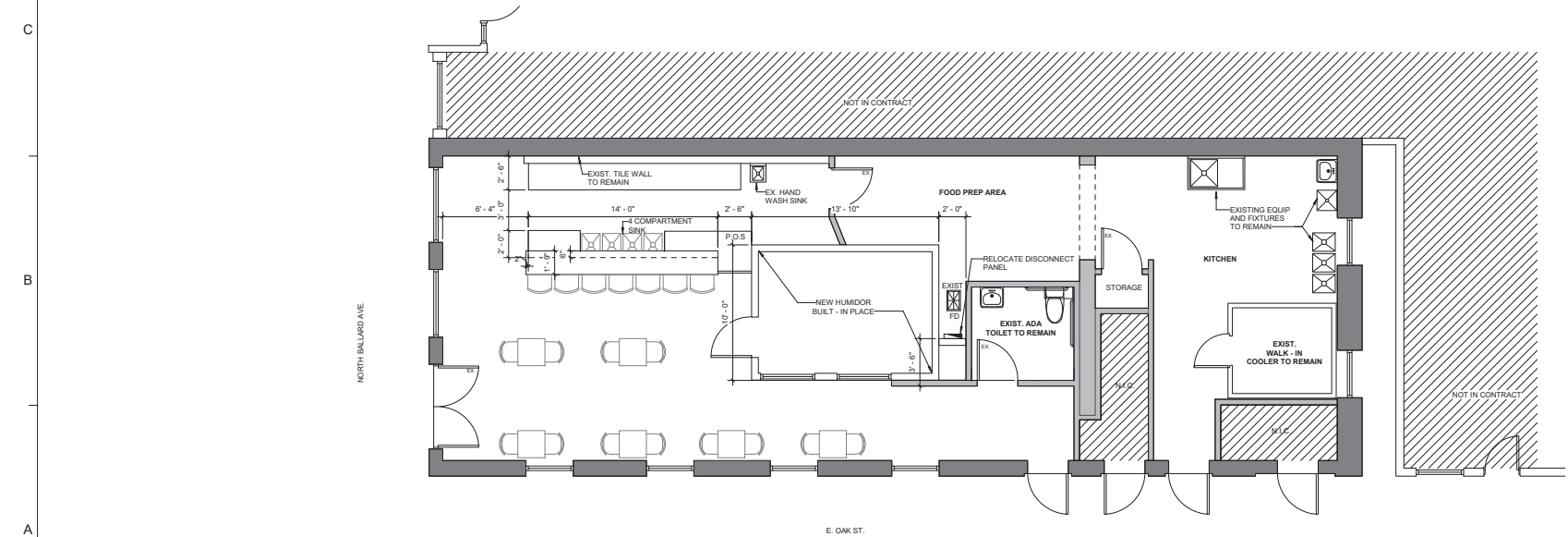
PROJECT NO. 00000000

**A-111**

SHEET NO.



**1 REFLECTED CEILING PLAN**  
Scale: 1/4" = 1'-0"



**A2 FLOOR PLAN**  
Scale: 1/4" = 1'-0"

## Faustino's Cigars and Lounge

### EXHIBIT "B"

#### Conditions For Special Use Permit

#### I. I. PURPOSE:

1. The purpose of this Special Use Permit is to allow for a cigar lounge use within the Downtown Historic District

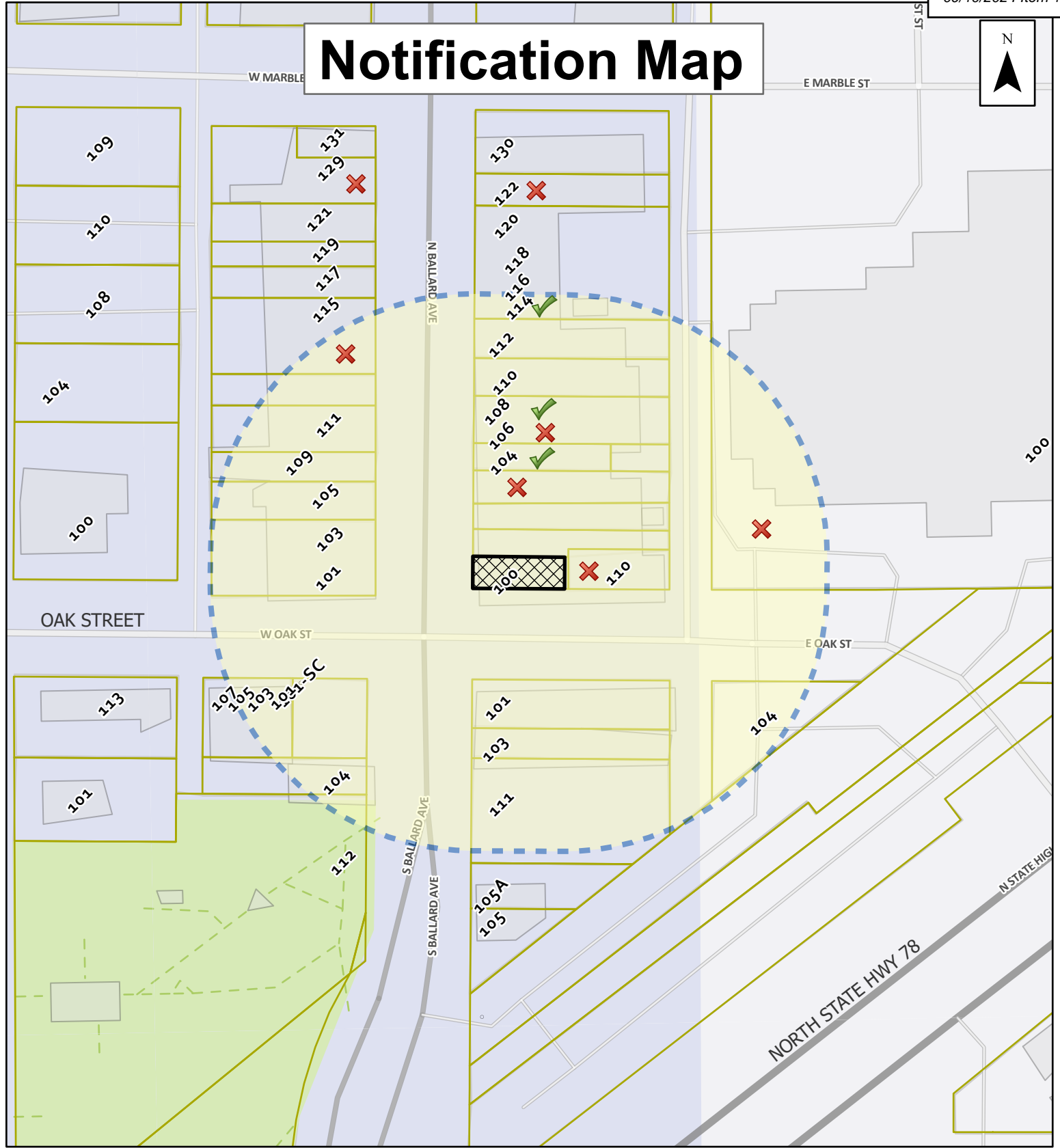
#### II. II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations of the Downtown Historic District (DTH) set forth in Article 6, Section 6.3 of the Comprehensive Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
2. The design and development of the Faustino's Cigars and Lounge development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).

#### III. SPECIAL CONDITIONS:

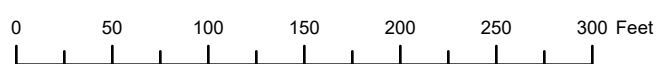
1. This Special Use Permit shall allow for a Smoking Establishment use within the Downtown Historic zoning district.
2. The Smoking Establish use is further limited to the manufacture, selling, and smoking of cigar products only, as generally defined.
3. The Special Use Permit is intended for a Smoking Establishment owned and operated by Faustino Cigars, LLC. Under any other use or ownership, the SUP shall expire and zoning reverted to the base DTH district.

# Notification Map

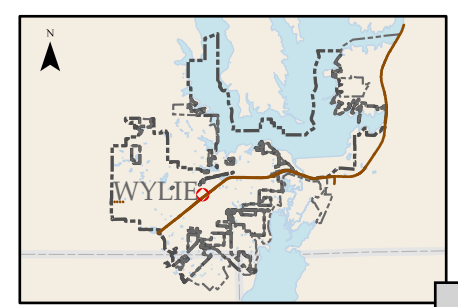


ZONING CASE:  
ZC 2024-06

 SUBJECT property  200 foot Notification Buffer



Date: 7/29/2024







## Public Comment Form

**First Name \***

Caroline

**Middle Name**

**Last Name \***

McDowell

**Address \***

Street Address

100 N First Street

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC2024-06 100 N Ballard Avenue

**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 \***

*Caroline McDowell*

**Date of Signature**

8/7/2024



## Public Comment Form

**First Name \***

Clay

**Middle Name**

**Last Name \***

Proulx

**Address \***

Street Address

9177

Address Line 2

CR 591

City

Nevada

State / Province / Region

TX

Postal / Zip Code

75173

**Case # \***

ZC2024-06 Faustino Cigars and Lounge

**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 handwritten signature in black ink on a light gray background.

**Date of Signature**

8/6/2024





## 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 #2024-06.

☐ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-06.

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, August 20, 2024 6:00 pm

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

Date, Location & Time of  
City Council meeting:

Tuesday, September 10, 2024 6:00 pm

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

Name:

DeDe Brown  
(please print)

Address:

108 North Ballard  
Wylie, Tx. 75098

Signature:

DeDe Brown

Date:

8-6-24

**COMMENTS:**

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## Public Comment Form

**First Name \***

Madison

**Middle Name**

**Last Name \***

Burke

**Address \***

Street Address

108 N Ballard Ave

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC2024-03 1725 Port Tack Lane

**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 think bringing in a cigar lounge is good to bring in a new group of people. I think it also provides opportunities to work with the Winery and Herman Marshall

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

**Signature \***

**Date of Signature**

8/6/2024



## PUBLIC COMMENT FORM

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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 #2024-06.  
☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-06.

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, August 20, 2024 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, September 10, 2024 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Shenay Spodgkass  
(please print)

Address:

2100 Posey Ln  
Wylie, TX 75098

Signature:

[Handwritten Signature]

Date:

8/20/2024

**COMMENTS:**

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## PUBLIC COMMENT FORM

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(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 #2024-06.



I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-06.

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, August 20, 2024 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, September 10, 2024 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: ERIN Buchholz  
(please print)

Address: 614 WILLOW WAY  
WYLIE TX 75098

Signature: Erin Buchholz

Date: 8-20-24

### COMMENTS:

The smell from a cigar shop  
would ruin the downtown appeal



## PUBLIC COMMENT FORM

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(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 #2024-06.



