

Wylie City Council Regular Meeting

October 28, 2025 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS & RECOGNITIONS

[PR1.](#) Wylie Fire Rescue Life Save Award for acts by Wylie Fire Rescue on June 18, 2025.

[PR2.](#) Wylie Fire Rescue Life Save Award for acts by Wylie Fire Rescue on August 8, 2025.

PR3. Texas Arbor Day.

PR4. Shining the Wylie Way Students - Term 1.

COMMENTS ON NON-AGENDA ITEMS

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

CONSENT AGENDA

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

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

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

EXECUTIVE SESSION

Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING.

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

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

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

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

REGULAR AGENDA

1. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change of zoning from Agricultural District (AG/30) to Planned Development (PD), amending PD 2020-54, to allow for single-family residential development on 4.04 acres, located at 2601 and 2701 Sachse Road (ZC 2025-12).
2. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Single Family - 10 District (SF-10/24) to Planned Development - Townhouse District (PD-TH) on 0.25 acres to allow for single-family attached development. Property located at 603 E. Marble (ZC 2025-07).
3. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Agricultural (AG/30) to Planned Development - Commercial Corridor (PD-CC) on 8.5 acres generally located at 2710 and 2722 W. FM 544 (ZC 2025-10).
4. Consider, and act upon, Resolution No. 2025-24(R) of the City Council of the City of Wylie, Texas, approving the reimbursement of expenditures with proceeds of future debt.
5. Consider, and act upon, the approval of the purchase of Motorola APX 6000 Portable Radios, APX 6500 Mobile Radios, and AXS Dispatch Consoles in the estimated amount of \$920,018.00 through a cooperative purchasing contract with Texas DIR-CPO-5433 and authorizing the City Manager to execute any and all necessary documents.
6. Consider, and act upon, Resolution No. 2025-25(R) casting a vote for two candidates to the Board of Directors of the Rockwall Central Appraisal District for a four-year term beginning January 1, 2026.

WORK SESSION

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

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

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

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

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

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

ES2. City Manager's annual evaluation.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

READING OF ORDINANCES

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

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on October 22, 2025 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

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

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

Texas Government Code Section:

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

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

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

§ 551.087 – Discussing certain economic development matters.

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

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



Wylie City Council

AGENDA REPORT

Department: Fire Account Code: _____
 Prepared By: Brandon Blythe

Subject

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

Recommendation

Presentation

Discussion

On June 18, 2025, City of Wylie Dispatchers Barbie Morrow, Karsen Knight, and Sara Zerger received a call for an unresponsive person at a popular iconic restaurant in Wylie. The dispatchers immediately assessed the call and upgraded the call to a cardiac arrest, and provided prearrival instructions to the caller. The call was dispatched within 23 seconds. Five minutes after receiving the call, Wylie Fire Rescue was on scene and began providing advanced cardiac life support to the patient. Medic 141, staffed by Paramedic Zayne Neeley and EMT Kaleb Hunt, arrived simultaneously with Quint 141 staffed by Captain Stephen Ham, Driver/Engineer Brandon Storm, Firefighter Zach Littlefield, and Firefighter Tim Turquette. Leadership arrived on scene, consisting of Battalion Chief James Brown, Fire Chief Brandon Blythe, and EMS Manager Heidi Hawkins. The patient was identified as a candidate for ECMO (Extracorporeal Membrane Oxygenation), which is only available to EMS patients at one hospital locally, Medical City Plano. Time was critical. Care began on scene, and within nine minutes of arrival, the patient was loaded into the ambulance and enroute to Medical City Plano. Upon arrival at the hospital, ECMO and cardiac cath teams converged and continued the care, resulting in saving the life of Terry Greaves. We are celebrating Mr. Greaves and his family tonight. After surviving cardiac arrest, he was able to enjoy a well-earned retirement surrounded by his wife and family — a powerful reminder of the impact of swift, coordinated emergency care.



Wylie City Council

AGENDA REPORT

Department: Fire Account Code: _____
 Prepared By: Brandon Blythe

Subject

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

Recommendation

Presentation.

Discussion

On August 8, 2025, Medic 143 (Paramedic Sean Costello and EMT Richard Hollien) and Quint 143 (Captain John Hunt, Driver/Engineer Patrick Hewitt, Firefighter Josh Ludeman, and Firefighter Brett Hoppe) were dispatched to a reported seizure. Shortly after arrival, the incident was upgraded to a cardiac arrest. Crews immediately initiated patient care and confirmed that CPR was in progress. Battalion 140 (Battalion Chief Matt Tripp and Firefighter Caleb Hawkes) arrived moments later to provide support and assist the patient's family during this difficult time. Within minutes, Captain Hunt reported the return of spontaneous circulation (ROSC), and the patient was identified as a candidate for ECMO (Extracorporeal Membrane Oxygenation). While enroute to Medical City Plano, Medic 143 provided the emergency department with a detailed patient update. Upon arrival, the crew was met by the ECMO team and the emergency physician for immediate assessment before being escorted directly to the Cath Lab. Shortly thereafter, the director of cardiology, ECMO services, and the clinical coordinator informed the patient's wife that the rapid and coordinated interventions by our crews had given him the best possible chance for survival. At the time of departure from MCP, the patient was stable and being transferred to the ICU. This incident involved a highly complex resuscitation—a true “megacode.” The crews of Medic 143 and Quint 143 worked seamlessly together to deliver exceptional, lifesaving care under intense conditions. The professionalism and efficiency of our Communications Center (Dispatchers Barbie Morrow, Karsen Knight, and Sara Zerger) were also instrumental to the successful outcome.

Total time from dispatch to arrival at MCP: 48 minutes.



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Stephanie Storm

Account Code: _____

Subject

Consider, and act upon, approval of October 14, 2025 Regular City Council Meeting minutes.

Recommendation

Motion to approve the Item as presented.

Discussion

The minutes are attached for your consideration.

Wylie City Council Regular Meeting Minutes

October 14, 2025 – 6:00 PM

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



CALL TO ORDER

Mayor Matthew Porter called the regular meeting to order at 6:00 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Councilman Todd Pickens, Councilman Scott Williams, Councilman Sid Hoover, and Mayor *Pro Tem* Gino Mulliqi.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Finance Director Melissa Brown; Marketing and Communications Director Craig Kelly; Assistant to City Secretary Mary Bradley; Police Chief Anthony Henderson; Assistant Library Director Lisa Galletta; Public Works Director Tommy Weir; Community Services Director Jasen Haskins; Operations Director James Brown; Municipal Court Administrator Lisa Mangham; Parks and Recreation Director Carmen Powlen; Human Resources Director Jennifer Beck; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Councilman Williams led the invocation, and Councilman Hoover led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. Municipal Court Week.

Mayor Porter presented a proclamation proclaiming November 3-7, 2025 as Municipal Court Week. Municipal Court staff and presiding Judge Art Maldonado were present to accept the proclamation.

PR2. Domestic Violence Awareness Month.

Mayor Porter presented a proclamation proclaiming the month of October 2025 as Domestic Violence Awareness Month. Members of the Police Department, Hope's Door New Beginning Center, Agape Resource Center, Women In Need of Nurturing Education, and Revitalizing Souls were present to accept the proclamation.

PR3. National Community Planning Month.

Mayor Porter presented a proclamation proclaiming the month of October 2025 as National Planning Month. Members from the Community Services Department and Commissioners from the Planning and Zoning Board were present to accept the proclamation.

PR4. Breast Cancer Awareness Month.

Mayor Porter recognized the month of October 2025 as Breast Cancer Awareness Month.

COMMENTS ON NON-AGENDA ITEMS

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

Bethany Sullivan addressed the City Council regarding reading materials at the Library.

Robbie Chandler addressed the City Council regarding Families of Freedom, rescuing abused Women, Children, and Men.

Mary Lange, representing American Legion Hale-Combest Post 315, addressed the City Council regarding The Wall That Heals coming to Wylie on October 30th – November 2nd.

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 September 23, 2025 Regular City Council Meeting minutes.**
- B. Consider, and act upon, a Farm Lease Agreement for the use of specified City property for hay production to prevent weed overgrowth between the City of Wylie and Ben Scholz, and authorizing the City Manager to execute any necessary documents.**
- C. Consider, and act upon, a Final Plat of Young Addition, Lot 1, Block A, creating one commercial lot on 0.422 acres. Property located at 2803 W. FM 544.**
- D. Consider, and act upon, a Final Plat, being a Replat of Lots 2R1 & 2R2, Block A of Senior Medical Addition, creating two commercial lots on 5.434 acres, generally located at 2310 W. FM 544.**
- E. Consider, and act upon, a request regarding the enclosure of an existing outdoor covered storage area and conversion of a garage for overflow seating for a restaurant located in the Downtown Historic District. Property located at 302 N. Ballard.**
- F. Consider, and act upon, Modification No. 4 to Wylie Contract #W2021-76-A for Employee Medical, Dental, and Rx Benefits with Cigna Health and Life Insurance Company in an estimated amount of \$294,766; and authorizing the City Manager to execute any necessary documents.**
- G. Consider, and act upon, Ordinance No. 2025-37 amending Ordinance No. 2025-32, which established the fiscal year 2025-2026 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.**

Council Action

Mayor *Pro Tem* Mulliqi requested Item D be pulled from the Consent Agenda and considered individually. A motion was made by Councilman Williams, seconded by Councilman Hoover, to approve Consent Agenda Items A through C, and E through G as presented. A vote was taken, and the motion passed 7-0.

REGULAR AGENDA

- D. Consider, and act upon, a Final Plat, being a Replat of Lots 2R1 & 2R2, Block A of Senior Medical Addition, creating two commercial lots on 5.434 acres, generally located at 2310 W. FM 544.**

Council Comments

Mayor *Pro Tem* Mulliqi expressed opposition to having two lots with one access point and felt that it was not the right fit.

Council Action

A motion was made by Councilman Williams, seconded by Councilman Strang, to approve Item D as presented. A vote was taken and the motion passed 6-1, with Mayor *Pro Tem* Mulliqi voting against.

1. Tabled from 08-26-2025

Remove from table and consider

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Pickens, to remove Item 1 from the table and consider it. A vote was taken and the motion passed 7-0.

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Neighborhood Services (NS) to Community Retail – Special Use Permit (CR-SUP) on 1.056 acres to allow for a motor fueling station with a convenience store and drive-thru restaurant use. Property located at 1400 Country Club Road (ZC 2025-06).

Staff Comments

Community Services Director Haskins addressed the Council stating that the applicant is still working on the overall development and is requesting the item to be withdrawn.

Public Hearing

Mayor Porter opened the public hearing on Item 1 at 6:54 p.m.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 6:54 p.m.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Pickens, to approve the withdrawal as requested. A vote was taken and the motion passed 7-0.

2. Consider, and act upon, Resolution No. 2025-23(R) to provide sanitary sewer service to First Step Homes for a proposed project (Vecina) located outside of the City limits near the intersection of E. FM 544 and Wheelis Road, and authorize the City Manager to negotiate a Wastewater Service Agreement between the City and First Step Homes subject to final approval by the City Council.

Staff Comments

City Manager Parker addressed the Council, giving a brief explanation of this item, and answered questions from the Council. The applicant, Todd Wintters, representing Pettitt-ECD, addressed the Council, stating that a wastewater capacity study would be done at their expense and answered questions from the Council.

Council expressed concerns about the volume capacity for future development, would like to see the wastewater capacity study before considering the item, and obtain easements from citizens of Wylie in order to put a line between the property and Rush Creek.

Council Action

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

Mayor Porter convened the Council into a recess at 7:15 p.m.

WORK SESSION

Mayor Porter convened the Council into Work Session at 7:21 p.m.

WS1. Discuss development options on the property currently owned by Sanden International.

Community Services Director Haskins addressed the Council, stating Sanden International is looking to divest itself of some of its unneeded land, located between FM 544 and Highway 78, and asked for Council direction on preferred uses. Mr. Daniel Klyce, Facility Manager at Sanden International, gave a presentation and answered questions from the Council.

Council discussion included that Lots 1 and 2 be commercial, with no fast food or gas station, and Lots 3, 4, and 5 be warehouse, distribution center, or manufacturing uses.

WS2. Discuss and provide direction on establishing a Sister City with the City of Mitrovica North, Kosovo.

City Manager Parker and Mayor *Pro Tem* Mulliqi presented an opportunity to establish a sister city relationship with the City of Mitrovica North, Kosovo. Mayor *Pro Tem* Mulliqi answered questions from the City Council.

Council discussion included the desired level of engagement with the City of Mitrovica North, including the facilitation of the exchange of ideas and collaboration between elected officials, staff, and community representatives. Council members expressed interest in understanding what a sister city relationship would entail in terms of commitments and responsibilities.

The Council directed staff to draft a proclamation to formally establish the sister city relationship and bring it back for Council consideration at a future meeting. The Council also noted that any additional expectations or obligations related to the relationship would be brought back for consideration before implementation.

RECONVENE INTO REGULAR SESSION

Mayor Porter convened the Council into Regular Session at 8:02 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 8:02 p.m.

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

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

ES1. Discuss options for the Stonehaven House.

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

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

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

(1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of

the governmental body and with which the governmental body is conducting economic development negotiations;
or
(2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

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

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 10:13 p.m.

READING OF ORDINANCES

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

Assistant to City Secretary Bradley read the caption of Ordinance No. 2025-37 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Mayor *Pro Tem* Mulliqi, to adjourn the meeting at 10:14 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:

City Secretary

Account Code:

Prepared By:

Mary Bradley

Subject

Consider, and act upon, Ordinance No. 2025-38 setting the time and place for all regular City Council Meetings in the 2026 calendar year.

Recommendation

Motion to approve the Item as presented.

Discussion

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

By this Ordinance, the dates and times of all regular meetings in 2026 will be set. During the months of November and December one meeting per month has been scheduled due to the holidays. Upon request of the Council, special called meetings and work sessions can be scheduled at any times designated by the City Council and posted in accordance with the Texas Open Meetings Act.

ORDINANCE NO. 2025-38

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS, HEREBY SETTING THE REGULAR CITY COUNCIL MEETING DATES FOR CALENDAR YEAR 2026 FOR THE CITY OF WYLIE, TEXAS; PROVIDING FOR SAVINGS, REPEALING AND SEVERANCE CLAUSES; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

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

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

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

WHEREAS, the City Council finds it will be beneficial and in the best interests of the public to set forth its regular meeting dates for the calendar year 2026.

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

SECTION 1: The City Council of the City of Wylie, Texas, hereby determines that regular meetings will be held on the 2nd and 4th Tuesdays for the first ten months of 2026 (January through October), on the 2nd Tuesday in November and December which shall be on the following dates:

January 13 and 27, 2026	July 14 and 28, 2026
February 10 and 24, 2026	August 11 and 25, 2026
March 10 and 24, 2026	September 8 and 22, 2026
April 14 and 28, 2026	October 13 and 27, 2026
May 12 and 26, 2026	November 10, 2026
June 9 and 23, 2026	December 8, 2026

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

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

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

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

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

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

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, on this the 28th day of October, 2025.

Matthew Porter, Mayor

ATTEST TO:

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department: WEDC
Prepared By: Jason Greiner

Account Code: _____

Subject

Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of September 30, 2025.

Recommendation

Motion to approve the Item as presented.

Discussion

The Wylie Economic Development Corporation (WEDC) Board of Directors approved the attached financials on October 15, 2025.

September Rev/Exp Report

Account Summary

For Fiscal: 2024-2025 Period Ending: 09/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
111-4000-40210	SALES TAX	4,990,217.00	4,990,217.00	413,833.25	4,158,980.59	-831,236.41	16.66 %
111-4000-46110	ALLOCATED INTEREST EARNINGS	112,000.00	112,000.00	31,831.98	363,587.31	251,587.31	324.63 %
111-4000-48110	RENTAL INCOME	4,800.00	4,800.00	400.00	9,500.00	4,700.00	197.92 %
111-4000-48410	MISCELLANEOUS INCOME	0.00	0.00	0.00	397.00	397.00	0.00 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	4,121,530.00	4,121,530.00	-915,558.88	232,238.09	-3,889,291.91	94.37 %
111-4000-49325	BANK NOTE PROCEEDS	0.00	6,800,500.00	6,800,500.00	6,800,500.00	0.00	0.00 %
	Revenue Total:	9,228,547.00	16,029,047.00	6,331,006.35	11,565,202.99	-4,463,844.01	27.85%
Expense							
111-5611-51110	SALARIES	470,558.40	470,558.40	58,479.96	489,113.31	-18,554.91	-3.94 %
111-5611-51140	LONGEVITY PAY	2,807.68	2,807.68	0.00	2,664.00	143.68	5.12 %
111-5611-51310	TMRS	74,649.83	74,649.83	9,343.20	77,747.16	-3,097.33	-4.15 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	79,943.76	79,943.76	10,681.74	82,124.52	-2,180.76	-2.73 %
111-5611-51420	LONG-TERM DISABILITY	1,741.07	1,741.07	82.41	896.85	844.22	48.49 %
111-5611-51440	FICA	29,348.70	29,348.70	3,434.78	28,505.31	843.39	2.87 %
111-5611-51450	MEDICARE	6,863.81	6,863.81	803.28	6,666.44	197.37	2.88 %
111-5611-51470	WORKERS COMP PREMIUM	994.07	1,175.06	0.00	1,175.06	0.00	0.00 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	585.00	585.00	0.00	315.00	270.00	46.15 %
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	387.02	2,950.04	2,049.96	41.00 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	15.90	239.75	60.25	20.08 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	146.95	2,526.51	473.49	15.78 %
111-5611-54610	FURNITURE & FIXTURES	2,500.00	250.00	0.00	0.00	250.00	100.00 %
111-5611-54810	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	1,975.00	5,675.00	74.18 %
111-5611-56030	INCENTIVES	1,741,250.00	1,741,250.00	0.00	960,000.00	781,250.00	44.87 %
111-5611-56040	SPECIAL SERVICES	87,270.00	197,770.00	100,752.50	187,242.23	10,527.77	5.32 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	71,000.00	71,000.00	1,956.59	35,058.12	35,941.88	50.62 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTURE	9,020,667.00	9,020,667.00	780,739.42	8,633,977.22	386,689.78	4.29 %
111-5611-56080	ADVERTISING	226,125.00	216,125.00	11,607.20	129,314.15	86,810.85	40.17 %
111-5611-56090	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	3,662.99	46,010.85	28,439.15	38.20 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	1,410.06	6,485.25	1,414.75	17.91 %
111-5611-56180	RENTAL	27,000.00	29,250.00	0.00	27,000.00	2,250.00	7.69 %
111-5611-56210	TRAVEL & TRAINING	95,500.00	95,500.00	1,082.32	73,709.25	21,790.75	22.82 %
111-5611-56250	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	3,521.16	83,292.69	7,760.31	8.52 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	0.00	6,119.85	680.15	10.00 %
111-5611-56510	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	9,923.40	48,174.60	4,825.40	9.10 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	855,300.00	855,300.00	83,642.34	279,327.91	575,972.09	67.34 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	277.83	2,260.98	139.02	5.79 %
111-5611-57410	PRINCIPAL PAYMENT	606,744.04	606,744.04	53,091.44	625,253.60	-18,509.56	-3.05 %
111-5611-57415	INTEREST EXPENSE	625,253.60	625,253.60	49,575.03	606,744.04	18,509.56	2.96 %
111-5611-58110	LAND-PURCHASE PRICE	1,000,000.00	7,700,000.00	4,471,819.61	4,481,819.61	3,218,180.39	41.79 %
111-5611-58995	CONTRA CAPITAL OUTLAY	0.00	0.00	-4,481,819.61	-4,481,819.61	4,481,819.61	0.00 %
	Expense Total:	15,277,654.96	22,078,335.95	1,174,617.52	12,446,869.69	9,631,466.26	43.62%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):		-6,049,107.96	-6,049,288.95	5,156,388.83	-881,666.70	5,167,622.25	85.43%
Report Surplus (Deficit):		-6,049,107.96	-6,049,288.95	5,156,388.83	-881,666.70	5,167,622.25	85.43%