I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-06.

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, August 20, 2024 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, September 10, 2024 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Bobby Heath  
(please print)

Address: 425 N Winding Oaks  
Wylie TX 75098

Signature: Bobby Heath

Date: 8-13-24

### COMMENTS:

As a Downtown Merchant and parent of two young  
boys I am against putting in another "adult" business  
into this family centric area





## Public Comment Form

**First Name \***

Jeremy

**Middle Name**

**Last Name \***

Meier

**Address \***

Street Address

311 N Ballard Ave STE 103

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC2024-06 100 N Ballard Avenue

**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 against the request for a smoking room in this building. The building's historic design does not allow proper sealing between buildings allowing smoke to permeate to adjacent structures. This will also set a precedent in Historic Downtown for other smoking establishments to have smoking rooms, such as hookah lounges and other future legal smokable drugs. This goes against our family friendly atmosphere in historic Downtown Wylie. A Tobacco would fit better in a standalone building.

We need an ordinance preventing "smoke shops" and "drug shops" in the historic district if we want to keep our family friendly culture. The last two smoke shops to move in have brought both crime and negative impact to our Downtown.

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

**Signature \***

**Date of Signature**

8/16/2024



## PUBLIC COMMENT FORM

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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 #2024-06.

☐ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-06.

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, August 20, 2024 6:00 pm

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

Date, Location & Time of

City Council meeting:

Tuesday, September 10, 2024 6:00 pm

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

Name:

Daniel Heath  
(please print)

Address:

301 W Brown  
Wylie, TX 75098

Signature:

[Handwritten Signature]

Date:

8/20/24

### COMMENTS:

Theres 2 smoke shops already,  
do we need a 3rd?



## PUBLIC COMMENT FORM

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(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 #2024-06.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-06.

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, August 20, 2024 6:00 pm

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

Date, Location & Time of

City Council meeting:

Tuesday, September 10, 2024 6:00 pm

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

Name: LISA EVANS  
(please print)

Address: 211 MASTERS AVE #100  
WYLIE TX, 75098

Signature: *Lisa Evans*

Date: August 8 2024

**COMMENTS:**

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## PUBLIC COMMENT FORM

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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 #2024-06.



☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-06.

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, August 20, 2024 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, September 10, 2024 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Robert (Bob) Heath  
(please print)

Address:

201 N BALLARD AVE

Signature:

Robert Heath

Date:

8-20-24

### COMMENTS:

This is not a type of  
business that downtown needs  
Downtown has a family type atmosphere  
and smoke shops should go somewhere  
else.



## PUBLIC COMMENT FORM

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or by scanning the QR code in the upper right hand corner.  
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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 #2024-06.

☐ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-06.

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, August 20, 2024 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, September 10, 2024 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

RODNEY K Lewis  
(please print)

Address:

201 N. Ballroom Ave  
Suite 200 Wylie, TX 75098

Signature:

*[Handwritten Signature]*

Date:

20 Aug 24

### COMMENTS:

Smoke shops in Wylie continues to have  
break ins which bring more crime  
in downtown Wylie.



## PUBLIC COMMENT FORM

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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

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Date, Location & Time of  
Planning & Zoning

Commission meeting:

Tuesday, August 20, 2024 6:00 pm

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

Date, Location & Time of  
City Council meeting:

Tuesday, September 10, 2024 6:00 pm

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

Name: Pam Wells  
(please print)

Address: 129 N. Ballard

Signature: Pam Wells

Date: Aug 6, 2024

**COMMENTS:**

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## PUBLIC COMMENT FORM

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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 #2024-06.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-06.

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, August 20, 2024 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, September 10, 2024 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Donna Wesson  
(please print)

Address: 122 N Ballard Ave.  
Wylie, TX 75098

Signature: Donna Wesson

Date: 8-20-24

**COMMENTS:**

Not family friendly! Not the  
right ~~place~~ people for our downtown



## 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 #2024-06.

☐ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-06.

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, August 20, 2024 6:00 pm

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

Date, Location & Time of  
City Council meeting:

Tuesday, September 10, 2024 6:00 pm

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

Name:

Noel Torres  
(please print)

Address:

115 N. Ballard Ave  
Wylie TX 75098

Signature:

Noel R Torres

Date:

08/20/2024

**COMMENTS:**

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## Public Comment Form

**First Name \***

Blake

**Middle Name**

**Last Name \***

Herpeche

**Address \***

Street Address

110 e oak

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC2024-06 100 N Ballard Avenue

**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**

8/9/2024



## PUBLIC COMMENT FORM

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

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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, August 20, 2024 6:00 pm

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

Date, Location & Time of

City Council meeting:

Tuesday, September 10, 2024 6:00 pm

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

Name:

Treg Whitaker  
(please print)

Address:

106 N Ballard Ave  
Wylie Tx

Signature:

Treg Whitaker

Date:

8-20-24

**COMMENTS:**

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## Public Comment Form

**First Name \***

Raquel

**Middle Name**

**Last Name \***

Jarjoura

**Address \***

Street Address

102 N Ballard Ave

Address Line 2

Ste C

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC2024-06 100 N Ballard Avenue

**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 does not belong in historic downtown and will only take away the family friendly vibes we bring to our town.

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

**Signature \***

A stylized electronic signature in black ink, appearing to read 'Raquel Jarjoura', on a light gray background.

**Date of Signature**

8/20/2024



## PUBLIC COMMENT FORM

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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

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

Tuesday, August 20, 2024 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, September 10, 2024 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

TERI ALLEN  
(please print)

Address:

102 C N BALLARD AVE  
WYLLIE, TX 75098

Signature:

Teri Allen

Date:

8/16/24

### COMMENTS:

THIS WILL NOT BRING SHOPPING  
DOWN TOWN. THE SMELL WILL DIRECTLY  
AFFECT THE BUSINESS NEXT DOOR.



## PUBLIC COMMENT FORM

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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 #2024-06.

☐

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-06.

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, August 20, 2024 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, September 10, 2024 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name:

Amman Khan / Realty Group, LLC  
(please print)

Address:

104 N. Ballard Ave  
Wylie, TX 75098

Signature:

Date:

[Signature]  
08/15/2024

### COMMENTS:

A much needed business type for DT Wylie. 100% for this zoning!!



# Wylie City Council

## AGENDA REPORT

**Department:** Planning

**Prepared By:** Jasen Haskins

**Account Code:** \_\_\_\_\_

### Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 18.754 acres to allow for drone delivery service for Walmart. Property located at 2050 N. State Highway 78 (ZC 2024-05).

### Recommendation

Motion to approve the Item as presented.

### Discussion

**OWNER: Walmart Real Est Business**

**APPLICANT: Kimley-Horn**

The applicant is requesting a Special Use Permit (SUP) on 18.754 acres to allow for a drone delivery service for Walmart located at 2050 N. State Highway 78. A Special Use Permit is required as the proposed use is unlisted and undefined within the Listed Uses of the Zoning Ordinance found in Section 5.2. The SUP allows for conditions to be established for the proposed use as allowed by Section 5.6 of the Zoning Ordinance.

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

The SUP conditions allow for the use of a maximum 30'X 94' screened chain link fence perimeter for drone docking, launching and charging of 12 pad nests, a storage container for the storage of drones, and a generator for power.

The generator shall not exceed a maximum of 63 dB up to 25' and shall exempt Nonresidential district's sound pressure level limits of 60 dB during the day from 7am to 7pm. The generator is to be utilized on this site through October 31, 2025. Upon expiration of the use of the generator, a site plan review shall be required when the development transitions to a permanent solution.

The perimeter fencing is proposed to be a minimum height of 8 feet and consist of metal mesh panels.

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

The property to the north is owned by the North Texas Municipal Water District. The property to the east is owned by the Kansas City Southern Railway Company. The property to the south is developed with retail and minor automotive service development. The property to the west is development with retail development.

The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. Development within this sector's main purpose is to provide areas to allow for a broad range of commercial, retail, and office uses oriented toward

major roadways. Heavy commercial or light industrial uses may be appropriate depending on compatibility with surrounding areas.

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

**P&Z Recommendation**

After some discussion on drone operation and who has operational oversight, the Commission voted 4-1 to recommend approval.



# Locator Map



ZONING CASE:  
ZC 2024-05

 SUBJECT property

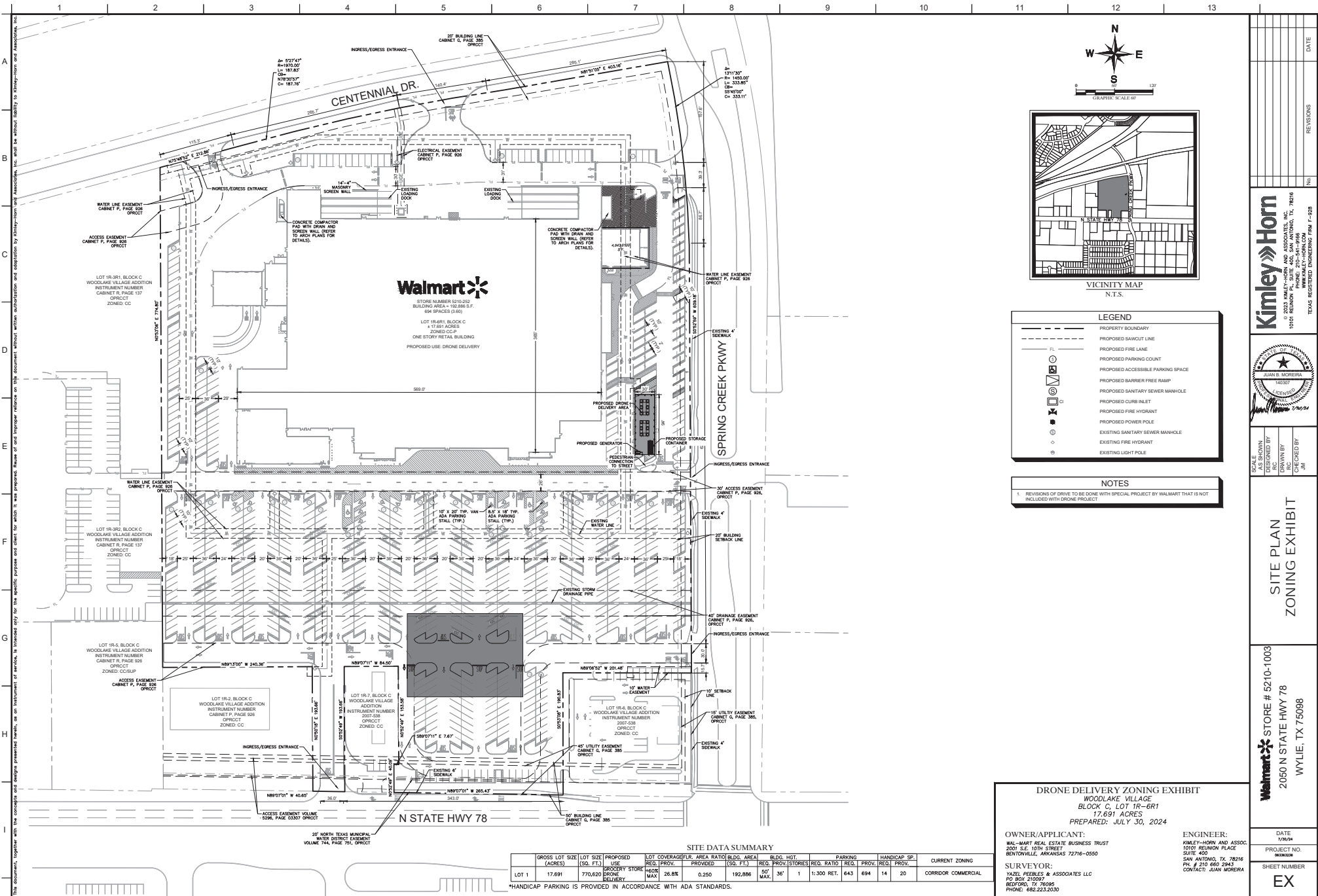
0 0.2 0.4 0.6 0.8 1 Miles



Date: 7/25/2024







**Kimley»Horn**  
KIMLEY-HORN AND ASSOCIATES, INC.  
10101 REUNION BLVD., SUITE 400, SAN ANTONIO, TX 78216  
WWW.KIMLEY-HORN.COM  
TEXAS REGISTERED ENGINEERING FIRM F-929



SCALE: AS SHOWN  
DESIGNED BY: JRM  
DRAWN BY: JRM  
CHECKED BY: JRM  
DATE: 7/30/24

**SITE PLAN  
ZONING EXHIBIT**

**Walmart** STORE # 5210-1003  
2050 N STATE HWY 78  
WYLIE, TX 75098

**DRONE DELIVERY ZONING EXHIBIT**  
WOODLAKE VILLAGE  
BLOCK C, LOT 1R-6R1  
17.691 ACRES  
PREPARED: JULY 30, 2024

**OWNER/APPLICANT:**  
WAL-MART REAL ESTATE BUSINESS TRUST  
2001 S.E. 10TH STREET  
BENTONVILLE, ARKANSAS 72716-0550

**SURVEYOR:**  
YAZEL REEBLES & ASSOCIATES LLC  
PO BOX 210097  
BOSTON, TX 76095  
PHONE: 682.223.0030

**ENGINEER:**  
KIMLEY-HORN AND ASSOC.  
10101 REUNION PLACE  
SUITE 400  
SAN ANTONIO, TX 78216  
PH: # 210.660.2943  
CONTACT: JUAN MORERA

DATE: 7/26/24  
PROJECT NO.: 24303208  
SHEET NUMBER: EX



# Allmand Maxi-Power 25

## Mobile Generator



Rented Generator fom

**Texas First Rentals**

**Engine Brand**

Isuzu

**Engine Model**

4LE2T

**Engine Tier**

Tier 4 Final

**Output @ Rated Speed (1,800 RPM) - HP\*\*\*\***

33

**Standby Power - kVA (kW)**

27.5 (22)

**Prime Power - kVA (kW)\*\*\***

25 (20)

**Battery (V)**

12

**Voltage Regulation Percentage**

0.50%

**Amperage Single Phase 120 V (A)**

60 x 2

**Amperage Single Phase 240 V (A)**

60

**Amperage Three Phase 120 V / 208 V (A)**

69

**Amperage Three Phase 277 V / 480 V (A)**

30

**Excitation**

Brushless with AVR

**Insulation**

Class H4

**Integral Fuel Tank Capacity (gal)**

52

**Runtime @ Full Load (hrs)**

31+

**Main Breaker Size (Amps)**

100 (80%)

**Sound Level @ 23 ft. (No Load) - dBA**

63

**Engine Oil Change Interval (hrs)**

500

**Engine Fuel Filter Change Interval (hrs)**

500

**Dry Weight (lbs)**

2,425

**Operating Wet Weight (lbs)**

2,780

**Trailer Weight (lbs)**

531.4

**Trailer GVWR (lbs)**

2,900

**Length With Towing Frame (in)**

123.3

**Width With Towing Frame (in)**

54.8

# Maxi-Power™

## Mobile Generator

**SOUND** ATTENUATED

**HEAVY-DUTY**, OVER-SIZED ALTERNATOR

**HIGH CAPACITY**, COLD START BATTERY

**AUTOMATIC** VOLTAGE REGULATOR (AVR)

**120 VOLT** GFCI RECEPTACLES ALWAYS  
ENERGIZED WHILE RUNNING

**ADJUSTABLE** COUPLER CHANNEL

**FREQUENCY SWITCH** TO RUN  
50 Hz OR 60 Hz



SINCE 1938

Reliability, Performance and Integrity.

# Maxi-Power™

## Mobile Generator

Maximize the power of your jobsite with the Maxi-Power™ Mobile Generator. This generator comes equipped with a heavy-duty, oversized alternator equipped for motor starting needs. With a frequency switch for flexibility of jobsite power needs, and 15 inch tires for longer wear and greater towing capabilities, this generator will last and deliver the power you need to get the job done.



## KEY FEATURES

- 110% Full Fluid Containment
- Oversized Electrical Lugs
- Large Capacity Fuel Tank<sup>1</sup>
- Standard External Fuel Connections
- Standard Programmable Start/Stop for Standby Applications
- Electric Fuel Primer & Air-Bleed (EFPA) Pump
- Hydraulic Surge Brakes Standard
- Lockable Switch / Voltage Selector
- Curbside Fluid Maintenance / Side Fork Pockets (MP25)
- Trailer DOT Compliant 49 CFR
- Trailer Optional
- Warranty Coverage / Product: 2 Years/2,000 Hour Limited Warranty\*
- GPS Ready

| Model Number                          | MP25                      | MP40           | MP45         | MP65-8B1    |
|---------------------------------------|---------------------------|----------------|--------------|-------------|
| Armature Connection                   | Star with Neutral/Zig/Zag |                |              |             |
| Number Of Poles                       | 4 Pole                    |                |              |             |
| Insulation                            | Class F                   |                |              |             |
| Excitation                            | Brushless with AVR        |                |              |             |
| Voltage Regulation Percentage         | 0.50%                     |                |              |             |
| Power Factor                          | 0.80                      |                |              |             |
| Frequency – Hz (Switchable)           | 60 (50)                   |                |              |             |
| Standby Power – kVA (kW)              | 27.5 (22)                 | 39 (31.2)      | 48.5 (38.8)  | 67 (53.6)   |
| Prime Power – kVA (kW)                | 25 (20)                   | 38 (30.4)      | 45 (36)      | 63 (50)     |
| Voltage Single Phase (Switchable) (V) | 120 / 240 / 277           |                |              |             |
| Voltage Three Phase (Switchable) (V)  | 208 / 240 / 416 / 480     |                |              |             |
| Amperage Single Phase 120 V (A)       | 60 x 2                    | 91 x 2         | 108 x 2      | 152 x 2     |
| Amperage Single Phase 240 V (A)       | 60                        | 91             | 108          | 152         |
| Amperage Three Phase 208 V (A)        | 65                        | 105            | 119          | 167         |
| Amperage Three Phase 240 V (A)        | 60                        | 91             | 108          | 152         |
| Amperage Three Phase 480 V (A)        | 30                        | 46             | 54           | 76          |
| Engine Brand                          | Isuzu                     | Kubota         | Isuzu        | Isuzu       |
| Engine Model                          | 4LE2T                     | V3300          | 4LE2X        | 4JJ1X       |
| EPA Emissions Certified               | Tier 4 Final              | Interim Tier 4 | Tier 4 Final | Tier 3 Flex |
| Number of Cylinders                   | 4                         | 4              | 4            | 4           |
| Output @ Rated Speed (1,800 RPM) – HP | 33                        | 47             | 59           | 98          |
| Governor Type                         | Isochronous               |                |              |             |
| Integral Fuel Tank Capacity (gal)     | 52                        | 106            | 106          | 106         |
| Full Fluid Containment                | 110%                      |                |              |             |
| Lubricating Oil Capacity gal (L)      | 2.7 (10.4)                | 3.4 (13.2)     | 3.1 (11.7)   | 4.0 (15.0)  |
| Coolant Capacity gal (L)              | 2.7 (10.4)                | 2.9 (11.0)     | 2.5 (9.5)    | 2.9 (11.0)  |
| Battery (V)                           | 12                        | 12             | 12           | 12          |
| Run Time @ Full Load                  | 31+                       | 40+            | 36+          | 28+         |
| Length W/O Trailer (in)               | 67                        | 82             | 82           | 82          |
| Width W/O Trailer (in)                | 32                        | 39             | 38           | 39          |
| Height W/O Trailer (in)               | 55                        | 61             | 61           | 61          |
| Dry Weight (lbs)                      | 1,764                     | 2,555          | 2,425        | 2,877       |
| Operating Wet Weight (lbs)            | 2,161                     | 3,325          | 3,197        | 3,660       |
| Sound Level @ 23 ft (NO LOAD) – dBA   | < 63                      | < 61           | < 64         | < 63        |
| Trailer Length (in)                   | 120                       | 140            | 140          | 140         |
| Trailer Width (in)                    | 61                        | 66             | 66           | 66          |
| Trailer Height (in)                   | 28                        | 25             | 26           | 26          |
| Trailer Weight (lbs)                  | 610                       | 950            | 950          | 950         |
| Trailer GVWR (lbs)                    | 3,500                     | 5,750          | 5,750        | 5,750       |

<sup>1</sup>Unit runs at full load for 24+ hours. Allmand has a policy of continuous product improvement and reserves the right to modify its specifications at any time and without prior notice. See operator's manual or [www.allmand.com](http://www.allmand.com) website for complete warranty details.