Budget Report

For Fiscal: 2024-2025 Period Ending: 09/30/2025

Group Summary

Account Typ...	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance	Percent
					Favorable (Unfavorable)	
Fund: 111 - WYLIE ECONOMIC DEVEL CORP						
Revenue	9,228,547.00	16,029,047.00	6,331,006.35	11,565,202.99	-4,463,844.01	27.85%
Expense	15,277,654.96	22,078,335.95	1,174,617.52	12,446,869.69	9,631,466.26	43.62%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-6,049,107.96	-6,049,288.95	5,156,388.83	-881,666.70	5,167,622.25	85.43%
Report Surplus (Deficit):	-6,049,107.96	-6,049,288.95	5,156,388.83	-881,666.70	5,167,622.25	85.43%

Budget Report

For Fiscal: 2024-2025 Period Ending: 09/30/2025

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CO	-6,049,107.96	-6,049,288.95	5,156,388.83	-881,666.70	5,167,622.25
Report Surplus (Deficit):	-6,049,107.96	-6,049,288.95	5,156,388.83	-881,666.70	5,167,622.25

Wylie Economic Development Corporation
Statement of Net Position
As of September 30, 2025

Assets

Cash and cash equivalents	\$ 11,154,182.15	
Receivables	\$ 1,109,000.00	Note 1
Inventories	\$ 15,994,175.91	
Prepaid Items	\$ -	
Total Assets	\$ 28,257,358.06	

Deferred Outflows of Resources

Pensions	\$ 84,397.55	
Total deferred outflows of resources	\$ 84,397.55	

Liabilities

Accounts Payable and other current liabilities	\$ 571,112.76	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 59,967.24	Note 3
Due in more than one year	\$ 21,283,201.43	
Total Liabilities	\$ 21,915,481.43	

Deferred Inflows of Resources

Pensions	\$ (8,542.41)	
Total deferred inflows of resources	\$ (8,542.41)	

Net Position

Net investment in capital assets	\$ -	
Unrestricted	\$ 6,417,731.77	
Total Net Position	\$ 6,417,731.77	

Note 1: Includes incentives in the form of forgivable loans for \$34,000 (Glen Echo), \$450,000 (Phoenix Ascending), \$200,000 (MLKJ), and \$425,000 (Blakey)

Note 2: Deposits from rental property

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

Balance Sheet

Account Summary

As Of 09/30/2025

Account	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	11,152,182.15
111-1000-10115	CASH - WEDC - INWOOD	0.00
111-1000-10135	ESCROW	0.00
111-1000-10180	DEPOSITS	2,000.00
111-1000-10198	OTHER - MISC CLEARING	0.00
111-1000-10341	TEXPOOL	0.00
111-1000-10343	LOGIC	0.00
111-1000-10481	INTEREST RECEIVABLE	0.00
111-1000-11511	ACCTS REC - MISC	0.00
111-1000-11517	ACCTS REC - SALES TAX	0.00
111-1000-12810	LEASE PAYMENTS RECEIVABLE	0.00
111-1000-12950	LOAN PROCEEDS RECEIVABLE	0.00
111-1000-12996	LOAN RECEIVABLE	0.00
111-1000-12997	ACCTS REC - JTM TECH	0.00
111-1000-12998	ACCTS REC - FORGIVEABLE LOANS	1,109,000.00
111-1000-14112	INVENTORY - MATERIAL/ SUPPLY	0.00
111-1000-14116	INVENTORY - LAND & BUILDINGS	15,994,175.91
111-1000-14118	INVENTORY - BAYCO/ SANDEN BLVD	0.00
111-1000-14310	PREPAID EXPENSES - MISC	0.00
111-1000-14410	DEFERRED OUTFLOWS	710,000.00
Total Assets:		28,967,358.06
		28,967,358.06
Liability		
111-2000-20110	FEDERAL INCOME TAX PAYABLE	1,767.20
111-2000-20111	MEDICARE PAYABLE	539.44
111-2000-20112	CHILD SUPPORT PAYABLE	0.00
111-2000-20113	CREDIT UNION PAYABLE	0.00
111-2000-20114	IRS LEVY PAYABLE	0.00
111-2000-20115	NATIONWIDE DEFERRED COMP	200.00
111-2000-20116	HEALTH INSUR PAY-EMPLOYEE	1,450.87
111-2000-20117	TMRS PAYABLE	13,490.45
111-2000-20118	ROTH IRA PAYABLE	0.00
111-2000-20119	WORKERS COMP PAYABLE	0.00
111-2000-20120	FICA PAYABLE	2,306.58
111-2000-20121	TEC PAYABLE	0.00
111-2000-20122	STUDENT LOAN LEVY PAYABLE	0.00
111-2000-20123	ALIMONY PAYABLE	0.00
111-2000-20124	BANKRUPTCY PAYABLE	0.00
111-2000-20125	VALIC DEFERRED COMP	0.00
111-2000-20126	ICMA PAYABLE	0.00
111-2000-20127	EMP. LEGAL SERVICES PAYABLE	0.00
111-2000-20130	FLEXIBLE SPENDING ACCOUNT	9,274.92
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	0.00
111-2000-20133	Unemployment Comp Payable	13.70
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	143.30
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	0.00
111-2000-20210	ACCOUNTS PAYABLE	14,216.90
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	710,000.00
111-2000-20610	RETAINAGE PAYABLE	527,436.48

Balance Sheet

As Of 09/30/2025

Account	Name	Balance
111-2000-20810	DUE TO GENERAL FUND	0.00
111-2000-22270	DEFERRED INFLOW	0.00
111-2000-22275	DEF INFLOW - LEASE PRINCIPAL	0.00
111-2000-22280	DEFERRED INFLOW - LEASE INT	0.00
111-2000-22915	RENTAL DEPOSITS	1,200.00
Total Liability:		1,282,039.84

Equity

111-3000-34110	FUND BALANCE - RESERVED	0.00
111-3000-34590	FUND BALANCE-UNRESERV/UNDESIG	28,566,712.00
Total Beginning Equity:		28,566,712.00
Total Revenue		11,565,202.99
Total Expense		12,446,869.69
Revenues Over/Under Expenses		-881,666.70
Total Equity and Current Surplus (Deficit):		27,685,045.30
Total Liabilities, Equity and Current Surplus (Deficit):		<u>28,967,085.14</u>
*** FUND 111 OUT OF BALANCE ***		272.92

***Warning: Account Authorization is turned on. Please run the Unauthorized Account Listing Report to see if you are out of balance due to missing accounts ***

Balance Sheet

As Of 09/30/2025

Account	Name	Balance
Fund: 922 - GEN LONG TERM DEBT (WEDC)		
Assets		
	Total Assets:	0.00
		0.00
Liability		
922-2000-28248	GOVCAP LOAN/SERIES 2022	7,281,368.05
	Total Liability:	7,281,368.05
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	7,281,368.05
	*** FUND 922 OUT OF BALANCE ***	-7,281,368.05

***Warning: Account Authorization is turned on. Please run the Unauthorized Account Listing Report to see if you are out of balance due to missing accounts ***

Balance Sheet

As Of 09/30/2025

Account	Name	Balance
Fund: 999 - POOLED CASH FUND		
Assets		
	Total Assets:	0.00
		0.00
Liability		
	Total Liability:	0.00
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	0.00

Wylie Economic Development Corporation

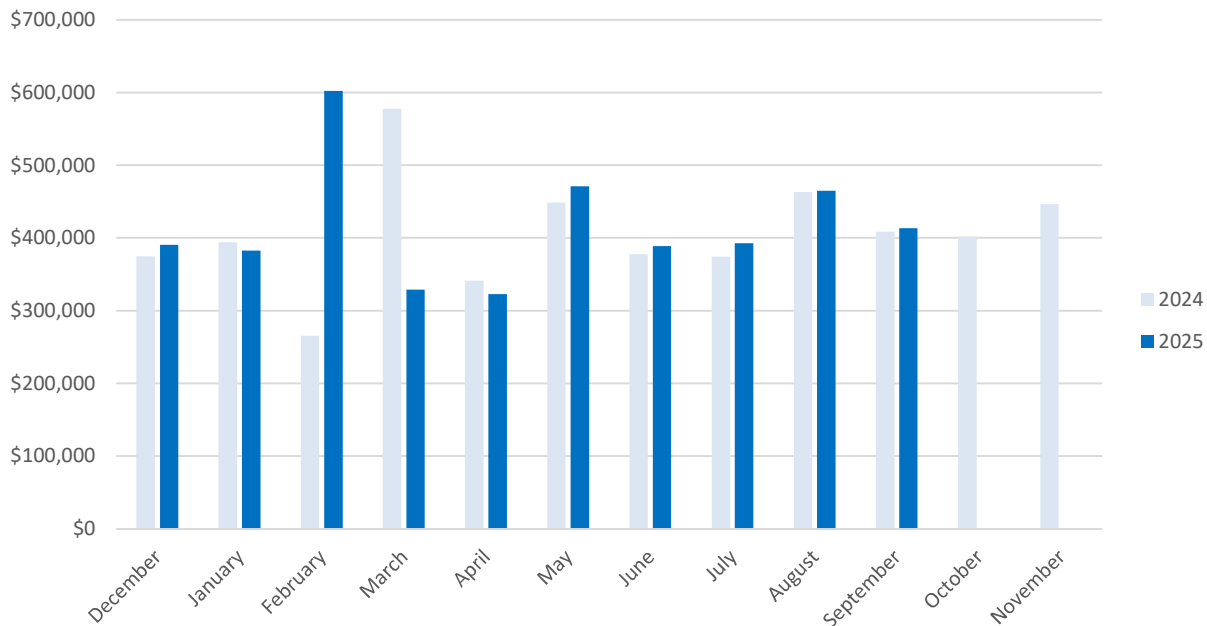
SALES TAX REPORT

September 30, 2025

BUDGETED YEAR

MONTH	FY 2022	FY 2023	FY 2024	FY 2025	DIFF 24 vs. 25	% DIFF 24 vs. 25
DECEMBER	\$ 263,577.66	\$ 338,726.54	\$ 374,686.38	\$ 390,604.04	\$ 15,917.66	4.25%
JANUARY	\$ 326,207.92	\$ 368,377.73	\$ 393,994.39	\$ 382,610.55	\$ (11,383.84)	-2.89%
FEBRUARY	\$ 417,896.79	\$ 480,381.11	\$ 265,491.94	\$ 602,324.24	\$ 336,832.30	126.87%
MARCH	\$ 305,605.50	\$ 313,686.17	\$ 577,757.71	\$ 329,048.32	\$ (248,709.40)	-43.05%
APRIL	\$ 265,773.80	\$ 310,050.94	\$ 341,335.06	\$ 322,976.93	\$ (18,358.13)	-5.38%
MAY	\$ 401,180.20	\$ 434,878.33	\$ 448,671.55	\$ 471,458.46	\$ 22,786.91	5.08%
JUNE	\$ 343,371.26	\$ 330,236.89	\$ 377,949.25	\$ 388,872.57	\$ 10,923.32	2.89%
JULY	\$ 331,432.86	\$ 379,162.00	\$ 374,225.20	\$ 392,577.13	\$ 18,351.93	4.90%
AUGUST	\$ 429,696.16	\$ 448,253.70	\$ 463,185.29	\$ 464,675.10	\$ 1,489.80	0.32%
SEPTEMBER	\$ 337,512.61	\$ 371,880.65	\$ 408,571.56	\$ 413,833.25	\$ 5,261.69	1.29%
OCTOBER	\$ 346,236.36	\$ 377,466.67	\$ 402,154.81	\$ -		0.00%
NOVEMBER	\$ 392,790.84	\$ 458,694.91	\$ 446,217.04	\$ -		0.00%
Sub-Total	\$ 4,161,281.96	\$ 4,611,795.64	\$ 4,874,240.18	\$ 4,158,980.58	\$ 133,112.25	7.86%
Total	\$ 4,161,281.96	\$ 4,611,795.64	\$ 4,874,240.18	\$ 4,158,980.58	\$ 133,112.25	7.86%

WEDC Sales Tax Analysis



*** Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.
 Example: September SlsTx Revenue is actually July SlsTx and is therefore the 10th allocation in FY25.

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

September 30, 2025

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE	
AMERICAN ENTITLEMENTS II	\$ 35,000.00	\$ 2,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,000.00	\$ 23,000.00	\$ 35,000.00	
AXL	\$ 65,000.00	\$ 5,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 46,500.00	\$ 51,500.00	
GLEN ECHO BREWING	\$ 100,000.00	\$ 30,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ 20,000.00	\$ 50,000.00	\$ 100,000.00	A
MLKJ	\$ 80,000.00	\$ -	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 80,000.00	\$ -	\$ 80,000.00	B
CLF II LI WYLIE (LOVETT)	\$ 1,300,000.00	\$ 650,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,000.00	\$ 1,300,000.00	
PHOENIX ASCENDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	C
SANDEN INTERNATIONAL	\$ 500,000.00	\$ 200,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000.00	\$ 500,000.00	
SANDS PHARMACY	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,000.00	
CATES/LANSRING INVESTMENTS	\$ 600,000.00	\$ -	\$ -	\$ 300,000.00	\$ 300,000.00	\$ -	\$ -	\$ 600,000.00	\$ -	\$ 600,000.00	D
	<u>\$ 2,720,000.00</u>	<u>\$ 927,000.00</u>	<u>\$ 70,000.00</u>	<u>\$ 340,000.00</u>	<u>\$ 300,000.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 710,000.00</u>	<u>\$ 1,069,500.00</u>	<u>\$ 2,706,500.00</u>	
								Deferred Outflow	\$ 710,000.00		

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

B. Performance Agreement (\$80,000) and Forgivable Land Grant (\$200,000 forgiven over 4 years). \$50,000 CO & \$50,000/year in 2027, 2028, & 2029.

C. Forgivable Land Grant (\$450,000 forgiven over 4 years). \$112,500 CO & \$112,500/year in 2026, 2027, & 2028.

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

Wylie Economic Development Corporation

Inventory Subledger (Land)
September 30, 2025

	Property	Purchase Date	Address	Acreage	SF	Improvements	Cost Basis	Sub-totals
Cooper St.	McMasters	7/12/05	709 Cooper	0.4750	20691	n/a	\$ 202,045.00	
	Heath	12/28/05	706 Cooper	0.4640	20212	\$ 180,414.00 3,625	\$ 186,934.22	
	Perry	9/13/06	707 Cooper	0.4910	21388	n/a	\$ 200,224.00	
	Bowland/Anderson	10/9/07	Cooper Dr.	0.3720	16204	n/a	\$ 106,418.50	
	Duel Products	9/7/12	704 Cooper Dr.	0.5000	21780	n/a	\$ 127,452.03	
	Randack	10/23/12	711-713 Cooper Dr.	1.0890	47437	n/a	\$ 400,334.00	
	Lot 2R3	7/24/14	Cooper Dr.	0.9500	41382	n/a	\$ 29,056.00	\$ 1,252,463.75
Regency Dr.	Regency Pk. (contract)	6/4/10	25 Steel Road	0.6502	28323	n/a	\$ 25,170.77	
	Steel/Hooper	12/29/22	Lot 2R Helmberger Industrial Park	3.6885	160671	n/a	\$ 345,441.57	\$ 370,612.34
544 Corridor	Blakey	9/29/25	Davidson Survey, Tract 46 & 42	8.573	373440	n/a	\$ 4,481,819.61	\$ 4,481,819.61
544 Gateway (Lot 6 Sold) (Lot 1R Sold) (Lot 5R Sold)	Lot 2R (under contract)	Replat 1/23	544 Gateway Addition	1.483	64617	n/a	\$ 793,033.69	
	Lot 3R	Replat 1/23	544 Gateway Addition	0.846	36847	n/a	\$ 452,217.10	
	Lot 4R	Replat 1/23	544 Gateway Addition	1.183	51518	n/a	\$ 632,271.85	
	Lot 7R	Replat 1/23	544 Gateway Addition	0.931	40576	n/a	\$ 497,982.50	\$ 2,375,505.14
Downtown	Heath	3/17/14	104 N. Jackson	0.1720	7492	n/a	\$ 220,034.00	
	Udoh	2/12/14	109 Marble	0.1700	7405	n/a	\$ 70,330.00	
	Peddicord	12/12/14	100 W. Oak St	0.3481	15163	n/a	\$ 486,032.00	
	City Lot	12/12/14	108/110 Jackson	0.3479	15155	n/a	\$ -	
	Pawn Shop/All The Rave	1/7/22	104 S. Ballard	0.0860	3746	n/a	\$475,441.20	
	FBC Lot	6/15/16	111 N. Ballard St	0.2000	8712	n/a	\$ 150,964.00	
	FFA Village	1/7/18	102. N. Birmingham	0.1700	7405	n/a	\$ 99,804.00	
	Boyd	7/28/21	103 S. Ballard	0.0760	3311	n/a	\$ 328,792.20	
	Keefer	10/27/21	401 N. Keefer Dr	0.4890	21301	n/a	\$ 237,951.39	
	Parupia	8/19/22	200 W Brown	0.0770	3354	n/a	\$ 159,325.57	
	UP Lot	9/30/22	UP Lot	0.4760	20735	n/a	\$ 82,126.92	
	Brothers JV	2/26/19	306 & 308 N. 2nd Street	0.3770	16422	n/a	\$ 145,923.04	
	Pulliam	2/27/19	300 N. 2nd Street	0.2570	11195	n/a	\$ 218,472.20	
	Swayze	4/18/19	208 N. 2nd Street	0.2580	11238	n/a	\$ 187,501.40	
	Swayze	5/9/19	204 N. 2nd Street	0.2580	11238	n/a	\$ 187,658.20	
	Kreymer	10/9/19	302 N. 2nd Street	0.1290	5619	\$ 207,286.00 1,386	\$ 187,941.76	
	City of Wylie	5/14/20	ROW Purchase/Alleys	0.6126	26685	n/a	\$ 26,684.86	\$ 3,264,982.74
South Ballard	Birmingham Trust	6/3/15	505 - 607 S. Ballard	1.1190	48744	n/a	\$ 409,390.00	
	Murphy	3/7/19	701 S. Ballard	0.2000	8712	n/a	\$ 172,487.04	
	Marlow	3/31/22	305 S. Ballard	0.1865	8125	n/a	\$ 186,154.60	
	Braley	7/22/19	503 S. Ballard	0.2558	11142	n/a	\$ 177,397.96	\$ 945,429.60
Brown & 78 (Lot 1 Sold)	Lot 2	Final Plat 10/24	Cooper Plaza	1.0144	44188	n/a	\$ 339,071.64	
	Lot 3	Final Plat 10/25	Cooper Plaza	0.9072	39518	n/a	\$ 303,236.92	
	Lot 4	Final Plat 10/26	Cooper Plaza	1.6154	70365	n/a	\$ 539,937.90	
	Lot 5	Final Plat 10/27	Cooper Plaza	1.8135	78996	n/a	\$ 606,166.90	
	Lot 6	Final Plat 10/28	Cooper Plaza	2.9784	129737	n/a	\$ 995,522.25	
	Lot 7	Final Plat 10/29	Cooper Plaza	1.5540	67692	n/a	\$ 519,426.93	\$ 3,303,362.54
Total				37.8440		\$ 387,700.00 5,011	\$ 15,994,175.72	\$ 15,994,175.72



Wylie City Council

AGENDA REPORT

Department: Purchasing
Prepared By: Christopher Rodriguez

Account Code: 611-5714-54410

Subject

Consider, and act upon, the approval of the purchase and installation of two (2) lift station pumps for Wylie Lakes LS and two (2) lift station pumps for Windsor LS in the estimated annual amount of \$73,200.00 through Xylem Water Solutions and authorizing the City Manager to execute any and all necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

Public Works is seeking to replace the aging infrastructure at the Wylie Lakes Lift Station and Windsor Lift Station. This project is part of the department's five-year plan to maintain reliable service for our community. Funding for the replacement of these pumps has been included and approved in the adopted FY25–26 budget. Awarding these requisitions at this time will allow installation to occur during a lower flow period of the year, ensuring minimal service disruption.

This purchase is being presented as a "sole source", subject due to specific territorial restrictions; and due to these restrictions, Xylem Water Solutions USA, Inc. is the sole authorized provider of these goods and services within the territory, making it impractical or impossible to procure these products or services from other vendors.

Staff recommends the purchase of Flygt Submersible Pumps from Xylem Water Solutions USA, Inc. in the estimated amount of \$73,200.00 as providing the best overall value as well as compatibility with existing equipment already located in the City.



Wylie City Council

AGENDA REPORT

Department: Finance
Prepared By: Melissa Brown

Account Code: _____

Subject

Consider, and place on file, the City of Wylie Monthly Investment Report for September 30, 2025.

Recommendation

Motion to approve the Item as presented.

Discussion

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

City Of Wylie

2024-2025 Investment Report September 30, 2025

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

MMA
CCD
T-Bills
T-Notes
AN

Invest. Number	Principal Amount	Type Of Security	Interest Rate	Issuer	Purchase Date	Maturity Date
1	\$17,887,955.23	MMA	4.2520%	Texpool	12/31/2006	NA
2	\$18,506,387.67	MMA	4.2135%	TexStar	3/15/2011	NA
	\$36,394,342.90					

Total

Weighted Average Coupon:
Weighted Average Maturity (Days):

4.2324%
1.00

Money Markets:
Certificates of Deposits:

\$36,394,342.90
\$0.00
\$36,394,342.90



Melina Brown 10-15-25
Finance Director/Investment Officer



Wylie City Council

AGENDA REPORT

Department: Finance
Prepared By: Melissa Brown

Account Code: _____

Subject

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

Recommendation

Motion to approve the Item as presented.

Discussion

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

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

September 30, 2025

PRELIMINARY

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2024-2025	CURRENT MONTH ACTUAL 2024-2025	YTD ACTUAL 2024-2025	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 100.00%
GENERAL FUND REVENUE SUMMARY					
TAXES	45,294,073	940,614	43,537,038	96.12%	A
FRANCHISE FEES	2,955,800	241,104	2,840,874	96.11%	B
LICENSES AND PERMITS	1,046,000	55,824	975,074	93.22%	
INTERGOVERNMENTAL REV.	5,121,829	742,156	3,202,235	62.52%	C
SERVICE FEES	6,459,688	656,055	6,299,503	97.52%	D
COURT FEES	350,750	44,130	507,510	144.69%	
INTEREST INCOME	1,500,000	68,197	1,086,746	72.45%	E
MISCELLANEOUS INCOME	290,416	36,508	288,343	99.29%	
OTHER FINANCING SOURCES	3,229,297	31,594	3,414,061	105.72%	F
REVENUES	66,247,853	2,816,183	62,151,383	93.82%	
USE OF FUND BALANCE	2,432,100	0	0	0.00%	
USE OF CARRY-FORWARD FUNDS	1,980,558	NA	NA	NA	G
TOTAL REVENUES	70,660,511	2,816,183	62,151,383	87.96%	
GENERAL FUND EXPENDITURE SUMMARY					
CITY COUNCIL	94,359	5,364	64,413	68.26%	
CITY MANAGER	1,472,955	160,053	1,419,871	96.40%	
CITY SECRETARY	505,633	47,546	483,372	95.60%	
CITY ATTORNEY	320,000	19,036	309,639	96.76%	
FINANCE	1,524,785	148,517	1,486,404	97.48%	
FACILITIES	1,461,530	229,159	1,378,030	94.29%	
MUNICIPAL COURT	724,335	80,107	690,006	95.26%	
HUMAN RESOURCES	998,662	84,035	910,058	91.13%	
PURCHASING	365,026	42,296	346,998	95.06%	
INFORMATION TECHNOLOGY	2,505,097	184,312	2,448,475	97.74%	
POLICE	17,512,572	1,972,310	17,602,439	100.51%	
FIRE	14,779,995	1,686,510	14,699,645	99.46%	
EMERGENCY COMMUNICATIONS	4,481,739	489,922	3,149,493	70.27%	H
ANIMAL CONTROL	1,778,089	99,836	1,457,997	82.00%	
EMERGENCY MEDICAL SERVICES	3,820,682	1,207,115	3,730,117	97.63%	
PLANNING	445,316	50,528	422,592	94.90%	
BUILDING INSPECTION	576,329	62,146	527,041	91.45%	
CODE ENFORCEMENT	455,047	34,175	430,404	94.58%	
STREETS	5,975,988	890,618	5,096,105	85.28%	I
PARKS	2,598,402	276,756	2,197,643	84.58%	J
LIBRARY	2,796,971	300,476	2,695,770	96.38%	
COMBINED SERVICES	6,267,631	615,892	5,236,635	83.55%	
TOTAL EXPENDITURES	71,461,143	8,686,709	66,783,147	93.45%	
REVENUES OVER/(UNDER) EXPENDITURES	-800,632	-5,870,526	-4,631,763	-5.50%	
A. Property Tax Collections for FY24-25 as of September 30, 2025 are 99.74%, in comparison to FY23-24 for the same time period of 99.64%. Sales tax is on a 2 month lag and ten months have been received. Sales Tax has increased 3.31% from the same time period last year. B. Franchise Fees: Most franchise fees are recognized quarterly with electric fees making up the majority. FEC pays yearly and it was received in May. C. Intergovernmental Rev: The majority of intergovernmental revenues come from monthly WISD reimbursements and Fire Services which are billed semi annually. Fire Services has received the first semi annual payment. The \$1.9 million Federal Grant for Emergency Communications was fully budgeted, but only partially recognized for this accounting period. D. Service Fees: Trash fees billed in October are applicable towards FY 2023-24 revenue with the remaining fees coming from other seasonal fees and EMS revenue. Only eleven months of Trash fees have been received. E. Interest Rates have gone down slightly. F. Yearly transfer from Utility Fund G. Largest Carry Forward items: \$800,000 for Animal Shelter Remodel, \$615,587 for Ambulance and 2 Chassis, \$126,900 for Annual Emergency Comm Annual Radio Replacement, \$124,630 for Brown Street Railroad Project, \$100,000 Pavement Condition Index H. Accounting for Federal Grant partially recognized. I. \$535 thousand will be carried forward to fiscal year 2025-2026 for various projects. J. Contract mowing and water are primarily summer expenses. September bills have not been received.					

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

September 30, 2025

PRELIMINARY

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2024-2025	CURRENT MONTH ACTUAL 2024-2025	YTD ACTUAL 2024-2025	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 100.00%
UTILITY FUND REVENUES SUMMARY					
SERVICE FEES	30,792,578	3,265,443	29,153,264	94.68%	K
INTEREST INCOME	850,000	100,686	1,176,863	138.45%	
MISCELLANEOUS INCOME	70,000	1,813	32,897	47.00%	
OTHER FINANCING SOURCES	5,551	0	0	0.00%	
REVENUES	31,718,129	3,367,942	30,363,024	95.73%	
USE OF FUND BALANCE	0	NA	0	0	L
USE OF CARRY-FORWARD FUNDS	341,718	NA	NA	NA	
TOTAL REVENUES	32,059,847	NA	30,363,024	94.71%	
UTILITY FUND EXPENDITURE SUMMARY					
UTILITY ADMINISTRATION	672,527	66,219	627,266	93.27%	M
UTILITIES - WATER	5,502,350	425,575	3,192,799	58.03%	
CITY ENGINEER	1,158,651	69,969	828,212	71.48%	
UTILITIES - SEWER	2,571,080	219,527	1,912,204	74.37%	
UTILITY BILLING	2,001,713	178,346	1,666,873	83.27%	N
COMBINED SERVICES	21,242,116	1,404,235	20,470,761	96.37%	
TOTAL EXPENDITURES	33,148,437	2,363,871	28,698,115	86.57%	
REVENUES OVER/(UNDER) EXPENDITURES	-1,088,591	1,004,071	1,664,908	8.13%	
K. Most Utility Fund Revenue billed in October was applicable to FY 2023-24. Only eleven months have been received. L. Largest Carry Forward items: \$61,545 Dogwood Waterline Replacement Design, \$121,760 4X2 Dump Truck, \$72,820 Lead Copper Rule Revision, \$49,934 SCADA Upgrades M. \$1.5 Million for Dogwood Waterline Replacement has been pushed to fiscal year 2027 and is skewing percentage down. N. Includes eleven of the twelve payments for Water and Sewer to NTXMWD.					



Wylie City Council

AGENDA REPORT

Department: Finance

Prepared By: Melissa Brown

Account Code: See Exhibit A

Subject

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

Recommendation

Motion to approve the Item as presented.

Discussion

This request is to adjust the carry forward amounts presented in the FY 2026 budget. The adjusted amounts are based on the remaining purchase order balances as of October 1, 2025. Carry forward requests that were completed or received prior to September 30, 2025 will be removed from the budget. There are three items that were added after the budget was completed. The funds were encumbered in FY 2025.

1. Change order to Stone Road Design - \$14,700
2. Pirates Cove Shade Structure - \$182,247 was not included as a carry forward in the budget
3. SCADA Upgrades - \$70,000 was not added to the 2026 budget

This budget amendment will not increase or decrease any of the fund balances since all of these items were approved in the FY 2025 budget and encumbered or accounted for in the fund balance for FY 2025.

ORDINANCE NO. 2025-39**AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING ORDINANCE NO. 2025-32, WHICH ESTABLISHED THE BUDGET FOR FISCAL YEAR 2025-2026; REPEALING ALL CONFLICTING ORDINANCES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

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

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

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

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

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

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

SECTION I: The proposed amendments to the FY 2025-2026 Budget of the City of Wylie; Exhibit A, as heretofore adopted by Ordinance No. 2025-39, are completely adopted and approved as amendments to the said FY 2025-2026 Budget.

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

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

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

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

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

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas, on this the 28th day of October, 2025.

Matthew Porter, Mayor

ATTEST TO:

Stephanie Storm, City Secretary

Budget Amendment
Carry Forward Items Adjustment

Exhibit A

Fund	Department	Account Number	Account Description	Debit	Credit
100	5181	54510	Motor Vehicles		9,400.00
100	5181	54510	Motor Vehicles		112,189.00
100	5231	52130	Tools & Equipment		31,412.00
100	5231	54510	Motor Vehicles		7,604.00
100	5231	54530	Heavy Equipment		6,393.00
100	5241	52130	Tools & Equipment		4,923.00
100	5241	54810	Computer Hard/Software		114,252.00
100	5261	58850	Major Tools and Equipment		71,709.00
100	5411	56040	Special Services		111,968.00
100	5411	58510	Motor Vehicles		123,208.00
100	5411	58570	Engineering/Architectural	14,700.00	3,373.00
			Total General Fund	14,700.00	596,431.00
112	5614	58150	Land Betterments	182,247.00	
			Total 4B Sales Tax Fund	182,247.00	0.00
611	5711	54310	Utility Plant - Water	70,000.00	
611	5712	58850	Major Tools and Equipment		68,000.00
			Total Utility Fund	70,000.00	68,000.00
			Total	266,947.00	664,431.00

**Carry Forward Adjustments
for FY 2025-2026 Budget**

Fund	Dept.	Account Number	Description	Carry Forward Amount	PO #	Balance on October 1, 2025	FY 2026 CF Adj
100	Combined Services	100-5181-54510	Vehicle Emergency Light Accessories	9,400		0	(9,400)
100	Combined Services	100-5181-54510	Hail Damage Vehicle Repair	369,503		257,314	(112,189)
100	Police	100-5211-58510	BearCat G2 Fully-Armored Tactical Vehicle, F550	317,939	120711	317,939	0
100	Fire	100-5231-52130	Parts and Labor for fleet upfitting Unit #512	15,076	124947	0	(15,076)
100	Fire	100-5231-52130	Labor for fleet upfitting Unit #512	3,125			(3,125)
100	Fire	100-5231-52130	Parts for fleet upfitting Unit #521	10,816	125073	0	(10,816)
100	Fire	100-5231-52130	Labor for fleet upfitting Unit #521	2,395	125087	0	(2,395)
100	Fire	100-5231-54510	Unit #376 oil leak repairs and oil pan replacement	7,604	124740	0	(7,604)
100	Fire	100-5231-54530	Pump and CAFS Testing	6,393	125156	0	(6,393)
100	Communications	100-5241-52130	Parts and Labor for fleet upfitting	11,000		7,078	(3,922)
100	Communications	100-5241-52130	Replacement Headset Base Stations	1,001	124278	0	(1,001)
100	Communications	100-5241-54810	911 Recording system	114,252	123766	0	(114,252)
100	Animal Services	100-5251-52130	Vehicle Equipment	9,100		9,100	0
100	Animal Services	100-5251-52130	Cattary Kennels	2,088		2,088	0
100	Animal Services	100-5251-58910	Cattary Kennels - building	18,500		18,500	0
100	EMS	100-5261-58850	LifePak 35	71,709		0	(71,709)
100	Streets	100-5411-54210	Striping Country Club	160,000	126084	160,000	0
100	Streets	100-5411-56040	Fleet Maintenance Software	23,931	124143	0	(23,931)
100	Streets	100-5411-56040	Storm Water Management Plan/SOP	16,895	116197-R1	3,263	(13,632)
100	Streets	100-5411-56040	Year 2 of PCI	74,405	123562	0	(74,405)
100	Streets	100-5411-56570	2023 TXDOT HSIP FM544 program signals and lights	107,970	124666	107,970	0
100	Streets	100-5411-58510	New Dump Truck	123,208	122683	0	(123,208)
100	Streets	100-5411-58510	Light Package For New Dump Truck	4,000		4,000	0
100	Streets	100-5411-58510	Vehicle Emergency Light Accessories	3,500		3,500	0
100	Streets	100-5411-58570	McCreary/Hensley signal design	12,938	107933-R3	9,565	(3,373)
100	Streets	100-5411-58570	Sachse/Creek Crossing signal design	2,770	116323-R1	2,770	(0)
100	Streets	100-5411-58570	Stone Road Design	5,250	114254-R1	19,950	14,700
100	Library	100-5551-52040	Shipping & Frieight	800		800	0
100	Library	100-5551-52130	Library Shelving	5,580		5,580	0
Total General Fund				1,511,148		929,417	(581,731)