## OPTIONS



### Camlocks

- Interchangeable electrical connectors that can be used in either single or three phase modes
- Single set of 5 Camlocks



### Arctic Package

- 50 W 120 V battery heater pad
- 1,000 W 120 V thermosiphon block heater with thermostat to maintain temperature



### Battery Charger (MP25 Only)

- 5 A 120 V with 3 stage charge cycle

Lockable Battery Disconnect (MP25 Only)

Electric Brake on MP65



## WHY ALLMAND®

When it comes to managing a jobsite, you want equipment that will not fail you when you need it most. You're looking for trust and reliability. Allmand® brings that to your jobsite, with over 75 years of respected experience. Our focus on Service and Support allows users to get the parts, technical service and support they need. Product innovation has helped us develop state-of-the-art towable jobsite equipment, bringing portable light towers, mobile industrial heaters, portable light stands, portable air compressors and mobile generators for the construction, mining, oil & gas, and rental markets.



Holdrege, Nebraska 68949  
P: (800) 562-1373 • F: (308) 995-5887  
[www.allmand.com](http://www.allmand.com)

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# Storage

Aircraft storage space is subject to change based on partner needs. Storage needed may be reduced if we're able to use partner storage. Storage containers may also be added.

The Nest shall provide aircraft storage for 1.5 times the number of charge pads.

The Ground Support Operator shall place aircraft in storage at the end of daily operations.

Example of standard 20' container

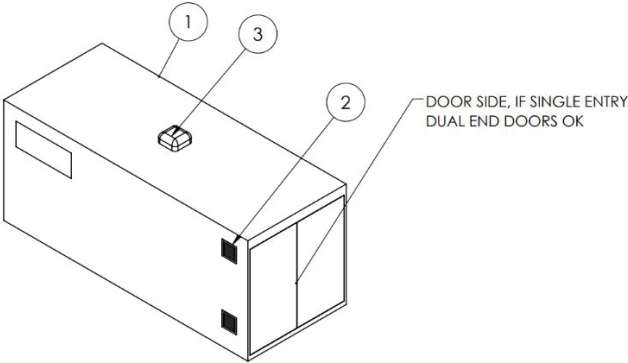
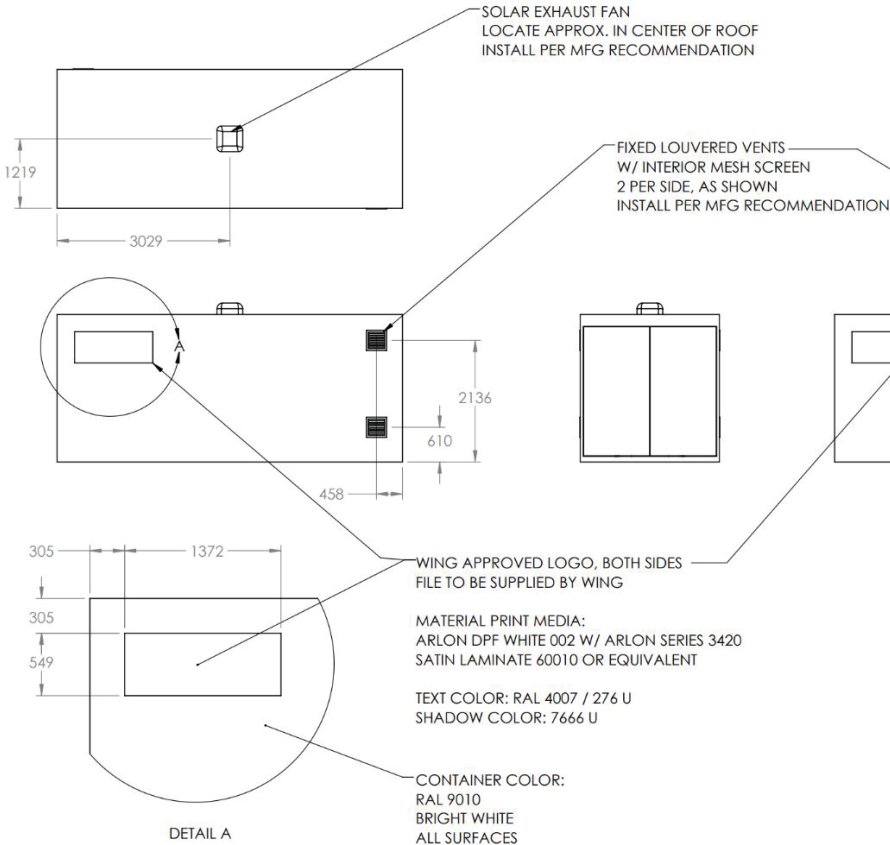
**\*Current Storage Specifications:**

- Weight: 4868 lbs pounds empty weight
- Dimensions: 20' x 8' x 8' (LxWxH)
- Features: 4 passive side vents and top solar fan
- Anchoring (city dependant): Anchor spec based on ground type and following city requirements




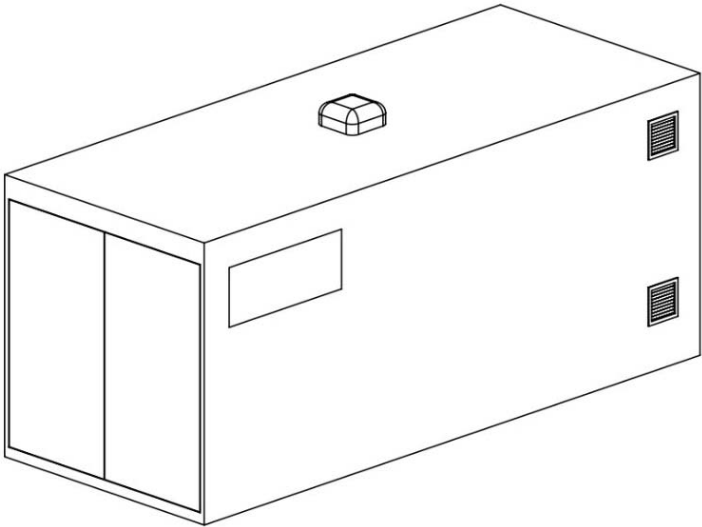
| ITEM NO. | DESCRIPTION                                     | QTY. |
|----------|---|------|
| 1        | ISO 6346 22G0/22G1 OR EQUIVALENT 20FT CONTAINER | 1    |
| 2        | LOUVERED VENT WITH INTERIOR MESH SCREEN         | 4    |
| 3        | SOLAR EXHAUST FAN                               | 1    |
| 4        | FLOOR TRACK SYSTEM, STANDARD LUMBER             | 1    |

| REVISIONS |     |             |          |      |
|-----------|-----|-------------|----------|------|
| ZONE      | REV | DESCRIPTION | APPROVED | DATE |



- NOTES: UNLESS OTHERWISE SPECIFIED;
1. INTERPRET SPECIFICATION PER GEOMETRIC DIMENSIONING AND TOLERANCING STANDARD ASME Y14.5-2009.
  2. THIS IS A REDUCED DIMENSION DRAWING. REFER TO 3D MODEL FOR ANY MISSING DIMENSIONS.
  3. 3D CAD DATA IS SUPPLIED AT 1:1 SCALE AND TO BE USED FOR INSPECTION.
  4. CLEANLINESS: PARTS ARE TO BE FREE OF ORGANIC MATERIALS, LUBRICANTS OR MOLD RELEASE, SOLVENTS, OR OTHER CONTAMINANTS.
  5. ASSEMBLY REQUIRES LABELING OF GOOGLE PART NUMBER, REVISION, MANUFACTURER NAME, DATE CODE AND LOT CODE.

|   |   |      |  |                                    |
|---|---|------|--|------------------------------------|
| DIMENSIONS ARE IN<br>MILLIMETERS<br>TOLERANCES UNLESS<br>OTHERWISE NOTED<br>X<br>X.X<br>X.XX<br>ANGLES 0.25°<br>SCALE<br>NOT TO SCALE<br>THIRD ANGLE PROJECTION | <b>CONFIDENTIAL</b><br>THIS DOCUMENT AND THE DATA<br>DISCLOSED HEREIN OR WHEREWITH IS<br>NOT TO BE REPRODUCED, USED, OR<br>DISCLOSED IN WHOLE OR IN PART TO<br>ANYONE WITHOUT THE PERMISSION<br>OF WING AVIATION LLC. |      |  <b>WING AVIATION LLC</b><br>100 MAYFIELD AVE<br>MOUNTAIN VIEW, CA 94043, USA |                                    |
|   | DRAWN BY  | DATE | DESCRIPTION<br>PROD/MFG, 20FT ISO SHIPPING CONTAINER,<br>VENTILATED, WITH LOGO, WING   | REV                                |
|   | APPROVED BY   | DATE | SIZE<br>B  | GOOGLE PART NUMBER<br>410-01397-00 |
|   |   |      |  | 01                                 |