**Carry Forward Adjustments
for FY 2025-2026 Budget**

Fund	Dept.	Account Number	Description	Carry Forward Amount	PO #	Balance on October 1, 2025	FY 2026 CF Adj
112	4B Parks	112-5614-56570	Plans - Feasibility Study for Service Center	75,000		75,000	0
112	4B Parks	112-5614-56570	Plans - Outdoor Restroom/Pavilion BH	21,000		21,000	0
112	4B Parks	112-5614-58150	Construction - Community Park South Parking	300,000		300,000	0
112	4B Parks	112-5614-58150	Pickleball Court Shade	575,000	122955	575,000	0
112	4B Parks	112-5614-58150	Pickleball Court Lighting	59,219	124721	59,219	0
112	4B Parks	112-5614-58150	Construction - Outdoor Restroom/Pavilion BH	300,000		300,000	0
112	4B Parks	112-5614-58570	Plans - Founder's Parking	176,500	125871	176,500	0
112	4B Parks	112-5614-58570	Plans - Community Park Parking	143,500	125870	143,500	0
112	4B Parks	112-5614-58570	Plans - Braddock Park Conceptual	44,000		44,000	0
112	4B Parks	112-5614-58150	Pirate's Cove Shade Structure	0	122608	182,247	182,247
Total 4B Parks				1,694,219		1,876,466	182,247
611	Engineering	611-5713-56570	Stormwater Fee	27,247	119316-R1	27,247	0
611	Utility Admin	611-5711-58570	Woodbridge/Hensley signal design	9,380	104136	9,380	0
611	Water	611-5712-54310	SCADA Upgrades	0		70,000	70,000
611	Water	611-5712-58510	Vehicle Emergency Light Accessories	3,500		3,500	0
611	Water	611-5712-58850	Vehicle Emergency Light Accessories	3,500		3,500	0
611	Water	611-5712-58850	Total Chlorine Analyzers	68,000	124108	0	(68,000)
611	Engineering	611-5713-58570	Dogwood Drive water line	40,337	114482	40,337.25	0
611	Wastewater	611-5714-56040	SCADA Upgrades	20,000		20,000.00	0
611	Wastewater	611-5714-58850	Vehicle Emergency Light Accessories	3,500		3,500.00	0
Total Utility Fund				175,464		177,464	2,000



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 of zoning from Agricultural District (AG/30) to Planned Development (PD), amending PD 2020-54, to allow for single-family residential development on 4.04 acres, located at 2601 and 2701 Sachse Road (ZC 2025-12).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Perry & Lynda Kinnard, Michael Fasang

APPLICANT: Johnson Volk Consulting

The 4.04-acre property was recently annexed into the City and, by the requirements of the Zoning Ordinance for recently annexed property, is zoned Agricultural (AG/30). The applicant is requesting to rezone the 4.04-acres by amending the existing 370.88-acre Dominion of Pleasant Valley Planned Development (PD 2020-54) and include this property in that Planned Development. The only change to the existing Planned Development is the increase to lot counts (the number of homes) in the overall development as outlined below:

Increase the maximum lot count from 1,104 to 1,123 with the following lot types:

- Single Family Type A lots (70' width) - 149 lots (one lot increase)
- Single Family Type B lots (60' width) - 464 lots (28 lot increase)
- Single Family Type C lots (50' width) - 510 lots (10 lot decrease)

A development agreement and annexation, in conformance with this zoning request, was approved by the City Council in August 2025. The development agreement states that if zoning is not approved, the applicant has the right to disannex the property from the City.

Zoning Exhibit "B" depicts how the 4.04-acre tract will be incorporated with the overall site layout of the Dominion of Pleasant Valley Planned Development. The developer has indicated that this 4.04-acre addition will be included as Phase 8 of the Planned Development.

The provided open space remains compliant with the minimum requirement of 22% by providing 27.3% of open space. The remainder of the conditions from PD 2020-54 are unchanged with this requested amendment.

Notifications/Responses: Four notifications were mailed; with no responses in favor or in opposition of the request.

P&Z Recommendation

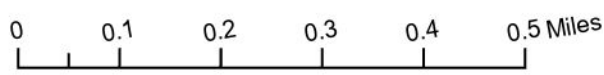
The P&Z Commission voted 6-0 to recommend approval.

Locator Map

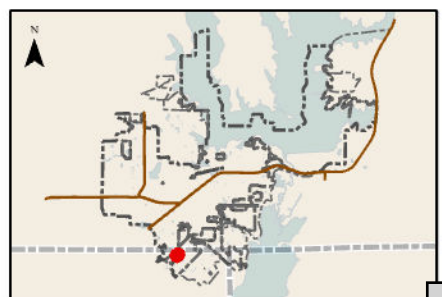


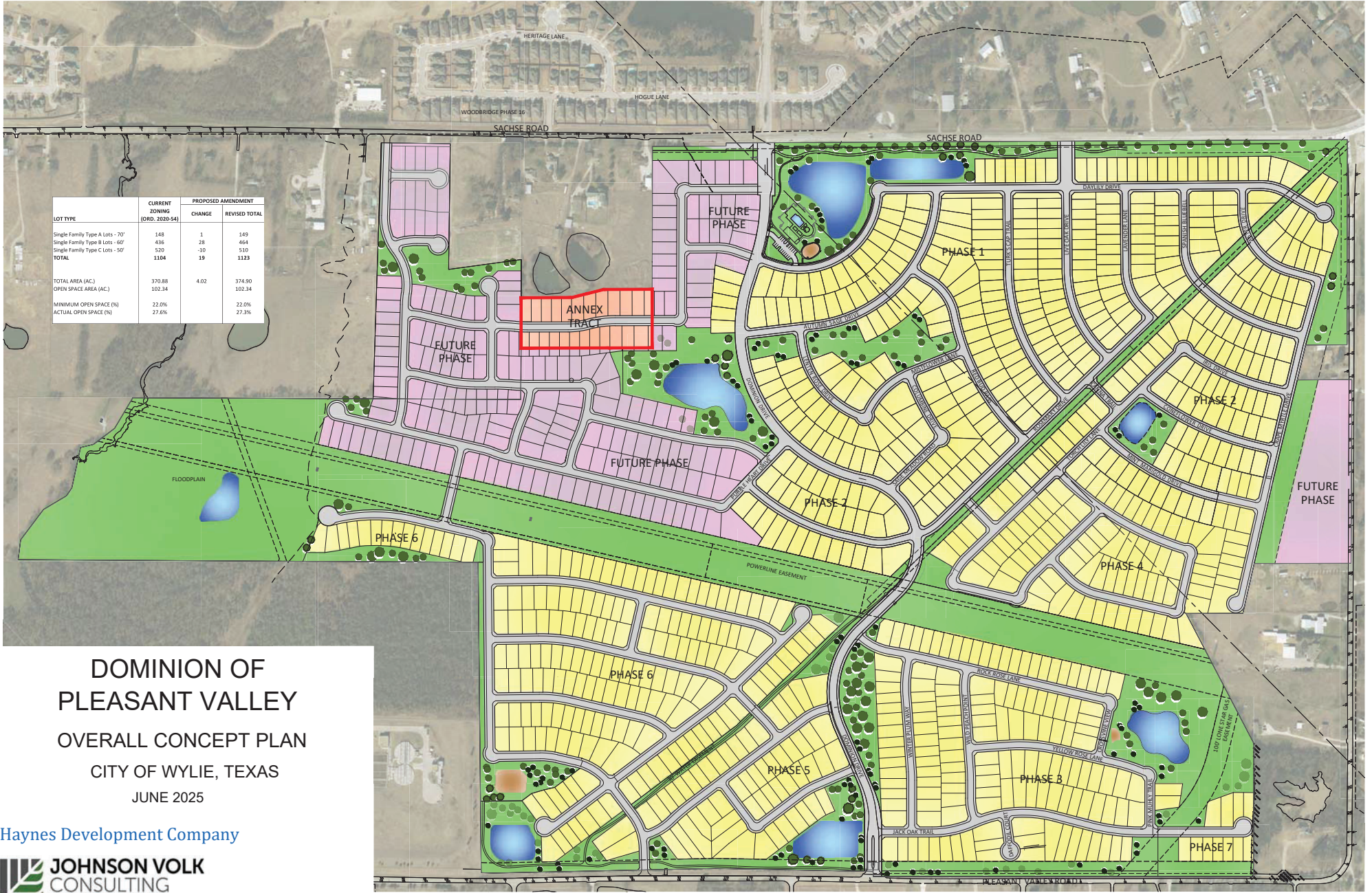
ZONING CASE:
ZC 2025-12 DOMINION OF PLEASANT VALLEY

 SUBJECT property



Date: 9/16/2025



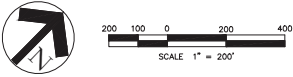


DOMINION OF PLEASANT VALLEY
OVERALL CONCEPT PLAN
CITY OF WYLIE, TEXAS
JUNE 2025

Haynes Development Company

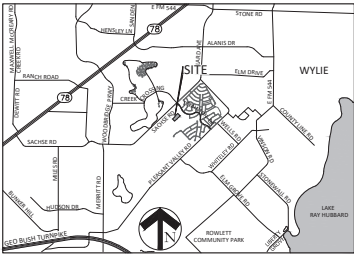
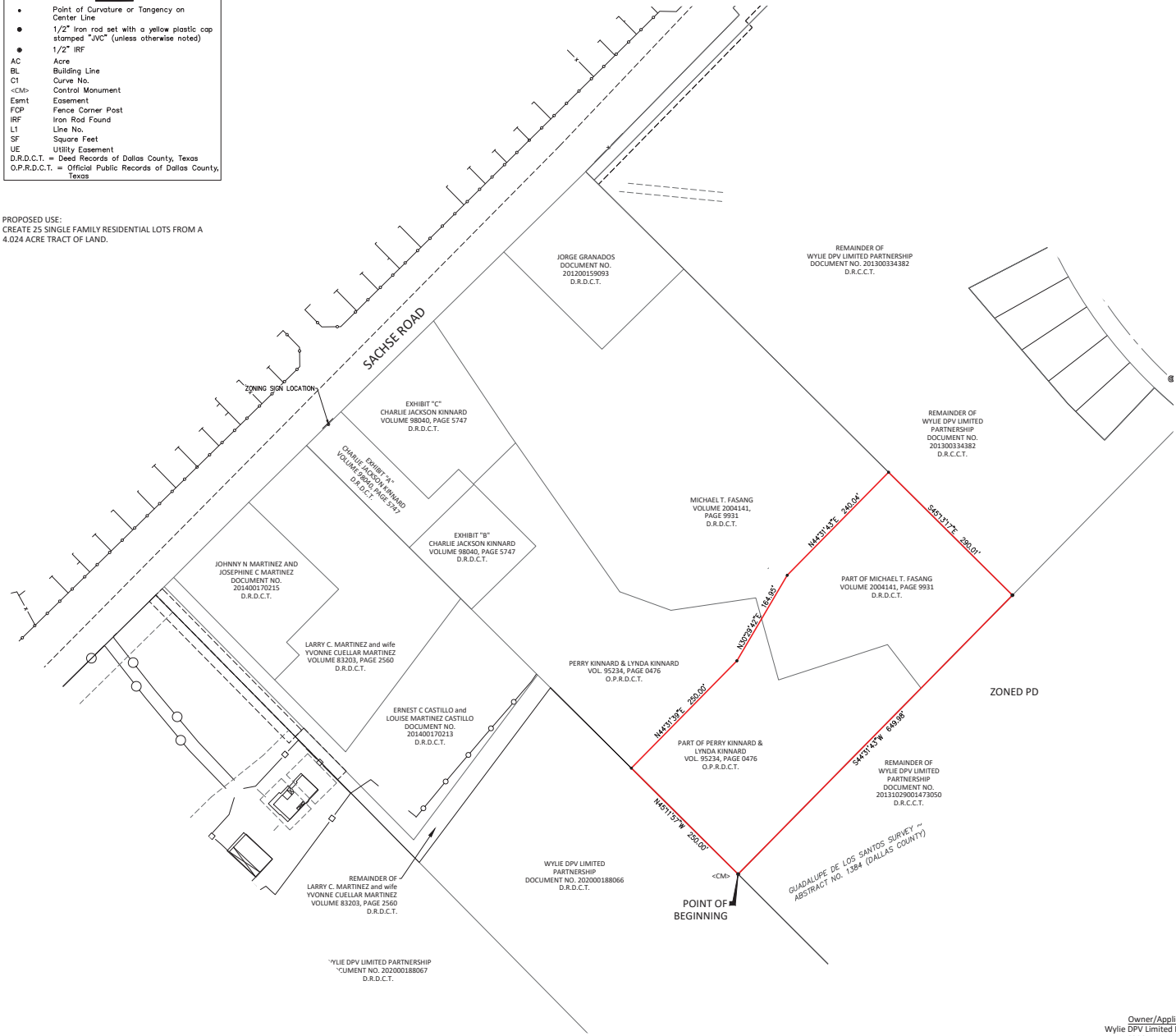
JOHNSON VOLK CONSULTING
JBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

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



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

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



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
ANNEX TRACT
4.024 ACRES

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

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

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

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

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

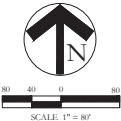
THENCE North 44 degrees 31 minutes 43 seconds East, a distance of 240.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the northeast line of said Michael T. Fasang tract;

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

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

ZONING EXHIBIT

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



25 August 2025

SHEET 1 OF 1

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

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



LEGEND

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

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

- Notes:
- Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.
 - No asperence between the height of 2' and 9' may be placed in visibility triangles.

BENCHMARKS:

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

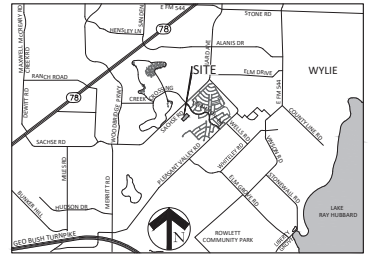
N: 7057346.76 E: 2569521.09
ELEV: 550.34' (PLAN) 550.37' (FIELD)

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

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

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

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



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION
DOMINION AT PLEASANT VALLEY
ANNEX TRACT
4.024 ACRES

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

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

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

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

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

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

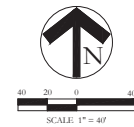
THENCE South 45 degrees 13 minutes 17 seconds East, a distance of 290.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" found in the northeast line of that tract of land described in Deed to Wylie DPV Limited Partnership, as recorded in Document No. 20131029001473050, Deed Records,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

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

CONCEPT PLAN

DOMINION OF
PLEASANT VALLEY
ANNEX TRACT
4.024 ACRES

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



25 August 2025

SHEET 1 OF 1

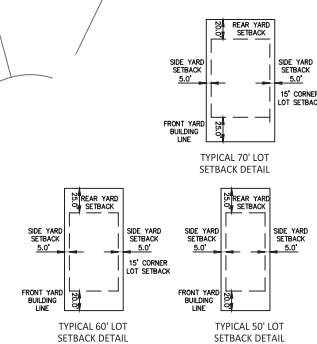


Owner/Applicant:
Wylie DPV Limited Partnership
6206 Lupton Drive
Dallas, TX 75225
Phone: 214-673-0575
Contact: Ronald N. Haynes, Jr.
Email: rhaynes@HaynesDevCo.com

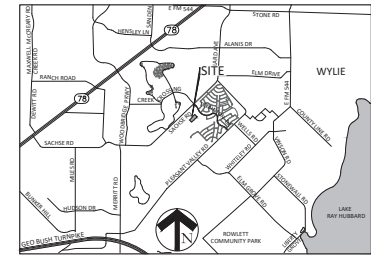
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk
Email: jay.volk@johnsonvolk.com

Line Table		
Line	Length	Direction
L1	4.80	S48° 22' 24" W
L2	14.14	N89° 31' 54" E

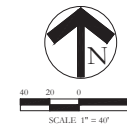
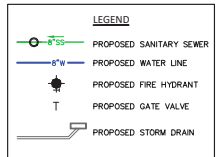
Curve Table				
Curve #	Length	Radius	Delta	Chord Bearing
C1	30.59	600.00	002°50'10"	30.58 N45° 59' 21"E
C2	102.14	400.00	01°43'52"	101.87 N30° 12' 47"E
C3	134.09	526.00	01°43'50"	133.73 S37° 12' 52"W



POINT OF
BEGINNING



VICINITY MAP
N.T.S.



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

CITY OF WYLIE
DALLAS COUNTY, TEXAS

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

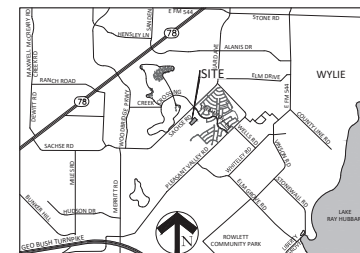
25 August 2025

SHEET 1 OF 1

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

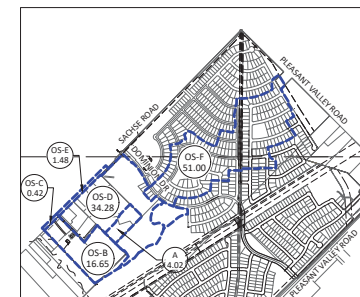
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite 1200
Plano, Texas 75074
Phone: 972-201-3100
Contact: Jay Volk
Email: jay.volk@johnsonvolk.com





LEGEND

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



OVERALL DRAINAGE AREA MAP
SCALE 1" = 1000'

EXISTING RUNOFF CALCULATIONS						
DRAINAGE AREA I.D.	SIZE (ac)	RUNOFF COEFFICIENT	CxA	TIME OF CONCENTRATION (min)	100-YEAR	DISCHARGES
					RAINFALL INTENSITY (cfs)	
A	4.02	0.60	2.41	15	7.52	18.13
OS-B	16.65	0.60	3.99	15	7.52	75.08
OS-C	0.42	0.60	0.25	15	7.52	1.89
OS-D	34.28	0.60	20.57	15	7.52	154.59
OS-E	1.48	0.60	0.89	15	7.52	6.67
OS-F*	51.00					42.19

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



CITY OF WYLIE
DALLAS COUNTY, TEXAS

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

25 August 2025

SHEET 1 OF 1

JOHNSON-VOLK

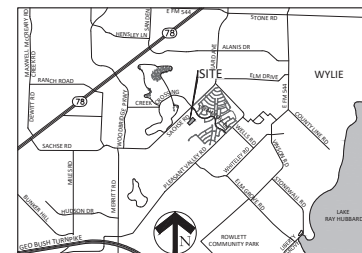
JOHNSON V
CONSULTING

CONSULTING

JOHNSON VOLK
CONSULTING
TSPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 1019403
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | (972) 201-3100

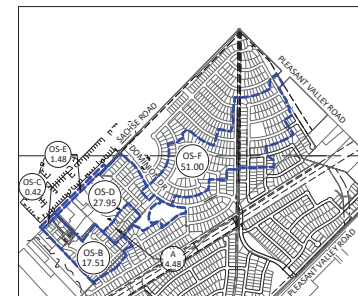
Owner/Applicant:
Wylie DPV Limited Partnership
6206 Lupton Drive
Dallas, TX 75225
Phone: 214-673-0575
Contact: Ronald N. Haynes, Jr.
Email: rhaynes@HaynesDevCo.com

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



LEGEND

	DRAINAGE AREA DESIGNATION DRAINAGE AREA SIZE (AC.)
	DRAINAGE AREA DIVIDE
	FLOW ARROW
	EXISTING CONTOUR
	PROPOSED STORM DRAIN LINE & INLET



OVERALL DRAINAGE AREA MAP
SCALE 1" = 1000'

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



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

CITY OF WYLIE
DALLAS COUNTY, TEXAS

27 August 2025

JOHNSON VOLK CONSULTING
TSPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 1019403
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | (972) 201-3100

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

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

LEGAL DESCRIPTION
4.024 ACRES

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

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

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

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

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

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

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

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

EXHIBIT "A"
LEGAL DESCRIPTION
ANEX TRACT THREE
2.144 ACRES

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

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

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

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

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

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

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

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

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

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

EXHIBIT "B"
LEGAL DESCRIPTION
ANNEX TRACT 4
1.880 ACRES

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

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

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

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

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

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

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

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

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

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

Exhibit “C” Dominion Of Pleasant Valley Planned Development Standards

Community Framework

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

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

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

Permitted Uses:

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

General Standards

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

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

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

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

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

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

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

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

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

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

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

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

Residential Standards

Type A Lots

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

Dimensional Standards

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

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

Type B Lots

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

Dimensional Standards

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

Type C Lots

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

Dimensional Standards

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

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

Residential Architectural Standards

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

Examples of the above are shown on attachment 1.

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

Examples of the above are shown on Attachment 2.

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

10. Exterior façade material: The homes shall be constructed of 100% masonry. Masonry shall include brick, stone, masonry, stucco, and hardy plank. In no instance however shall hardy plank comprise more than 20% of any individual façade of the home.
11. Chimneys shall be enclosed with masonry matching the exterior walls. Chimneys shall not be clad in hardy plank unless it can be shown that such material is needed from as structural perspective (chimney extending through a roof) or from an architectural perspective.
12. All trim, siding, ceiling, and garage doors on the front facades shall be painted two contrasting colors to achieve an architecturally enhanced appearance. An example is, trim to be painted one color and side surfaces and garage doors to be painted a second color.
13. Roof pitches shall have a minimum 8:112 for main gables and hips. Dormer roof and roofs over porches may have a lesser pitch.
14. Roofing materials shall be either, architectural grade overlap shingles, tile, or standing seam metal. Wood shingles shall be prohibited. Vents and other roof appurtenances shall be painted to match the roof's color.
15. All of the homes shall have at least one front elevation option which includes two single-car garage doors versus one two-car garage door.
16. Garage doors: Garage doors may face a public street. Garage doors facing the street shall comprise no more than 45% of the total width of a house's façade.
17. Garage doors shall be carriage style in appearance. This shall be accomplished with the following.
 - A. Garage door panels shall be wood clad or have the appearance of wood.
 - B. Decorative hardware shall be attached to the garage doors. Such hardware shall include handles and hinges in a complimentary color.

Examples of the above are shown on Attachment 3.

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

COMMUNITY DESIGN STANDARDS

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

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

TREE PRESERVATION

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

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



Haynes Development Company

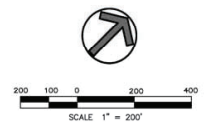
J. VOLK
consulting
800 Central Parkway East, Suite 300
Plano, Texas 75074
972.201.3100 Texas Registration No. F-11962

DOMINION OF PLEASANT VALLEY

OVERALL TRAIL & PARK CONCEPT PLAN

CITY OF WYLIE, TEXAS

SEPTEMBER 2020



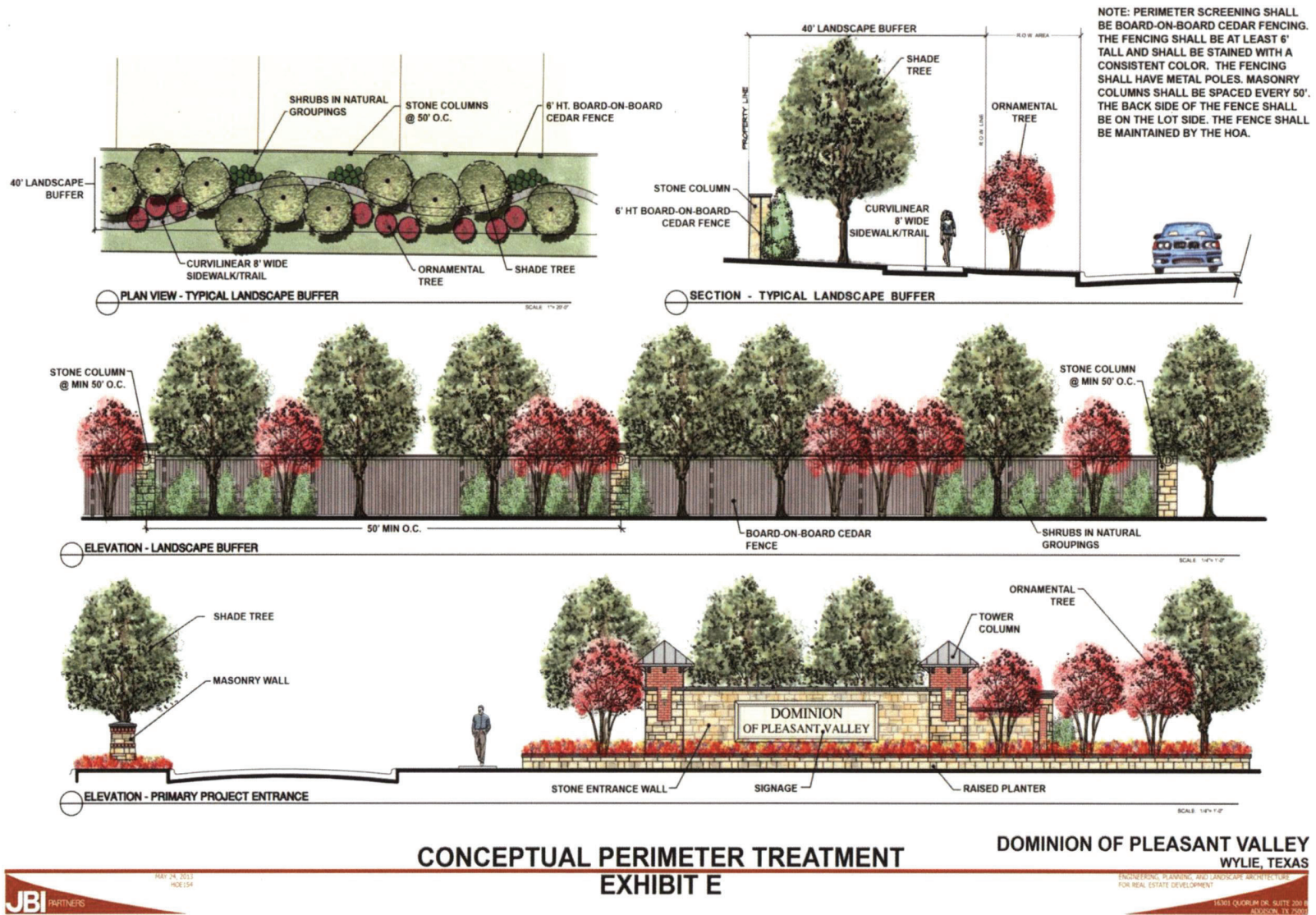
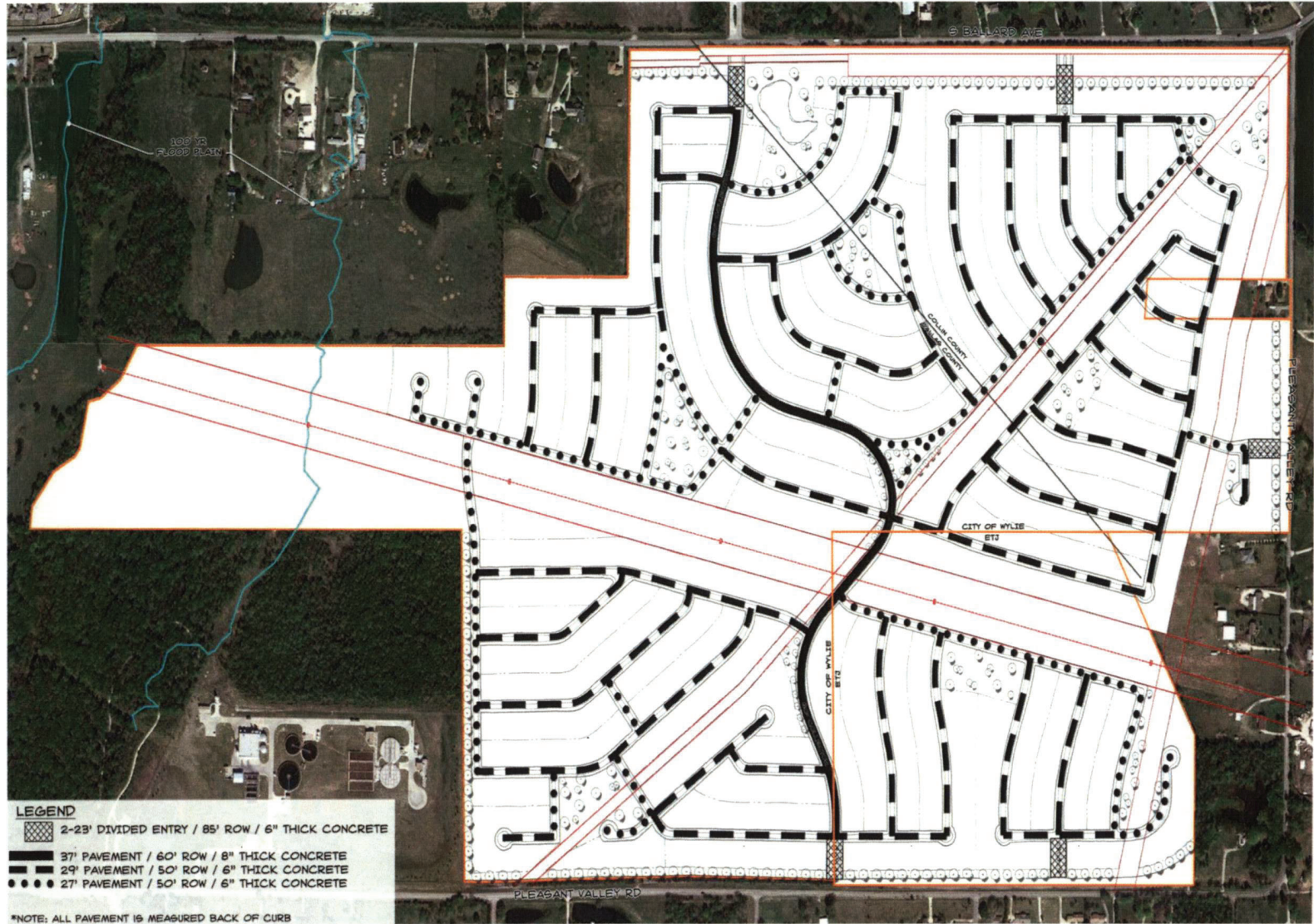


EXHIBIT "E"
(Conceptual Perimeter Treatment)

EXHIBIT "F"
(Paving and Right-of-Way Dimensions)



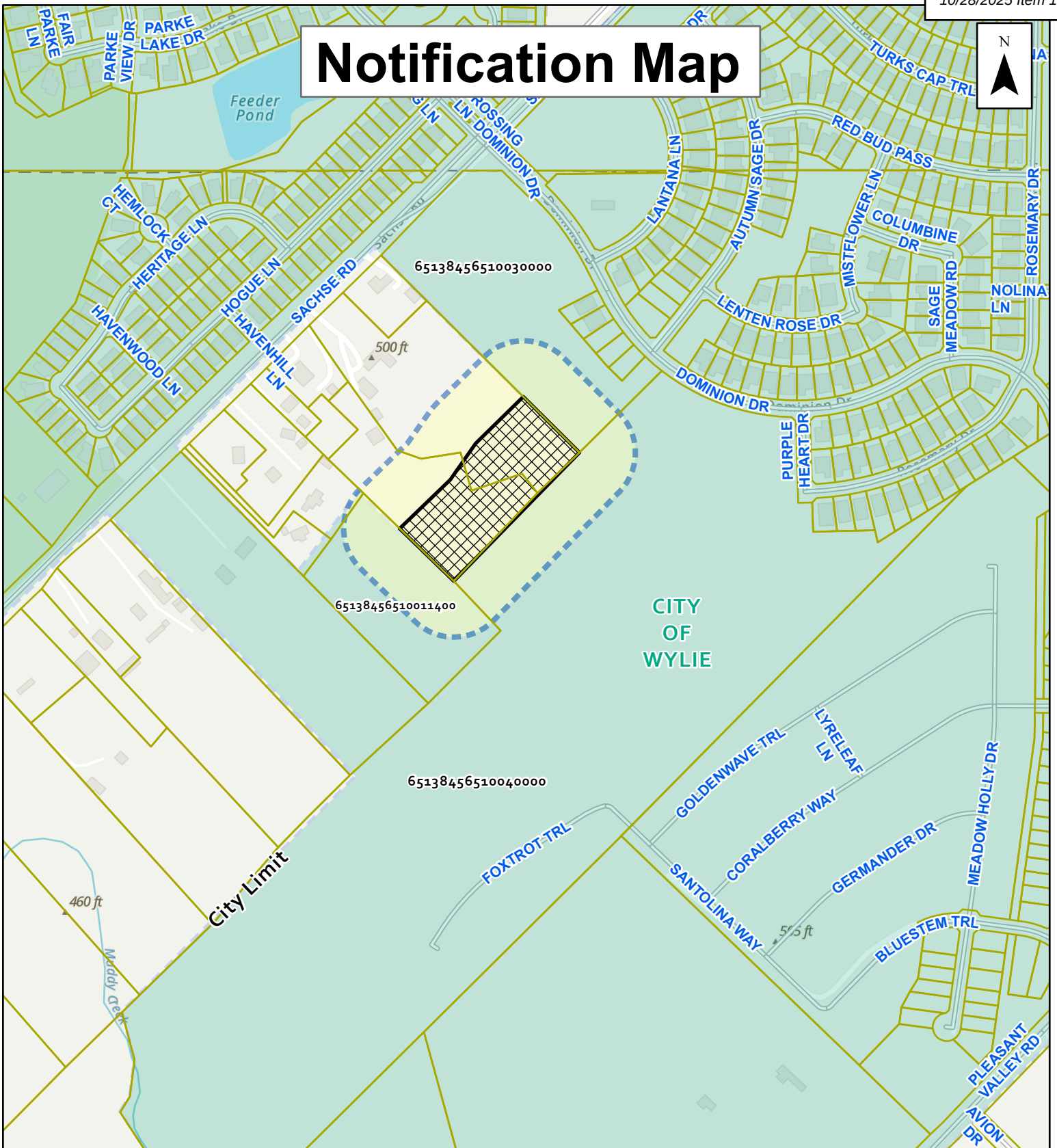
PAVING AND RIGHT-OF-WAY DIMENSIONS
EXHIBIT F

DOMINION OF PLEASANT VALLEY
WYLIE, TEXAS

ENGINEERING, PLANNING, AND LANDSCAPE ARCHITECTURE
FOR REAL ESTATE DEVELOPMENT

1001 QUORUM DR, SUITE 200 B
ADDISSIA, TX 75001

Notification Map



ZONING CASE:
 ZC 2025-12 DOMINION OF PLEASANT VALLEY



SUBJECT property



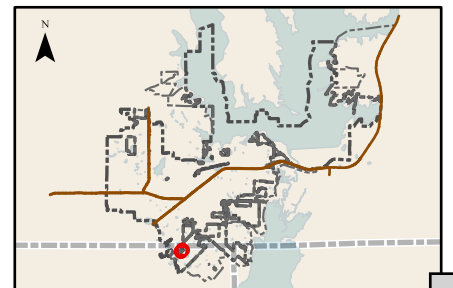
WYLIE



200 foot Notification Buffer



Date: 9/16/2025



PROPOSED ZONING
**DOMINION OF
PLEASANT VALLEY**

CITY OF WYLIE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL
OCTOBER 7TH AND 28TH

DOMINION OF PLEASANT VALLEY AERIAL MAP



Enhancements to Dominion of Pleasant Valley

- ▣ Increase in the number and percentage of larger lots
- ▣ Reduction in the number and percentage of smallest lots
- ▣ No reduction in the amount of open space
- ▣ Improved connectivity and circulation within Dominion of Pleasant Valley

LOT TYPE	CURRENT ZONING (ORD. 2020-54)	PROPOSED AMENDMENT	
		CHANGE	REVISED TOTAL
Single Family Type A Lots - 70'	148	1	149
Single Family Type B Lots - 60'	436	28	464
Single Family Type C Lots - 50'	520	-10	510
TOTAL	1104	19	1123
TOTAL AREA (AC.)	370.88	4.02	374.90
OPEN SPACE AREA (AC.)	102.34		102.34
MINIMUM OPEN SPACE (%)	22.0%		22.0%
ACTUAL OPEN SPACE (%)	27.6%		27.3%

DOMINION OF PLEASANT VALLEY MASTER PLAN



DOMINION OF PLEASANT VALLEY ANNEXATION TRACT CONCEPT PLAN



DOMINION OF PLEASANT VALLEY

10/28/2025 Item 1.



DOMINION OF PLEASANT VALLEY



DOMINION OF PLEASANT VALLEY SALES PRICES

According to the web sites of our two builders, Grand Homes and Coventry Homes, the current price range of their homes is between \$514,000 and \$1,000,000.

Thank you!



Wylie City Council

AGENDA REPORT

Department: Planning

Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Single Family - 10 District (SF-10/24) to Planned Development - Townhouse District (PD-TH) on 0.25 acres to allow for single-family attached development. Property located at 603 E. Marble (ZC 2025-07).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: EPIC Solve LLC

APPLICANT: Grandeur Builders

The property is located at 603 E. Marble. The applicant is requesting a zoning change from Single Family - 10 District (SF-10/24) to Planned Development -Townhouse District (PD-TH) to allow for the development of three single-family attached units on 0.25 acres to serve as infill housing for the surrounding residential area.