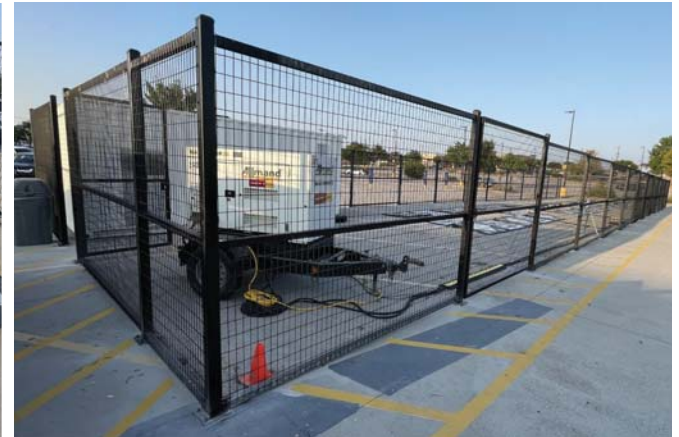
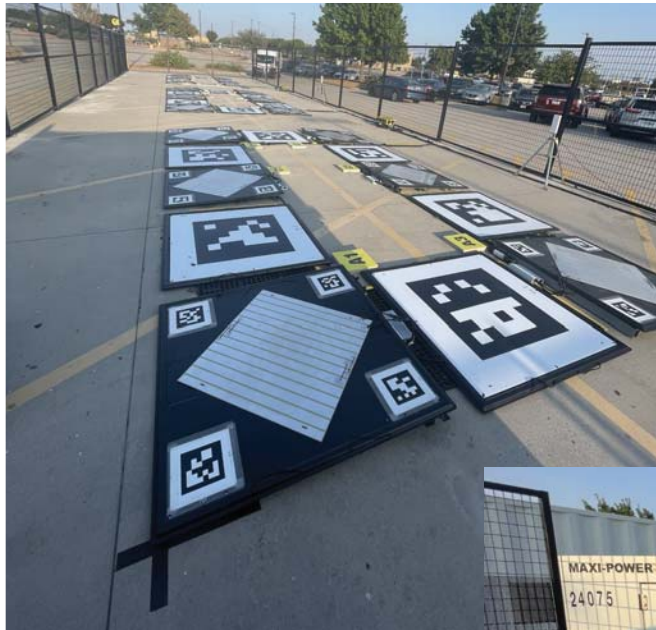
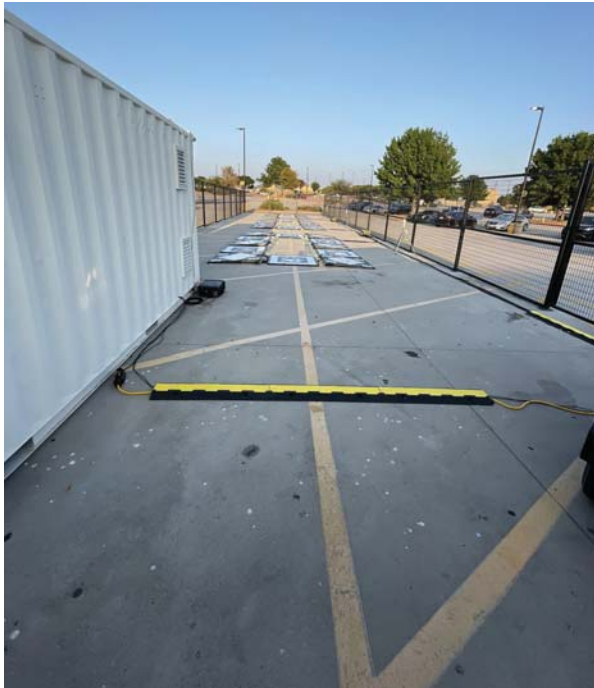
| 20FT GENERAL PURPOSE CONTAINER REFERENCE SPECIFICATIONS |                                |
|---|--------------------------------|
| ISO 6346 22G0/22G1 OR EQUIVALENT                        |                                |
| DOOR CONFIGURATION                                      | END OPENING, ONE OR BOTH SIDES |
| FLOOR MATERIAL  | WOOD                           |
| TARE WEIGHT   | 2350 KG MAX                    |
|   |                                |
|   | DIMENSION (MM)                 |
| EXT. LENGTH   | 6058                           |
| EXT. WIDTH  | 2438                           |
| EXT. HEIGHT   | 2590                           |
|   |                                |
| INT. LENGTH   | 5898                           |
| INT. WIDTH  | 2352                           |
| INT. HEIGHT   | 2395                           |
|   |                                |
| DOOR OPENING WIDTH                                      | 2340                           |
| DOOR OPENING HEIGHT                                     | 2280                           |
| LOAD HEIGHT (GROUND TO FLOOR)                           | 170                            |



# Support Imagery

1

Imagery





City of Wylie  
Attn: Kevin Molina, Senior Planner, City of Wylie  
300 Country Club Rd  
Building 100  
Wylie, TX 75098

August 15, 2024

Dear Kevin:

Thank you for your interest in the regulatory approval and oversight of drone operations. Wing is a Part 135 Air Carrier and our operations are approved and overseen by the FAA, and the FAA maintains sole enforcement duties over drones in the national airspace system.

Wing offers drone delivery. Our fleet of lightweight, autonomous delivery drones can transport small packages directly from businesses to homes in minutes. Currently operating on three continents, Wing delivery is safe, sustainable, and easy to integrate into existing delivery and logistics networks.

**Wing's operations are governed by a number of FAA approvals:**

- In April of 2019, Wing became the [first drone operator company](#) in the United States to receive a [Part 135 Air Carrier Certificate](#) by the Federal Aviation Administration, allowing us to deliver commercial goods to recipients miles away.
- In November of 2023, the FAA conducted an [Environmental Assessment](#) of Wing's proposed operations in the DFW Mode C Veil and concluded that Wing's operations would have "No Significant Impact" to the surrounding community. This enables Wing to open operating locations across DFW in compliance with environmental regulations.
- In December of 2023, the FAA issued a [summary grant](#) which enables Wing's operations to move to Beyond Visual Line of Sight (BVLOS) operations without visual observers.
- Most recently, you may have seen that the FAA [announced](#) a historic approval for Wing to share the same airspace as other drone operators using Uncrewed Traffic



Management (UTM) in July 2024, which supports future BVLOS flight operations at increased density.

- On an ongoing basis, all of Wing's aircraft, personnel, and operations are rigorously reviewed by the FAA, and all operations can only be undertaken with FAA approval.
- Wing has obtained and maintains all necessary approvals to operate in the greater Dallas-Fort Worth area.

The Wing blog from May 2024 referenced in your note is a statement of support for the passage of the FAA Reauthorization bill, which is in the process of being implemented.

We are looking forward to continuing our conversation and serving the Wylie community.

Sincerely,



Kendal Prosack  
Local Policy and Community Affairs, Lead  
Wing





July 31, 2024

## **Walmart 5210 – Drone Delivery**

### **Exhibit “B”**

#### **Conditions for Special Use Permit**

##### **I. PURPOSE:**

The Purpose of this Special Use Permit is to allow for the Corridor Commercial Zoned Site currently being used as a grocery store to add Drone Delivery as a usage.

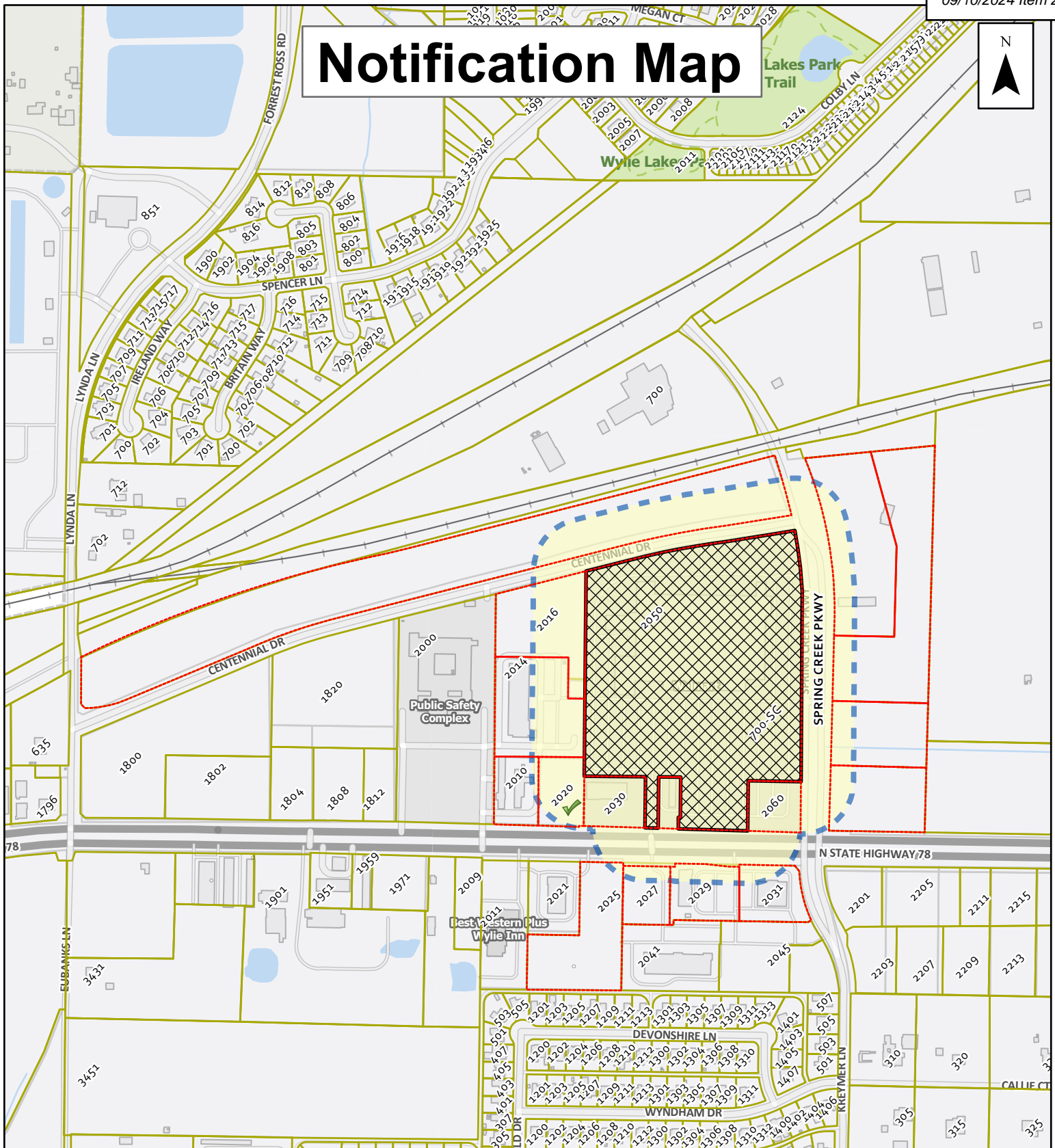
##### **II. GENERAL CONDITIONS:**

1. This Special Use Permit shall not affect any regulations within the Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
2. The design and development of the Drone Delivery Program shall take place in the general accordance with the Zoning Exhibit (Exhibit C).

##### **III. Special Conditions:**

1. The development will have 12 pad nests located on the asphalt of the parking lot for drone docking, launching, and charging. It will be enclosed by a maximum 8' tall black wire panel fence with a maximum 30' x 94' perimeter.
2. The nest will occupy a maximum of 21 parking spaces and will have a “NO PARKING” striping around the fenced-off area. With the ongoing project of adding drive aisles and potentially re-striping online grocery pickup spaces, a maximum of 35 spaces shall be removed.
3. A storage container for the storage of drones and a temporary generator for power shall be located within the inside perimeter of the fence. The temporary generator is to be utilized on this site through October 31, 2025. Upon expiration of the use of the generator, a site plan review shall be required when the development transitions to permanent power.
4. The temporary generator shall not exceed a maximum of 63 dB up to 25 ft and shall exempt Nonresidential district's sound pressure level limits of 60 dB during the Day from 7:00 a.m. to 7:00 p.m. Noise may be measured at the property line for compliance upon installation.
5. The Zoning Exhibit (Exhibit C) shall serve as the Site Plan for the Drone Delivery development. Approval of the Special Use Permit shall act as site plan approval.

# Notification Map





## 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 #2024-05.

       I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2024-05.