The property was rezoned from multi-family to single-family 10/24 in January 2020 for the development of a single-family home. The property acquired a variance that was approved in June 2020 that allows for 11' front setbacks for the construction of one single-family home. This variance does not apply for this new development due to it being a triplex instead of a single-family home.

As the applicant is asking for several variances due to the size of the property, a PD is being proposed in lieu of requests through the Zoning Board of Adjustments. The variances to the standard Townhouse District design requirements are:

- 75' lot depth in lieu of the required 100'
- 10' front setback in lieu of the required 25'
- Garage size of 450 sq.ft. in lieu of 500 sq.ft.

The units shall be a minimum square footage of 1,600 sq.ft with a minimum lot size of 3,500 sq. ft. which is at or above the standard requirement.

The developer has provided conceptual elevations of the townhouse units that are proposed to be two stories in height.

The property to the east is zoned multi-family and developed with a single-family home. The property to the south is zoned multi-family and developed with an apartment complex. The property to the east and north is zoned commercial and developed with a retail strip center and a 6,000 sq. ft. office/warehouse building that is currently unoccupied.

The subject property lies within the Regional Commercial Sector of the Comprehensive Land Use Plan. The proposed zoning is not compatible with the Plan.

The Future Land Use plan provides guidance and helps to inform development decisions; however, it is not the City zoning map, which regulates the use of land. The map is not the endpoint of discussions, but rather an important element to evaluate along with other site-specific considerations.

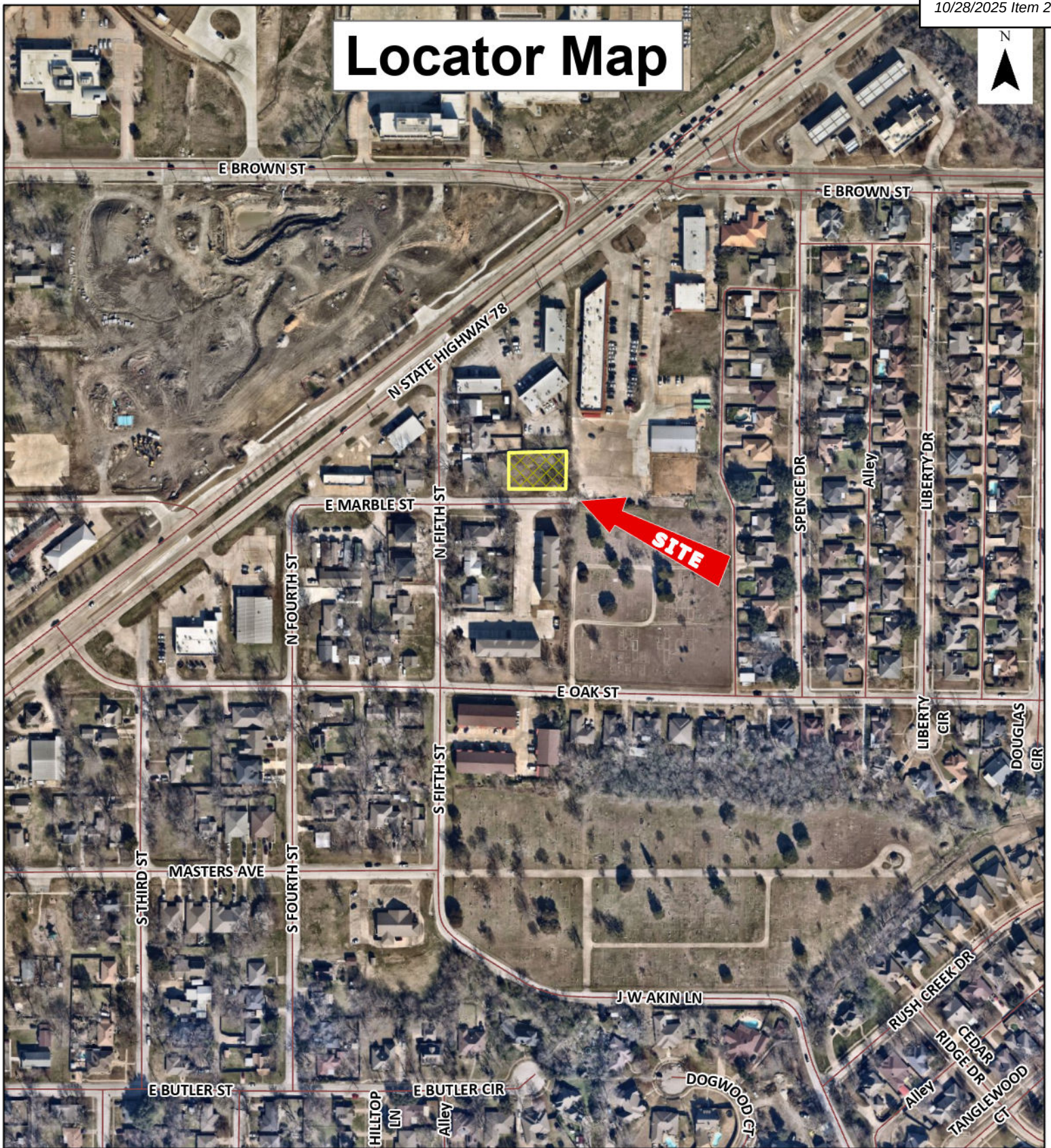
Notices were sent to fourteen owners within 200 feet as required by state law. At the time of posting, no responses were received in opposition nor in favor of the request.

A preliminary plat shall be required if this zoning is approved that shows compliance with requirements of site design, and architectural requirements for the Townhouse District zoning found in Section 3.2 and Section 3.4 of the Zoning Ordinance.

P&Z Recommendation

The Commission asked about the nature of infill housing and staff explained that infill is generally defined as a use type that may be considered on an empty lot due to similar uses on adjacent lots. The P&Z Commission voted 6-0 to recommend approval.

Locator Map



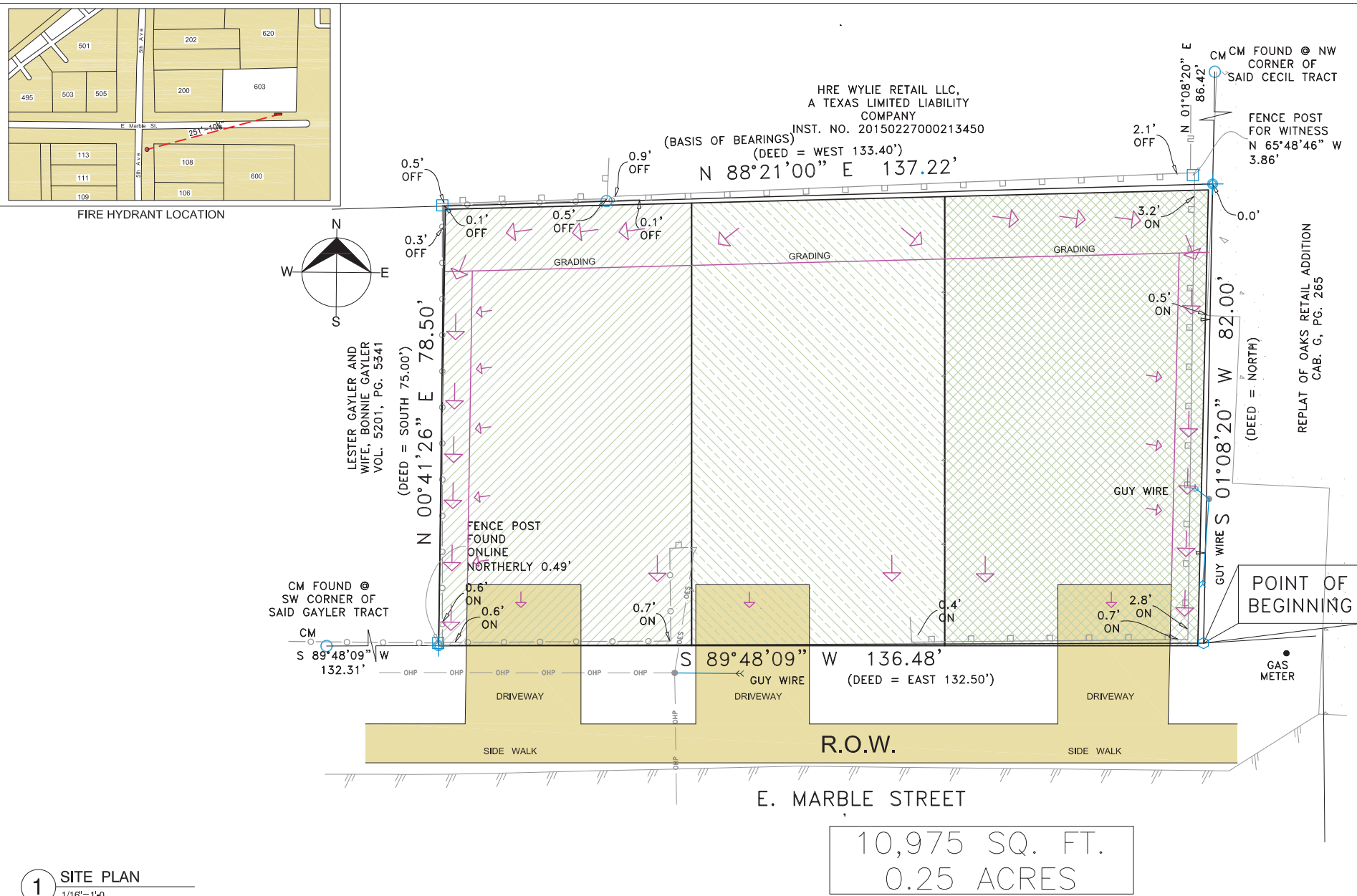
ZONING CASE:
ZC 2025-07 Grandeur Townhomes; 603 E MARBLE ST

 SUBJECT property

0 0.05 0.1 0.15 0.2 Miles

Date: 6/23/2025





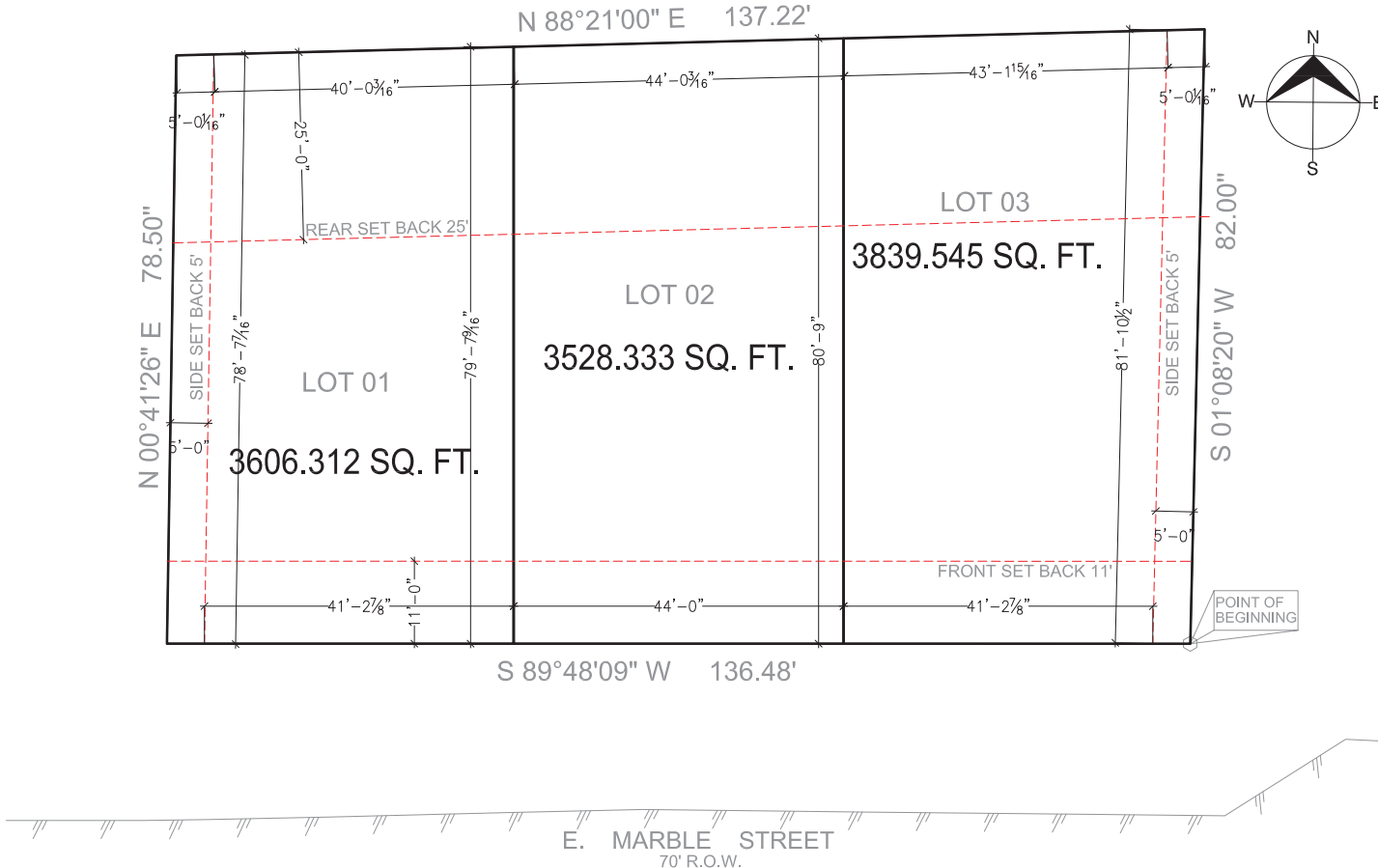


2101 Central Park Dr Wylie, TX 75098
(214) 843-7889

MARLENE
ORTEGA
ARCHITECT

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

REVISION:	
PROJECT NUMBER:	
ISSUED:	04.23.2025
DRAWN BY:	MO
CHECKED BY:	MO
PROPOSAL TO CHANGE ZONING SINGLE FAMILY HOMET TO MULTI-FAMILY	
SP2	
SHT.	03 OF 05



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



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

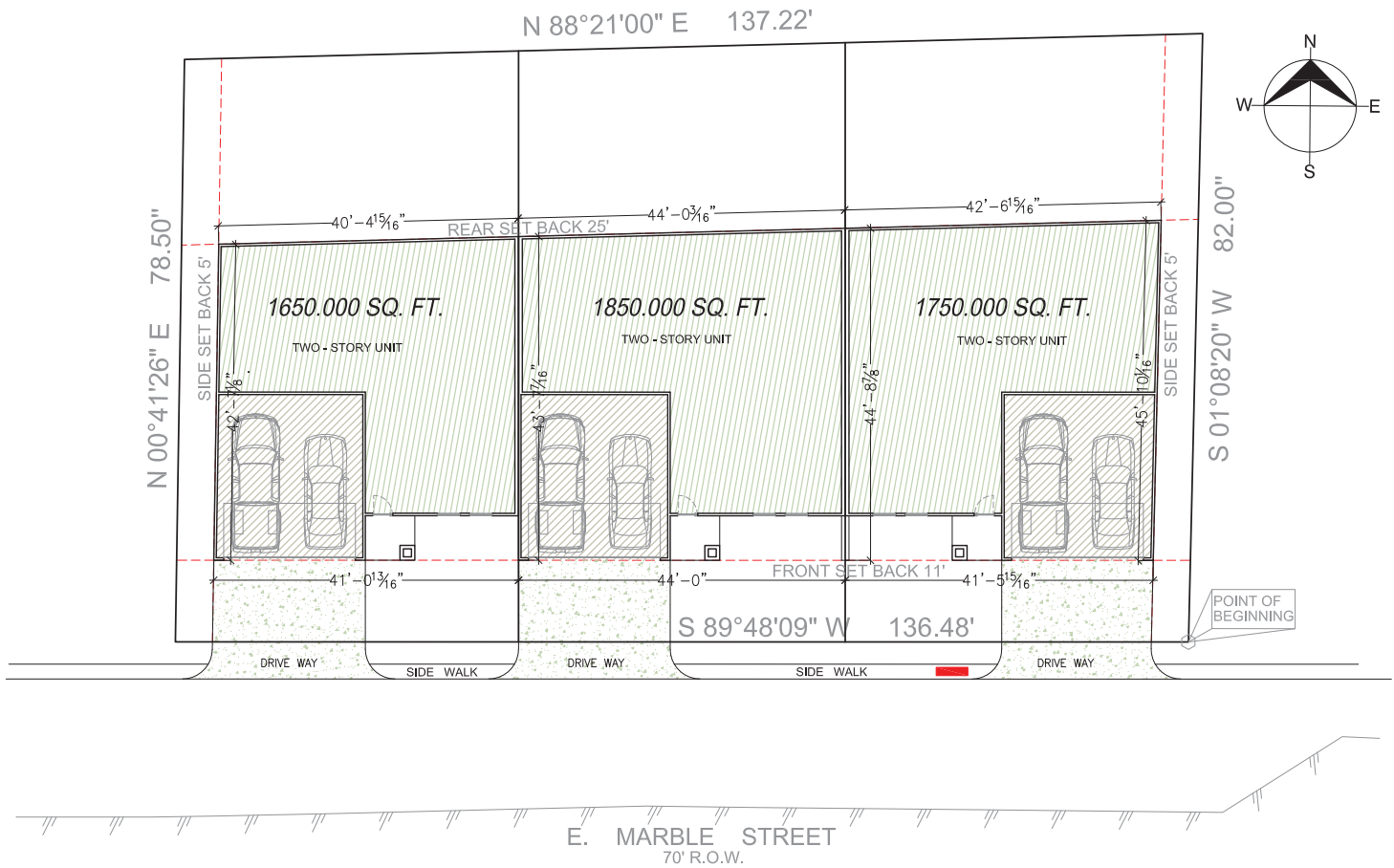
MARLENE
ORTEGA
ARCHITECT

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

REVISION:
PROJECT NUMBER:
ISSUED: 04.23.2025
DRAWN BY: MO
CHECKED BY: MO
PROPOSAL FOR MULTI-FAMILY

A1

SHT. 04 OF 05



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



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

MARLENE
ORTEGA
ARCHITECT

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

REVISION:

PROJECT NUMBER:
ISSUED: 04.23.2025
DRAWN BY: MO
CHECKED BY: MO
PROPOSAL: ELEVATION

A2

SHT. 05 OF 05



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

EXHIBIT “C”

Grandeur Townhomes

Planned Development

Standards

I. Purpose:

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

II. GENERAL CONDITIONS:

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

Figure C.1 – Townhome (TH)

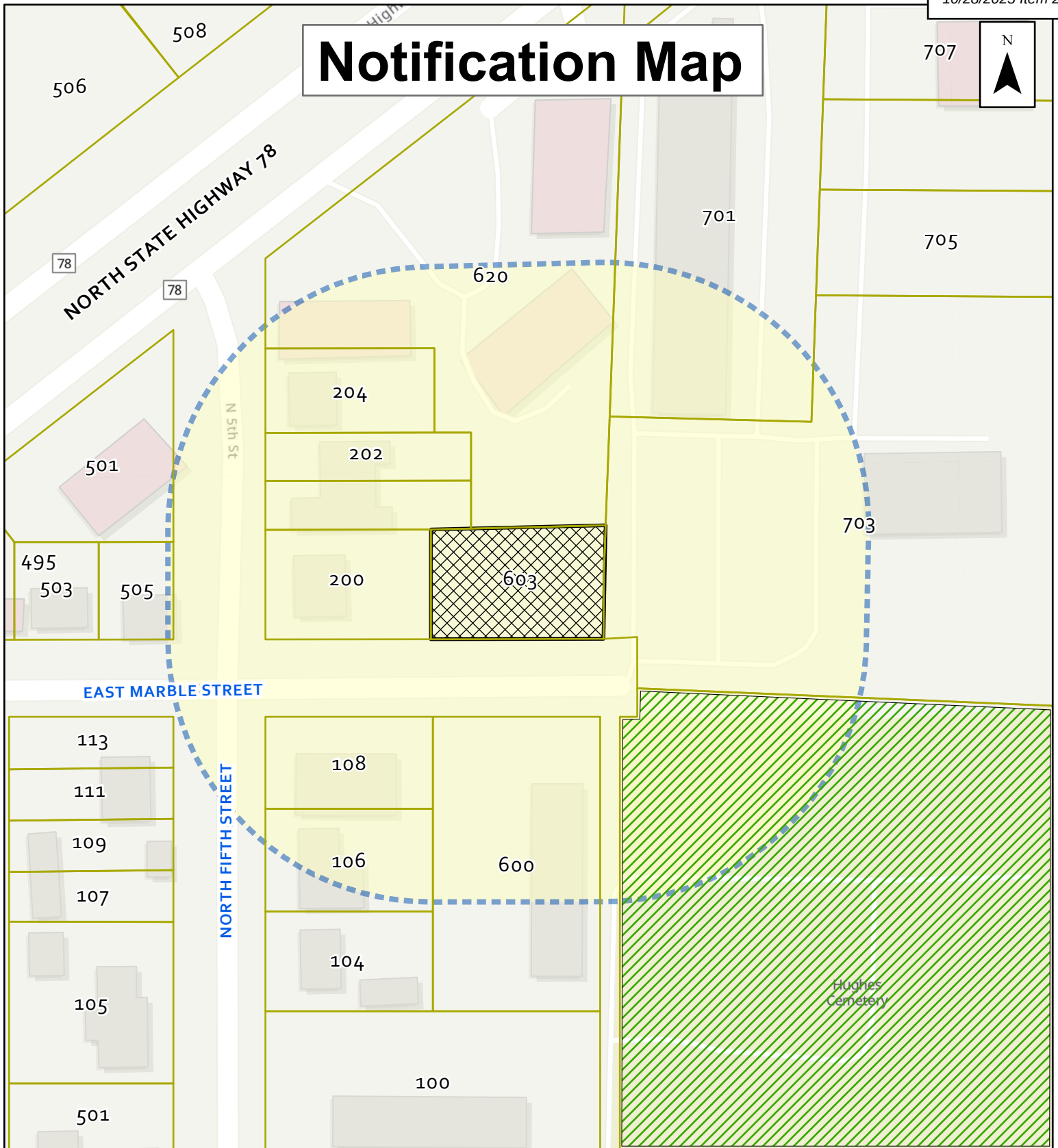
Townhome Subdistrict	
Lot Size	
Minimum Lot Area (sq. ft.)	3,500
Minimum Lot Width (ft.)	40
Minimum Lot Depth (ft.)	75
Dwelling Regulations	
Minimum Square Footage	1,600
Yard Requirements – Main Structures	
Minimum Front Yard Setback (ft.)	10
Minimum Side Yard Setback (ft.)	0 for interior, 5 for Exterior
Minimum Rear Yard Setback (ft.)	25

Maximum Lot Coverage	60%
Maximum Height (ft.)	35

II. SPECIAL CONDITIONS

- a. Maximum number of Townhome residential lots not to exceed 3 units
- b. Garages shall be a minimum of 450 square feet

Notification Map



ZONING CASE:
 ZC 2025-07 Grandeur Townhomes; 603 E MARBLE ST

 SUBJECT property  200 foot Notification Buffer



Date: 6/23/2025





Public Comment Form

First Name *

Laura

Middle Name

Last Name *

Marlow-Hawkins

Address *

Street Address

204 N Fifth street

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2025-07 603 E. Marble

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

Our neighborhood cannot handle the extra traffic that three homes on one property would require. With the three story apartment complex (opening soon) & the two story apartment complex already on 5th street, along with the multiple duplexes on 5th street there's already too many families crammed into a neighborhood that's was designed for single family homes and that doesn't have any space for street parking nor are the streets designed to actually handle the volume of traffic. I vote NO.

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

Signature *

Date of Signature

10/7/2025



Wylie City Council

AGENDA REPORT

Department: Planning

Prepared By: Jasen Haskins

Account Code: _____

Subject

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

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: JMJJMD LLC, Mary Davis, Michael G & Brenda Byboth

APPLICANT: TexStone Capital LLC

The applicant is requesting to rezone 8.5 acres located at 2710 and 2722 W. FM 544. The property is currently zoned Agricultural AG/30. The applicant is requesting a Planned Development to allow for the development of office, retail, and commercial service-related uses.

The proposal includes a master plan of six commercial lots with access from West FM 544 and Hooper Road.

The zoning exhibit proposes for the potential development of approximately 34,000 sq. ft. of building area with 361 parking spaces. If zoning is approved each lot will be required to present a site plan and plat for consideration.

The Planned Development establishes uses that are allowed by-right within the subject property. These uses normally require separate SUP approval:

- Automobile Repair (minor)
- Car Wash
- Dry Cleaning (drop-off and pick-up, and on-site services)
- Restaurant with Drive-In or Drive-Thru Services
- Motor Vehicle Fueling Station with or without C-Store

The following are modifications to the Commercial Corridor district design standards that the Planned Development is requesting:

- Landscaping on lots with buildings over 40,000 sq. ft. shall be 15% of the site in lieu of the 20% requirement
- Shared parking shall be permitted across the entire planned development
- A maximum of three multiple business signs shall be installed on the overall property. Any multiple business sign located on FM 554 shall be limited to a height of 25 feet and width of 15 feet.
- A monument sign for a single user shall be a max height of 12 feet and width of 8 feet with each platted lot being allowed one monument sign.

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

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

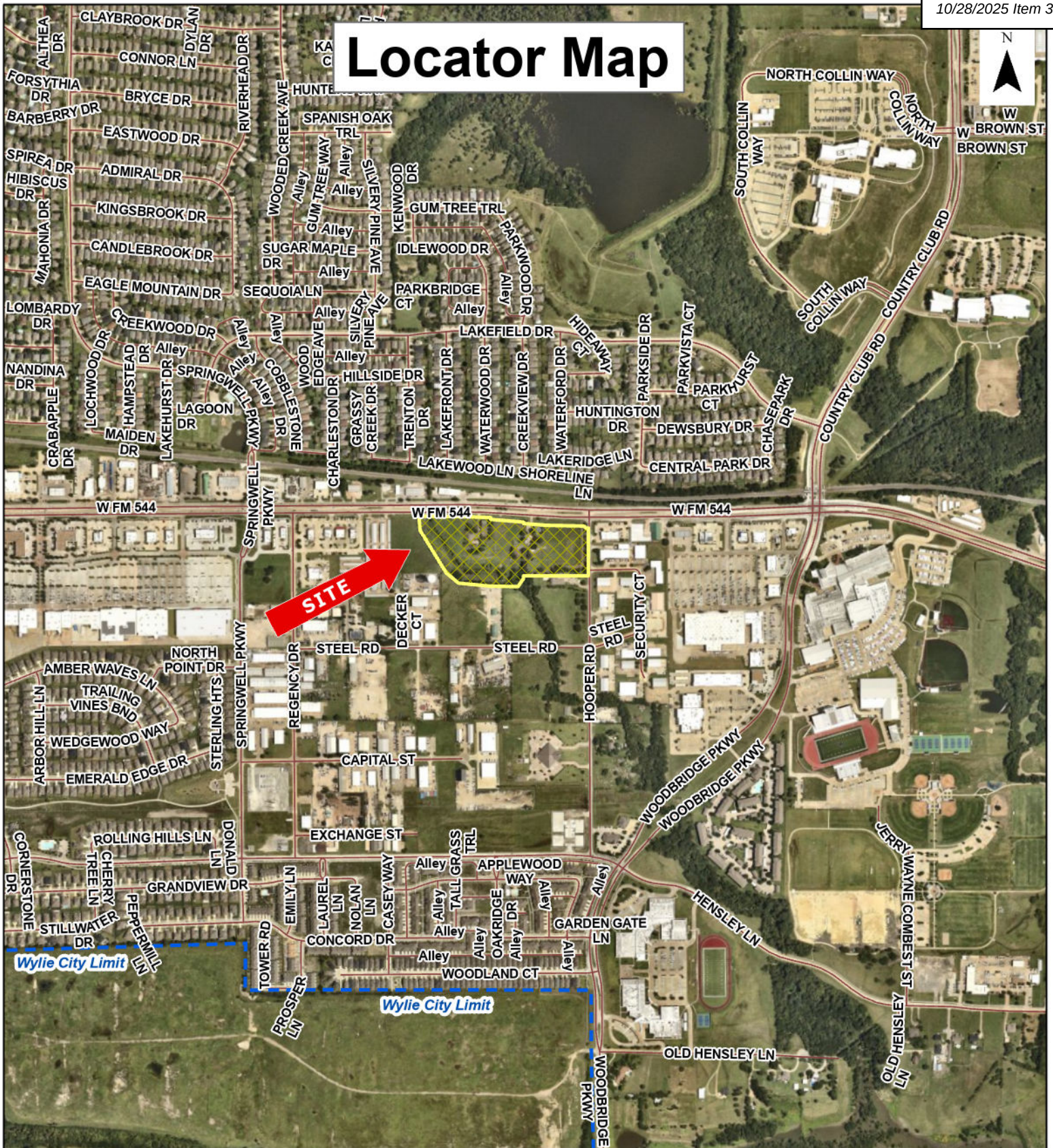
Staff has received the draft Traffic Impact Analysis which recommends a traffic light be installed at the intersection of Hooper and FM 544. That install can be a PD requirement, a part of the site plan review by the P&Z Commission, or staff review at civil engineering.

Notices were sent to 25 property owners within 200 feet as required by state law. At the time of posting one response was returned in favor and none in opposition of the request.

P&Z Recommendation

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

Locator Map



ZONING CASE:
ZC 2025-10 SHADOW CREEK VILLAGE

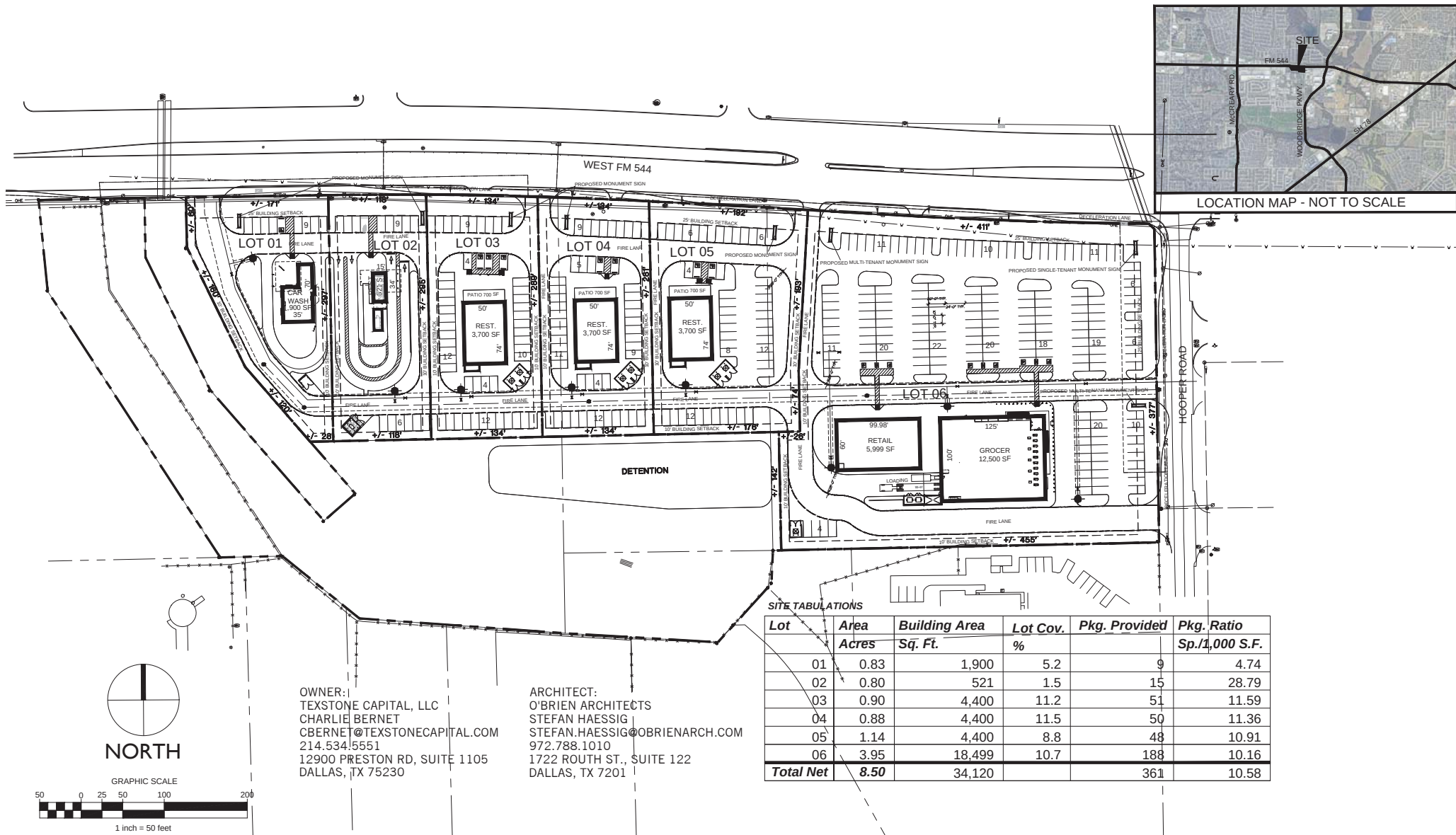
 SUBJECT property

0 0.1 0.2 0.3 0.4 0.5 Miles



Date: 9/10/2025





Shadow Creek Village

2710 E FM 544

Wylie, TX

Exhibit B

JOB No.: 25-061

SCALE: 1"= 50'-0"

DATE: 09.23.25

O'BRIEN

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

1.00 PLANNED DEVELOPMENT DISTRICT

1.01 Purpose:

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

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

2.00 PLANNED DEVELOPMENT - GENERAL CONDITIONS

2.01 Conformance to the Wylie Zoning Ordinance:

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

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

2.02 General Compliance:

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

3.00 PLANNED DEVELOPMENT- REGULATIONS

3.01 Permitted Uses:

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

- i. Automobile repair (minor)
- ii. Car wash
- iii. Dry cleaning (drop-off & pick-up, and on-site services)
- iv. Restaurants with and without drive-in / drive-through
- vi. Motor Vehicle Fueling Stations

3.02 Non-residential Design Standards:

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

3.03 Parking Design Requirements:

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

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

3.04 Signage Regulations:

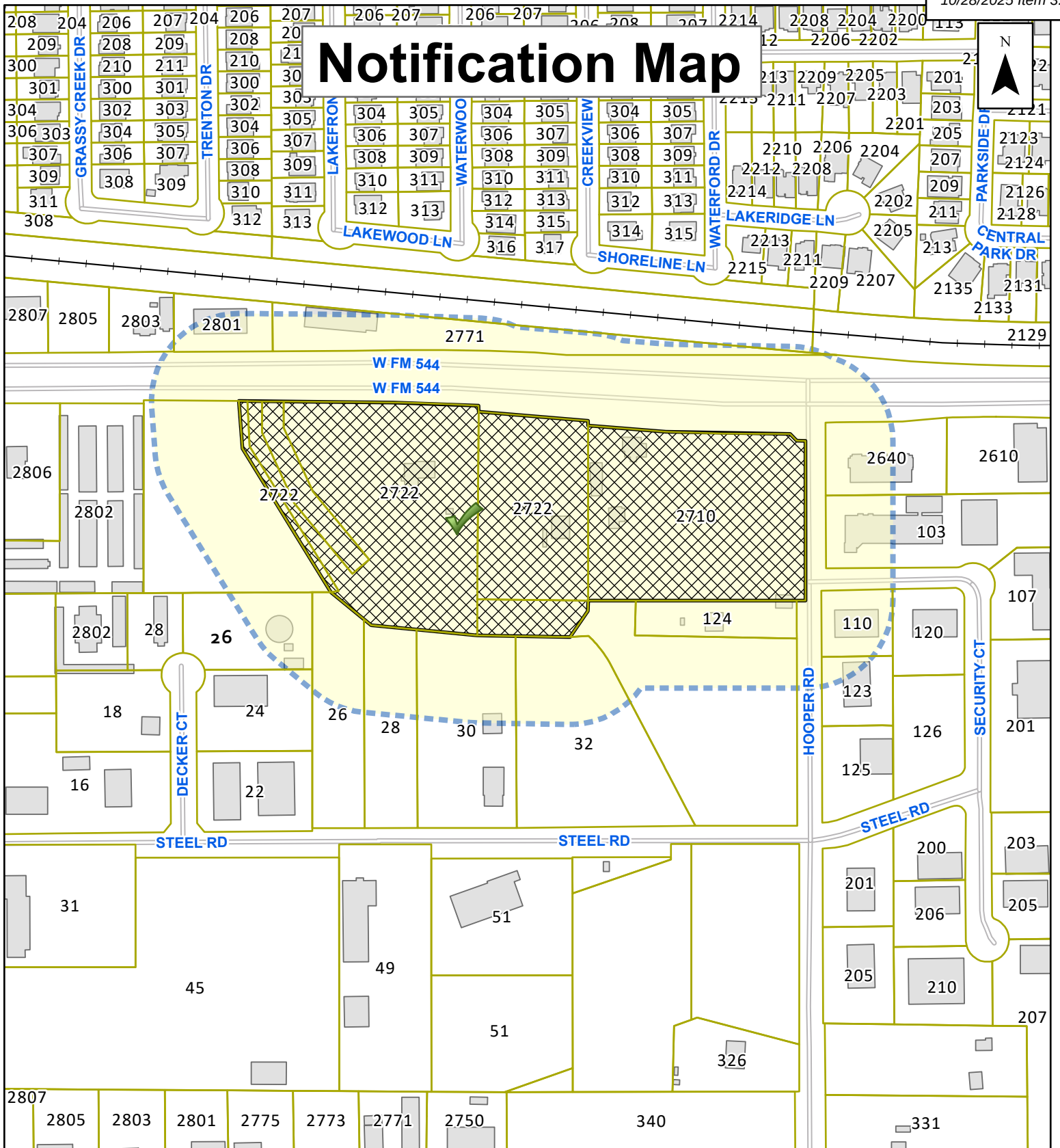
The Signage Regulations for the commercial development outlined in Article XX, Section 22 of the City Ordinance shall apply except as follows:

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

height of 25 feet and width of 15 feet.