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

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

Tuesday, August 20, 2024 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of  
City Council meeting:

Tuesday, September 10, 2024 6:00 pm  
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Rosalie McGRANE (McGrane Living Trust  
(please print)

Address: 5061 RIVED RD ST

Signature: Rosalie McGrane (TTE)

Date: 8-5-2024

### COMMENTS:

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# Walmart + Wing Operations in Wylie

On-demand drone  
delivery service



Confidential and Proprietary

# Content Overview

- 1 Walmart Innovation Program
- 2 Site Set Up
- 3 Wing Operations







## Walmart and Wing

- Launched in DFW Metroplex with 2 pilot locations in Frisco and Lewisville.
- Now operating in North Richland Hills, Fort Worth, and Arlington.

# Autonomous Drone Delivery

Wing & Walmart are taking last-mile delivery to new heights, with a new level of **speed, reliability, sustainability**, and **cost-effectiveness**.

Our partnership is helping to meet the demand for last-mile delivery by:

- **Walmart** leading operations for local stores.
- **Wing** leading logistics of the delivery drones at each store.



**Walmart and Wing**



# Why drone delivery?



## Safer

40,000+ people impacted by car accidents on U.S. roads each year.



## Cleaner

When you order a box of pasta from Walmart, you use more energy boiling the water than we use flying it to your home.



## Faster

Most drone deliveries arrive in under 30 minutes to customers' homes.



## Cheaper

Drone delivery offers an economically viable way to deliver small packages locally.



## Reduce roadway congestion

Your store pickups should not always require getting on the roads with a 2-ton car.



## Create new and innovative jobs

Drones are one of the most promising aviation innovations in a generation.



## Provide greater access

Drones help provide access to essential items, . groceries and over-the-counter medications



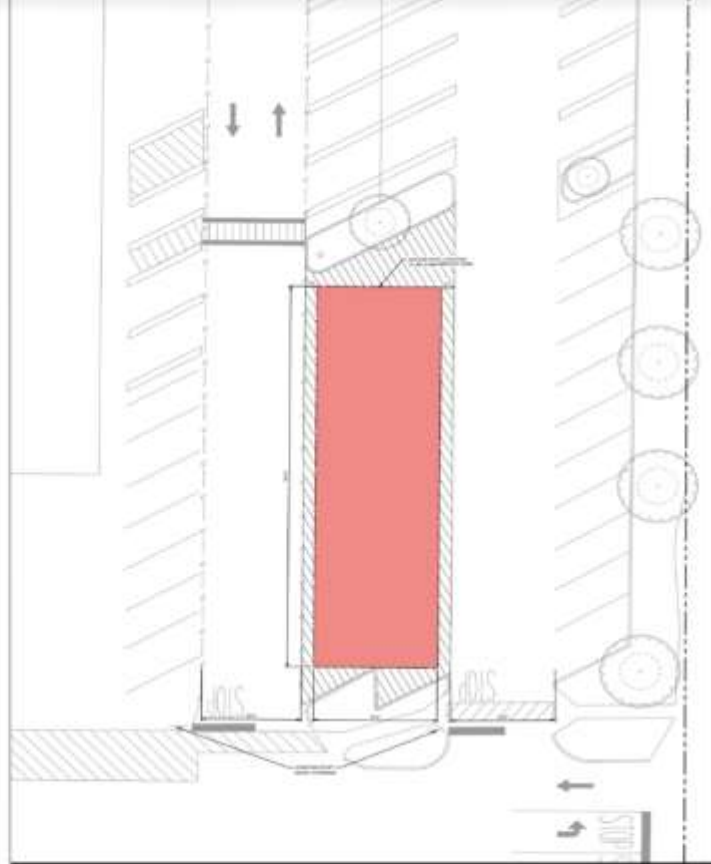
## Maintain tech leadership

This is an opportunity for municipalities to be on the cutting edge of supply chain technology.





# Wylie Site Set-Up

INSET A  
 1988-1990

| WALMART BUILDING INFO |                          | PARKING INFORMATION     |                             |                                    |                                |                                  |                                |                                |                          |                           |                                  |               |
|-----------------------|--------------------------|-------------------------|-----------------------------|------------------------------------|--------------------------------|----------------------------------|--------------------------------|--------------------------------|--------------------------|---------------------------|----------------------------------|---------------|
|                       |                          | APV PARKING<br>REQUIRED | WALMART PARKING<br>REQUIRED | REGULAR PARKING<br>STALLS PROVIDED | OSP PARKING STALLS<br>PROVIDED | WING PARKING<br>STALLS AVAILABLE | ADA PARKING STALLS<br>PROVIDED | CART CORRAL STALLS<br>PROVIDED | TOTAL STALLS<br>PROVIDED | TOTAL<br>APV PARKING RATE | TOTAL<br>WALMART PARKING<br>RATE |               |
| WALMART               | BUILDING SF <sup>1</sup> | SPACES                  | SPACES                      | SPACES <sup>2,3</sup>              | SPACES <sup>2,3</sup>          | SPACES <sup>2,3</sup>            | SPACES <sup>2,3</sup>          | SPACES <sup>2,3</sup>          | SPACES <sup>2,3</sup>    | SPACES <sup>2,3</sup>     | SPACES <sup>2,3</sup>            |               |
| EXISTING              | 188,242 SF               | 627 SPACES 1,000/SF     | 753 SPACES 4,000/SF         | 662                                | 18                             | 0                                | 19                             | 18                             | 32                       | 700                       | 0.25/100 SF                      | 0.86/1,000 SF |
| PROPOSED              | 188,242 SF               | 627 SPACES 1,000/SF     | 753 SPACES 4,000/SF         | 662                                | 0                              | 18                               | 18                             | 18                             | 32                       | 702                       | 0.25/100 SF                      | 0.73/1,000 SF |

[illegible]

09/10/2024 Item 2.

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<sup>†</sup> The authors do not necessarily agree with the findings of this study.

|                                |            |
|--------------------------------|------------|
| SCHEMATIC                      | 04/20/2011 |
| PROJECTED SETTLEMENT SUBMITTAL | 04/20/2011 |
| PROJECTED SETTLEMENT APPROVAL  | 04/20/2011 |
| PROJECTED PWD                  | 04/20/2011 |
| PROJECTED PERMIT APPROVAL      | 04/20/2011 |
| POSSESSION DATE                | 04/20/2011 |
| CONSTRUCTION COMPLETE          | 04/20/2011 |



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0000-0000

**#5210**  
WYLIE, TX

**Kimley»Horn**



# Space & Power Requirements

The minimum space required is determined by the number of chargepads and required aircraft storage. The following table shows the standard minimum Nest size and power requirements.

\*One parking spot is 9ftx18ft or 162 sq ft (2.7 m x 5.5 m; 14.85 sq m)

## \*Generator specifications:

- Dimensions(lwh): 123.3" x 54.8" x 61" (inches)
- Operating wet weight: 2780 lbs (pounds)
- Fuel type: Diesel
- **Running decibel level (loaded) : 63 dbA at 23'**
- Earth-Grounded

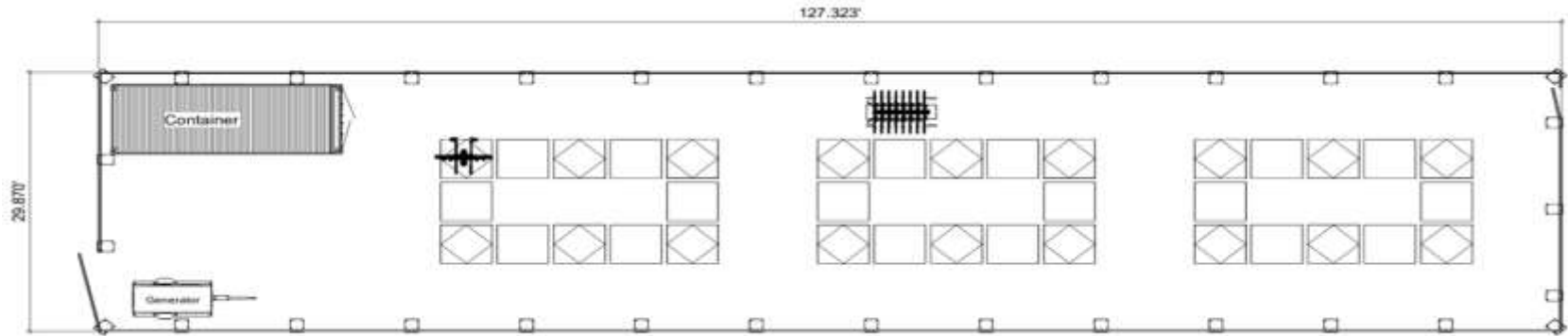
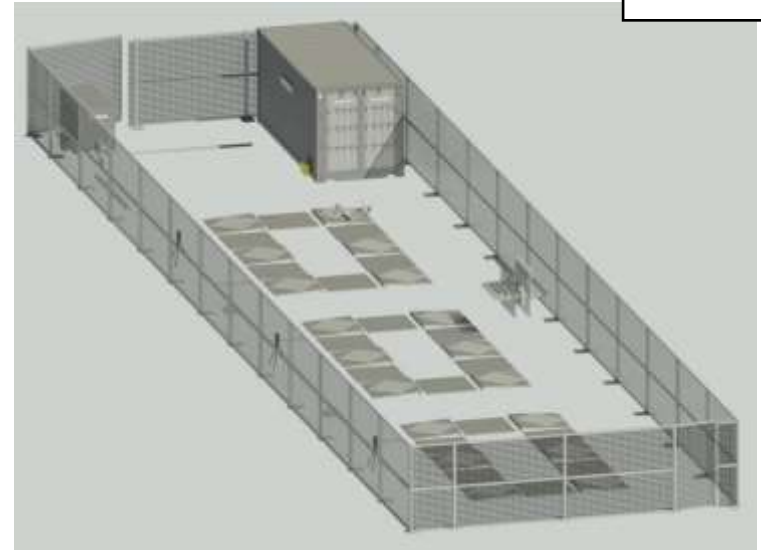
| Charging pad QTY                      | Length           | Width          | Flight line (with storage)                      | Aircraft storage (L/W/H in ft) | Minimum electrical power needed | Throughput/hr (1.5 deliveries/hr/pad) |
|---------------------------------------|------------------|----------------|---|--------------------------------|---------------------------------|---------------------------------------|
| *18 pads (min req. space w/out fence) | 125.8ft (38.3m)  | 29.5ft (9m)    | 3711 sq ft (345.6sq m)<br>~28 parking spots     | 8/20/8 (2.4/6/2.4 m)           | 14 kW                           | 27 deliveries                         |
| *18 pads (w/fence)                    | 127.33ft (38.8m) | 29.87ft (9.1m) | 3803.34 sq ft (353.08sq m)<br>~28 parking spots | 8/20/8 (2.4/6/2.4 m)           | 14 kW                           | 27 deliveries                         |

# Sample 18-Chargepad Nest

09/10/2024 Item 2.

As-built rendering of an 18 pad nest

- 3 x groupings of 6 chargepads and fiducials
- 1 x 20' storage container
- 1 x Generator (site/partner dependant)
- Visible aircraft cart



# Support Imagery

09/10/2024 Item 2.



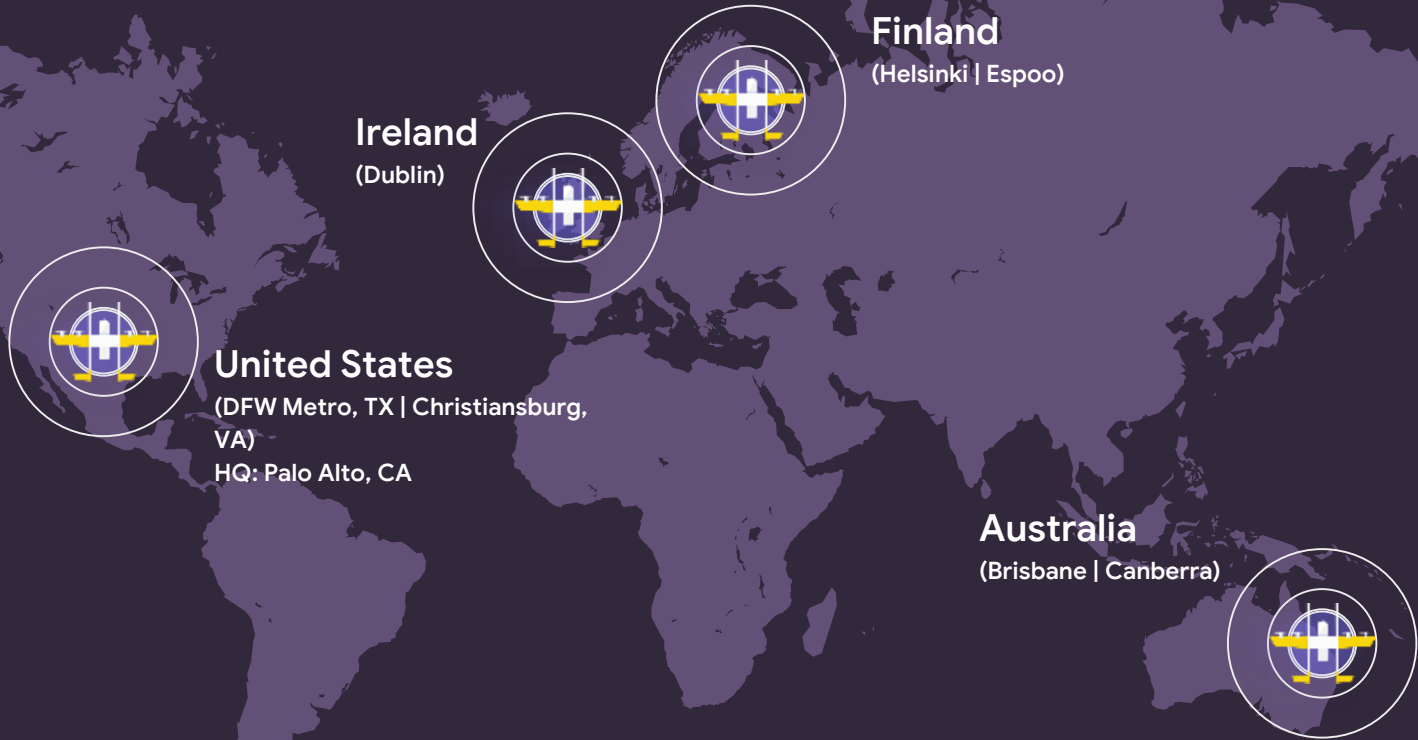




# Wing Drone Delivery

# Completed 350,000+ deliveries to customers on on three continents.

09/10/2024 Item 2.



# Approved by the FAA

Wing holds a **Part 135 Air Carrier Certificate**, which is the same level of certification as many commercial airliners.

The FAA required a rigorous environmental review as part of the approval process to operate in the **Dallas-Fort Worth Metroplex**.

- Potential impacts on the communities where we operate were included in that review.
- Regulators also inspected Wing's aircraft, personnel and operations for safety.



# Delivery Drone in Lancaster

**Carries**  
**2.6lbs** / 1.2kg

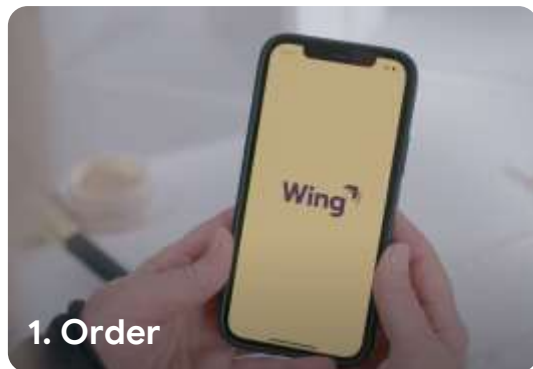
**Weighs**  
**11.4lbs** / 5.15kg

**Delivers**  
**6 miles** / 10km

**Hours of Operations**  
**7 days a week** / 10am-7pm\*

\*Wing only operates during daylight hours and will adjust delivery hours with daylight savings time.

# How it works



# Thank you!

To learn more about Wing, visit us at [wing.com](https://wing.com).

Questions? Contact our team at [howdy@wing.com](mailto:howdy@wing.com).





# Wylie City Council

## AGENDA REPORT

**Department:** Engineering

**Prepared By:** Jenneen Elkhaid

**Account Code:** 471-5471-58210/415-5415-58210

### Subject

Consider, and act upon, the payment request for the previously budgeted Stream and Wetland Mitigation Fees for McMillen Road from McCreary Road to Country Club Road, in the amount of \$1,062,996 and authorizing the City Manager to execute any necessary documents.

### Recommendation

Motion to approve the Item as presented.

### Discussion

The McMillen Drive project spans approximately 1.5 miles, from McCreary Road to Country Club Road. The road design expands the corridor from a two-lane undivided asphalt road to a four-lane divided concrete road. Additionally, the project includes a 1,100 LF bridge, and traffic, utility, drainage, and pedestrian mobility improvements.

The Stream and Wetland Mitigation Fees were previously included in the budget for the McMillen Road project. The mitigation fee for construction impacts within the wetland areas is \$1,062,996.

Staff recommends approving the Stream and Wetland Mitigation Fees in the amount of \$1,062,996. \$1,047,996 to be paid to Parkhill Prairie Ranch, LLC and \$15,000 to be paid to Wild-TX Lands, LLC. Funding for this project is from Collin County Fund 415 and 2021 Bond Fund 471.



# Wylie City Council

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## AGENDA REPORT

Department: Engineering Account Code: \_\_\_\_\_  
Prepared By: Jenneen Elkhaid

| Subject  |
|--|
| Discuss the currently proposed Downtown Project lane, parking, and sidewalk configuration. |

| Recommendation |
|----------------|
| Discussion.    |

| Discussion   |
|--|
| Discuss street widths, parking, and sidewalk configurations. |



# Wylie City Council

## AGENDA REPORT

Department: Planning  
 Prepared By: Jasen Haskins

Account Code: \_\_\_\_\_

### Subject

Discuss the proposed Silverlake multi-family and commercial retail development generally located at the southeast corner of State Highway 78 and Alanis Drive.

### Recommendation

Discussion.

### Discussion

The property owner is requesting a work session with the City Council to discuss options for the Silverlake property on approximately 20 acres near the southeast corner of SH 78 and Alanis Drive.

A previous Planned Development application was denied by the City Council in June 2024. This application included multi-family and commercial development. The request was for three commercial lots along the frontage of SH 78 and 250 apartments behind that. The applicant was to build the apartments upon zoning approval. There was no Planned Development time for the commercial aspect.

The property is currently zoned Planned Development from the failed Daydra mixed-use development. The comprehensive master plan has this property planned for Regional Commercial.

The applicant has provided a presentation for discussion.



## Silverlake Station – City Council Work Session

CONFIDENTIAL AND PROPRIETARY



7/24/2024





### DEFUNCT DEVELOPMENT

- A previous developer proposed ~200,000 sf of retail and 144 units of multifamily on the property. This plan was Approved by the City of Wylie and a development permit was issued in March of 2019. Crestline provided financing to a developer who was unable to execute upon the approved plan and ultimately defaulted on his obligations after beginning earth moving activity.
- The site currently consists of ~30 foot tall piles of dirt left behind from the prior developer.
- Crestline and the City of Wylie are aligned to identify a working plan for the site to provide the City of Wylie attractive, high quality development generating additional ad valorem tax revenue, which allows Crestline to maximize the value of an underperforming asset.



## BACKGROUND

- Crestline foreclosed on Daydra Management after they were unable to advance the development as contemplated.
- Upon foreclosure of the property, Crestline solicited feedback on the existing “The District” plan from brokers and other professionals active in this submarket.
- City Staff - Met with City staff to understand the entitlements and flaws in Daydra’s plan to formulate a strategy for development of the property. An initial request was to include a fence around the property which was completed.
- Wylie EDC - Met with the Wylie EDC to better understand the players in this market for commercial development and the retail tenants that are active in this submarket.
- Crestline hired engineering, zoning, and architecture consultants to formulate a plan based on feedback from City staff, the EDC, and the marketplace.
- **The plan was intended to be immediately actionable and supply the marketplace with leasable square footage for which there is significant demand.**







## “The District” Zoning

- **Current zoning includes 144 units of multi-family.**
- Approximately 200,000 sf of retail space stretching to the back of the property.
- A parking garage in the southeast corner of the site with minimal walkability to the retail square footage it serves.
- No logical connection to the back of the property that would suggest viability of any commercial other than the frontage.

## Market Feedback

- **Multifamily:** 144 units of multi-family is smaller than what is typically developed successfully. Certain economies of scale are operationally reached at 250-400 units also benefitting the Commercial.
- **Commercial:** Retail is not viable in the back section of the property as originally planned by the developer. Feedback has suggested retail will be leasable along the frontage of SH 78; however, attracting higher quality tenants to the site requires additional density which would be created by the residential development. Market feedback suggests the site is best suited for pad users versus large anchor or shadow tenants.



### BROKER FEEDBACK

- While there might be a frontage road play in which a retailer will see value in situating on Hwy 78 at the subject tract, landing mid-block (when there's other land closer to primary retail drivers in the submarket) is non-traditional for core retail occupants.
- SH 78 has 30,000 vehicles per day. By comparison, Watters Creek has 300,000 vehicle trips per day.
- This tract is not optimal for retail users the way other tracts are in this submarket.
- **CONCLUSIONS: Mid block retail is unlikely to attract and retain larger anchor / shadow retail tenants. The following are sites in the vicinity that are optimal for this kind of development.**







\* the highlighted area represents a more viable location for larger scale retail.





- Bo

## Key Impacts

### **Marketable Land Use**

- No other land use is likely to be developed over the next couple of decades.

### **Tax Revenue**

- A Multi-Family developer has projected this project to be \$52MM in value on 11 acres or \$4.7MM in ad valorem taxable value per acre of developed land. Typical big box retailers yield around \$800,000-\$1MM in taxable value per acre.

### **Access to SH 78**

- The site is situated such that all traffic loads onto SH 78 without disrupting local community streets.

### **Support for Frontage Retail**

- Multi-family development will situate consumers behind proposed frontage retail. This is attractive for retail tenants and the consumer base will cause these businesses to thrive.

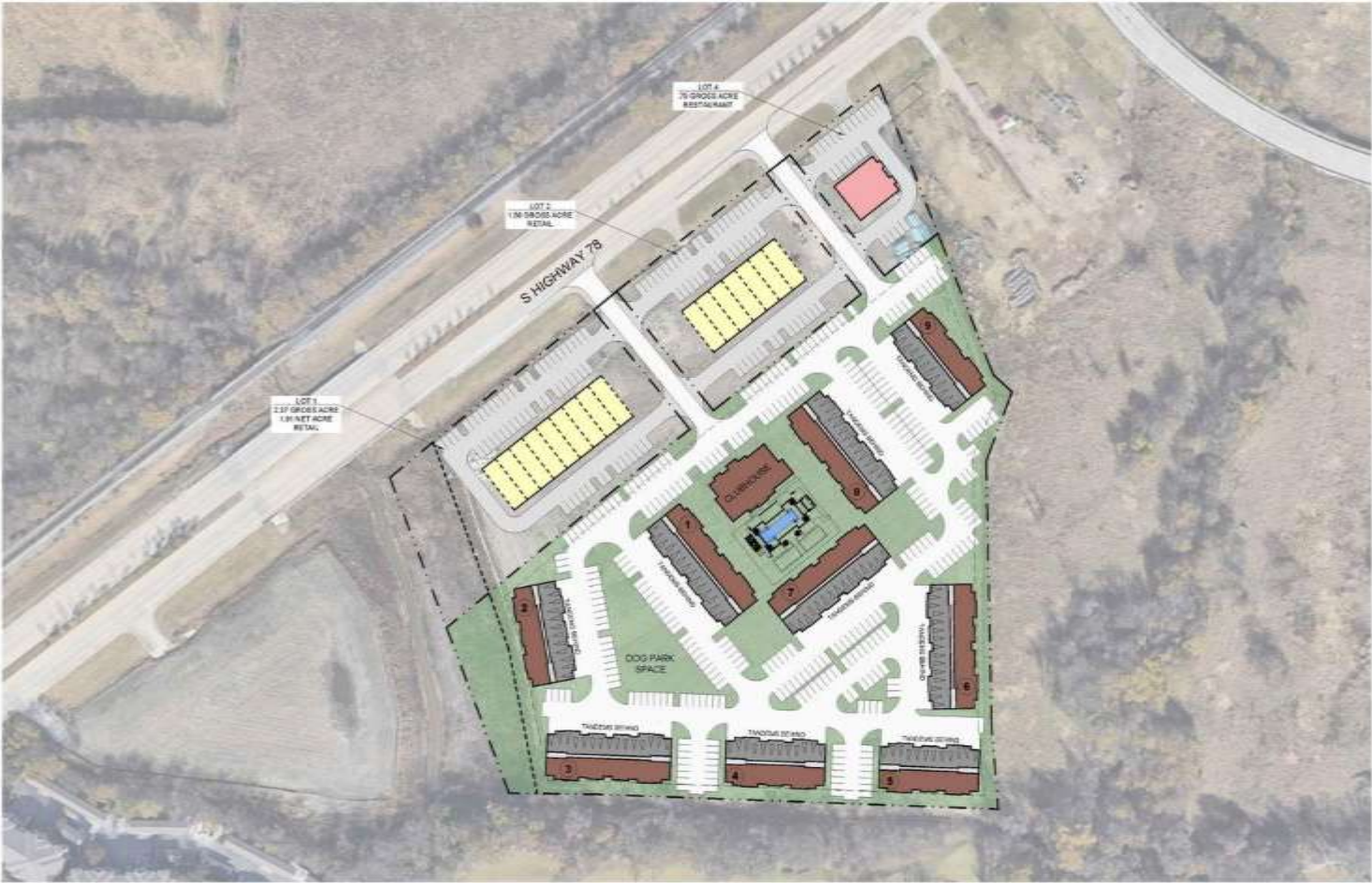
### **Impact on Schools**

- For a similar Multi-Family developments in this area, 4 children for every 100 units were enrolled in the Wylie ISD. The national average for this type of multi-family development is 14 children per 100 units. It is anticipated that the impact on the school district will be minimal relative to the tax base generated for Wylie ISD.



INITIAL ZONING  
PLAN

• This is the plan that was tabled at City Council and ultimately denied at the June 11<sup>th</sup> City Council Meeting.



| SITE DATA                 |                         |         |  |
|---------------------------|-------------------------|---------|--|
| SITE LOCATION             |                         |         |  |
| WYLIE, TX                 |                         |         |  |
| STRUCTURE                 |                         |         |  |
| 3 STORY GARDEN APARTMENTS |                         |         |  |
| SITE DENSITY              |                         |         |  |
| GROSS SITE AREA           | +/- 11.59 GROSS ACRES   |         |  |
| TOTAL UNITS               | 250                     |         |  |
| PROPOSED DENSITY          | +/- 21.5 UNITS/GROSS AC |         |  |
| UNIT MIX                  |                         |         |  |
| TYPE OF UNIT              | # OF UNITS              | TOTAL % |  |
| ONE BEDROOM               | 135                     | 54%     |  |
| TWO BEDROOM               | 115                     | 46%     |  |
| TOTAL                     | 250                     | 100%    |  |
| NUMBER OF BEDS            | 395                     |         |  |
| ONE BED SF AVG            | 805                     |         |  |
| TWO BED SF AVG            | 1190                    |         |  |
| TOTAL UNIT SF AVG         | 992                     |         |  |
| MINIMUM PARKING REQUIRED  |                         |         |  |
| TYPE OF UNIT              | SPACES/UNIT             | TOTAL   |  |
| ONE BEDROOM               | 2                       | 270     |  |
| TWO BEDROOM               | 3                       | 345     |  |
| TOTAL                     |                         | 615     |  |
| PARKING PROVIDED          |                         |         |  |
| SURFACE                   |                         | 315     |  |
| TANDEM                    | (123 TOTAL) 42 COUNTED  |         |  |
| GARAGES                   |                         | 123     |  |
| TOTAL                     | 2.5 SP/UNIT             | 500     |  |
| COMMERCIAL                |                         |         |  |
| LOT 1 RETAIL SF           |                         | 18,500  |  |
| REQ. PARKING              | 1/400 SP/SF             | 46 SP   |  |
| PARKING PROVIDED          |                         | 80 SP   |  |
| LOT 3 RETAIL SF           |                         | 14,400  |  |
| REQ. PARKING              | 1/400 SP/SF             | 36 SP   |  |
| PARKING PROVIDED          |                         | 51 SP   |  |
| LOT 4 RESTAURANT SF       |                         | 4,950   |  |
| REQ. PARKING              | 1/150 SP/SF             | 33 SP   |  |
| PARKING PROVIDED          |                         | 28 SP   |  |

NOTE:  
THIS PLAN IS CONCEPTUAL IN NATURE  
AND MAY HAVE BEEN PRODUCED  
WITHOUT THE USE OF A SURVEY, OR  
CONTACT WITH THE CITY OR COUNTY.



### 2<sup>ND</sup> ITERATION

- This plan was prepared by a different architect in May after our rezoning request was tabled.
- This plan was prepared in response to comments from the City Council regarding a more connected development.



24021 WYLIE MULTIFAMILY  
WYLIE, TEXAS  
LEON CAPITAL GROUP  
**ARCHITECTURE DEMAREST**  
3000 West Loop South, Suite 1000 • Houston, TX 77024

SCALE: 1" = 50'-0"



05/23/2024

### COMMERCIAL USAGE

- City Concern: City desires to have a large commercial presence on the site with concurrency for development.
- Response: The proposed site plan does not eliminate commercial usage but matches it to demand drivers as informed by commercial developers and the Wylie EDC. Construction on the retail needs be tenant driven to ensure quality tenants and long-term viability of the project. We have been unable to find a commercial developer willing to take on concurrency (speculative building) as a means to bridge this gap.
- Discussion Point: Crestline willing to field interest from any prospective tenants Council or EDC have in place.

### MULTIFAMILY USAGE

- Concerns: Multifamily would stimulate more crowding in schools. If residential development is permitted developers will return to Council requesting more density.
- Response: Recent developments have not seen increased school enrollment. Council has the power to mandate an end to any additional school density.
- Discussion Point: Address any other concerns Council may have regarding the multifamily development.

### ADDITIONAL DISCUSSION POINTS

- Adjacent Sites: Is there a creative solution to address the lack of development on adjacent sites.
  - Southwest Site: The site to the southwest (also previously owned by Daydra) has not seen development as the developer filed for bankruptcy.
  - Northeast Site: The site to the northwest is currently underdeveloped and zoned by right as multifamily. Discuss options around how we can be flexible to find a solution for this site.
- Future Development: Crestline is looking to be flexible around the development; however, we need collaboration from Council to find a feasible and actionable development plan to avoid having a long term, undeveloped site at the front door of the City of Wylie.



# Wylie City Council

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## AGENDA REPORT

Department: Parks and Recreation Account Code: \_\_\_\_\_  
Prepared By: Brent Stowers

| Subject   |
|---|
| Discuss additional lighting at the Dog Park within the Municipal Complex. |

| Recommendation |
|----------------|
| Discussion.    |

| Discussion   |
|--|
| Provide City Council with an option to install solar lighting at the Dog Park to enhance usability in the early morning and evening hours. |