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

Notification Map



ZONING CASE:
ZC 2025-10 SHADOW CREEK VILLAGE

 SUBJECT property  200 foot Notification Buffer

0 50 100 200 300 400 500 600 Feet




Date: 9/10/2025





PUBLIC COMMENT FORM

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

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



I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2025-10.

_____ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2025-10.

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, October 07, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
City Council meeting:

Tuesday, October 28, 2025 6:00 pm
Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: _____

MARY F. DAVIS
(please print)

Address: _____

7515 COURTNEY Circle
SACHSE, TX 75048

Signature: _____

Mary F. Davis

Date: _____

9-23-25

COMMENTS:



Wylie City Council

AGENDA REPORT

Department: Finance
Prepared By: Melissa Brown

Account Code: _____

Subject

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

Recommendation

Motion to approve item as presented.

Discussion

The FY2025-26 budget includes some capital items to be purchased with debt that will not be issued until the spring of 2026. As a reminder, these items include a quint, ambulance, heart monitors, dispatch consoles, Opticom upgrade, a dump truck, traffic cabinet standardization, and school zone flashing lights.

This resolution will allow the reimbursement of qualifying expenditures made with pooled funds before the debt is issued and proceeds are in hand. For example, Motorola is offering the City a significant discount (just over \$80,000) if we can issue a purchase order by November 11.

The max amount referenced in the resolution includes \$6.6 million for the above listed items plus \$8.4 million for road projects currently in construction.

RESOLUTION NO. 2025-24(R)**A RESOLUTION OF THE CITY OF WYLIE, TEXAS, DECLARING EXPECTATION TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT.**

WHEREAS, the City Council of the City of Wylie, Texas (the “City”) intends to issue debt for the acquisition and installation of fire-fighting equipment and vehicles and constructing, reconstructing, improving, repairing, extending, expanding and enhancing streets, thoroughfares, alleys and sidewalks, including necessary and related storm drainage facilities and improvements, utility relocations and the acquisition of any needed land and rights-of-way therefore (collectively, the “Project”) and further intends to make certain capital expenditures with respect to the Project and currently desires and expects to reimburse the capital expenditures with proceeds of such debt;

WHEREAS, under Treas. Reg. § 1.150-2 (the “Regulation”), to fund such reimbursement with proceeds of tax-exempt obligations, the City must declare its expectation to make such reimbursement; and

WHEREAS, the City desires to preserve its ability to reimburse the capital expenditures with proceeds of tax-exempt obligations.

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

SECTION 1. That the City reasonably expects to reimburse capital expenditures with respect to the Project with proceeds of debt in one or more series hereafter to be incurred by the City, and that this resolution shall constitute a declaration of official intent under the Regulation. The maximum principal amount of obligations expected to be issued for the Project is \$15,000,000.

SECTION 2. This Resolution shall be in force and effect from and after its passage on the date shown below.

DULY PASSED AND ADOPTED, by the City Council of the City of Wylie, Texas on this the 28th day of October, 2025.

Matthew Porter, Mayor

ATTEST TO:

Stephanie Storm, City Secretary



Wylie City Council

AGENDA REPORT

Department:	<u>Communications Department</u>	Account Code:	<u>100-5241-54650 /</u> <u>100-5241-58810</u>
Prepared By:	<u>Tristian Porter</u>		

Subject

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

Recommendation

Motion to approve the Item as presented.

Discussion

The City of Wylie's Public Safety Radio System utilizes standardized Motorola radio equipment. These radios are on the public safety network, and can communicate with other departments during network outages or emergencies. The purchase of ten (10) APX 6000 portable radios and eight (8) APX 6500 mobile radios was approved in the FY2026 budget (100-5241-54650). The estimated cost is \$129,123.98.

The current existing five (5) MCC-7500 VPM Dispatch Consoles are end of life/service in 2030. A quote was provided to upgrade the existing five (5) consoles, add one (1) additional console at the Public Safety Building, as well as one (1) dispatch console at Fire Station 4 Back-up Dispatch, for a total of seven (7) AXS Dispatch Consoles. The additional console at the PSB would give the room six (6) full workstations, while the console at Back-up Dispatch would assist in the continuance of a true back-up site.

Bundling these purchases, along with a timing incentive for Motorola's end of fiscal year, allows Motorola to give a \$80,121.17 discount. This brings the total cost of the bundled purchase from \$1,000,139.17 to \$920,018.00.

Staff recommends the purchase of ten (10) APX 600 portable radios, eight (8) APX 6500 mobile radios, and seven (7) AXS dispatch consoles in the estimated amount of \$920,018.00 through a cooperative purchasing contract with Motorola through Texas DIR-CPO-5433. The City is authorized to purchase from a cooperative purchasing program with another local government or a local cooperative organization pursuant to Chapter 791 of the Texas Government Code and Section 271 Subchapter F of the Local Government Code; and by doing so satisfies any State Law requiring local governments to seek competitive bids for items.

(Wylie Agreement No. 2026-07 / DIR-CPO-5433)



Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: City Secretary

Account Code: _____

Subject

Consider, and act upon, Resolution No. 2025-25(R) casting a vote for two candidates to the Board of Directors of the Rockwall Central Appraisal District for a four-year term beginning January 1, 2026.

Recommendation

Motion to approve Resolution No. 2025-25(R) casting vote(s) for _____, and _____ as candidates to the Board of Directors of the Rockwall Central Appraisal District for a four-year term beginning January 1, 2026.

Discussion

Following completion of the nomination phase of the Board of Director (BOD) election, it is now time for the taxing units to vote and submit their ballot. Place 4 and Place 5, previously held by Richard Koepke and Sedric Thomas, are the two open spots in this BOD election.

The City of Wylie has four votes that they may cast for a candidate(s) to the Board of Directors of the Rockwall Central Appraisal District. The City of Wylie may cast all of its four votes for one candidate or distribute the votes among any number of candidates that were nominated.

Nominated candidates that were submitted to the Rockwall Central Appraisal District by cities within the RCAD District include: David Billings, Anthony Crawford, Richard Koepke, and Sedric Thomas.

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

RESOLUTION NO. 2025-25(R)

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

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

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

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

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

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

DULY PASSED AND APPROVED by the City Council of the City of Wylie, Texas on this 28th day of October, 2025.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Rockwall

Central Appraisal District

October 15, 2025

To All Taxing Entities,

Following completion of the nomination phase of the Board of Director (BOD) election, it is now time for the taxing units to vote and submit their ballot. Place 4 and Place 5, previously held by Richard Koepke and Sedric Thomas, are the two open spots in this BOD election.

Texas Property Tax Code 6.03 (j) states:

- Before October 30, the chief appraiser shall prepare a ballot, listing the candidates whose names were timely submitted under Subsections (g) . . . alphabetically according to the first letter in each candidate's surname, and shall deliver a copy of the ballot to the presiding officer of the governing body of each taxing unit that is entitled to vote.

Texas Property Tax Code 6.03(k) states:

- The governing body of each taxing unit entitled to vote shall determine its vote by resolution and submit it to the chief appraiser **before December 15**. The chief appraiser shall count the votes, declare the . . . candidates who receive the largest cumulative vote totals elected, and submit the results before December 31.

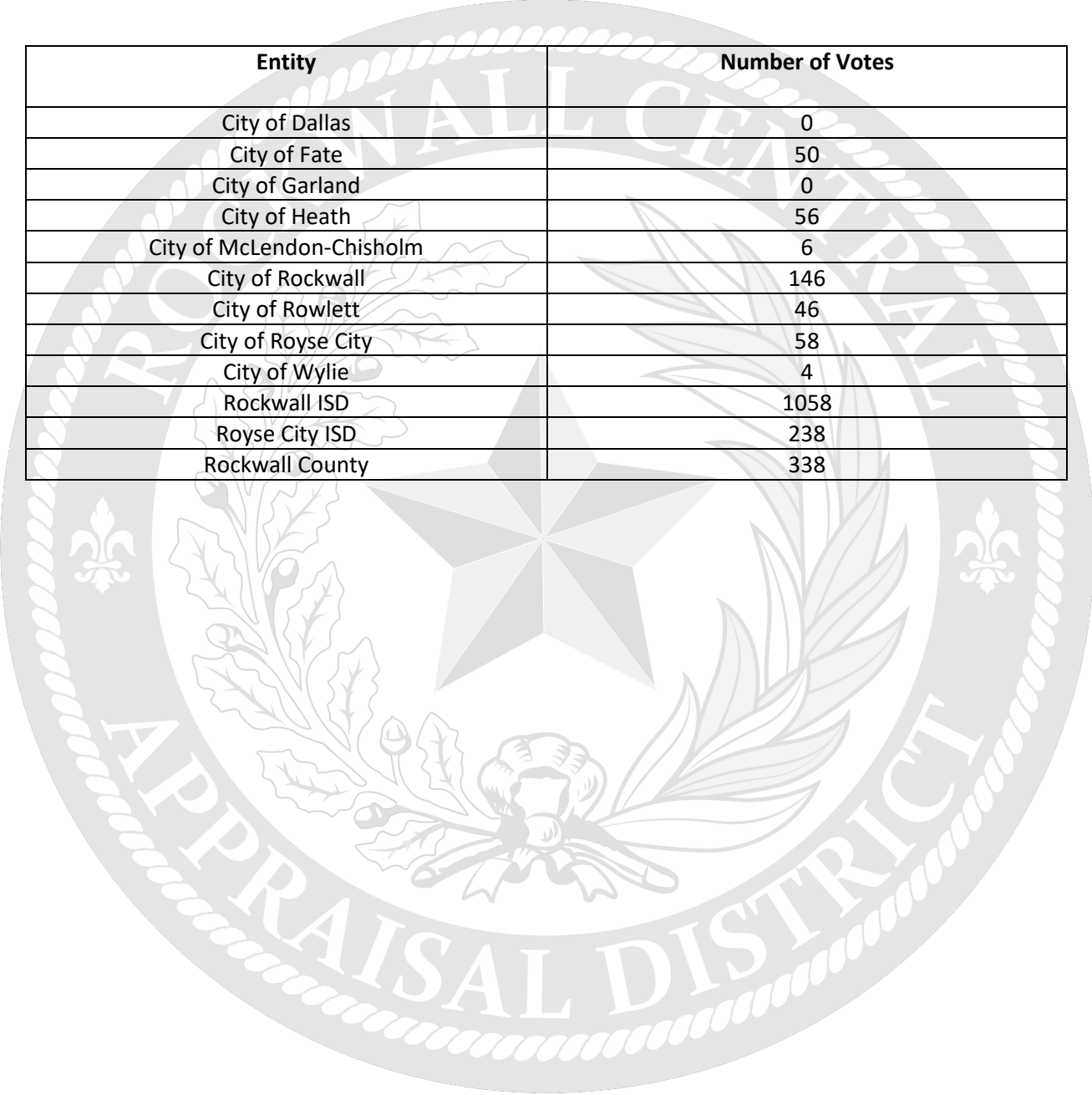
A ballot is prepared and enclosed that will list all eligible nominees and will include a column for the name of the voting entity, along with a column for the number of votes cast. The taxing unit should complete the number of votes cast for the nominee or nominees. The taxing unit may only cast the total number of votes to which their taxing unit is entitled (a copy of the jurisdiction voting entitlement table has been included). Votes may be cast for one person or divided among multiple nominees.

Please contact me with any questions.

Sincerely,

Kevin Passons
Chief Appraiser

**Rockwall Central Appraisal District
Board of Directors Election
Jurisdiction Voting Entitlement**



The seal of the Rockwall Central Appraisal District is a large, circular emblem in the background. It features a five-pointed star in the center, surrounded by a wreath of oak leaves and a ribbon at the bottom. The words "ROCKWALL CENTRAL APPRAISAL DISTRICT" are inscribed around the perimeter of the seal.

Entity	Number of Votes
City of Dallas	0
City of Fate	50
City of Garland	0
City of Heath	56
City of McLendon-Chisholm	6
City of Rockwall	146
City of Rowlett	46
City of Royse City	58
City of Wylie	4
Rockwall ISD	1058
Royse City ISD	238
Rockwall County	338

Board of Directors Ballot

Rockwall Central Appraisal District Board of Directors		
Nominee	Name of Voting Entity	Number of Votes Cast
David Billings		
Anthony Crawford		
Richard Koepke		
Sedric Thomas		
Ballots must be returned before December 15, 2025.		



Wylie City Council

AGENDA REPORT

Department: Planning
 Prepared By: Jasen Haskins

Account Code: _____

Subject

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

Recommendation

Discussion.

Discussion

The applicant is seeking City Council input on redevelopment of the vacant hospital buildings located at 801 South State Highway 78.

The property currently includes two buildings of roughly 51,000 and 21,000 sq. ft. of hospital, clinic, and office space. The property has been vacant for several years and recently involved in a foreclosure.

The property is currently zoned Community Retail (CR) which allows many of the same uses, but is generally more restrictive than, Commercial Corridor (CC). The future land use plan calls for this area to be regional commercial as the property has frontage on State Highway 78.

The applicant has provided a presentation (attached) with background information and proposed redevelopment options for discussion.

801 S. Highway 78 Wylie, TX 75098

Proposal and requested variances to CR zoning to allow for a majority 55+ residential development



Description Of The Site

- **Address:** 801 S. Highway 78, Wylie, TX 75098
- **Site Size:** 20.01 acres
- **Asset Type:** Multi-tenant office/medical property
- **Built:** 1985
- **Renovations:** 1999, 2003, 2006, and most recently 2021
- **Configuration:** Two buildings with 27 total units
- **Parking:** 227 total spaces (110 concrete)
- **Use Mix:**
 - 72% medical space
 - 28% conventional office space
- **Zoning:** "CR" – Community Retail District



RMWC Overview

RMWC Overview:

- Commercial real estate lender providing mortgage, mezzanine, and preferred equity capital nationwide.
- Founded in 2011
- Leadership & Base:
 - Coleman Andrews
 - Co-founding Partner of Bain Capital with diverse experience at Bain Capital and Bain & Company
 - Steven Fischler
 - Front-line real estate investing and asset management at Lehman 2004-2011 in growth and recovery periods and now focused on origination, underwriting, and asset management
 - Offices in Richmond, VA, Cleveland, OH, and New York, NY

The logo for RMWC, consisting of the letters "RMWC" in a bold, teal, sans-serif font, centered within a white rectangular box with a thin grey border.

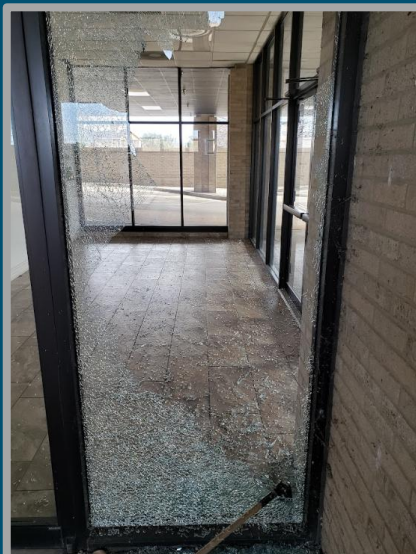
Property History

- The Property was previously owned by Golden Harbor Ventures, led by Ryan Cole.
- RMWC closed a \$10.0MM loan in August 2022 to refinance an existing loan and reserve proceeds to fund tenant improvement costs for new leases and common area improvements.
- Following Borrower defaults and subsequent bankruptcy, RMWC foreclosed and assumed ownership of the property in October 2023.
- RMWC initially engaged Wynmark Commercial, a local commercial real estate firm with a specialty in Medical Office brokerage services to market the property for lease and sale.
- No offers were received, and the market feedback was that the building design and systems were outdated and there was limited demand for more hospital uses.
- The building is now considered antiquated and would require a significant capital investment compared to its replacement cost for a new build.
- RMWC, following meetings with city officials, initially explored a retail redevelopment (met with brokers, progressed site plan, attended ICSC), but limited frontage and floodplain constraints made retail unviable.
- RMWC's property manager, Chase Real Estate Services, monitors and secures the site, but the vacant building has become a target for trespassers and thieves.



Property Condition & Challenges

- Extensive vandalism: windows broken for forced entry, lobby glass smashed, and fire extinguishers sprayed
- Significant theft: stolen exterior AC unit, and copper/wiring theft from rooftop AC units, main breaker panels, and equipment.
- Evidence of squatting and drug use.
- Multiple police reports filed and onsite meetings with police.
- Criminal activity continues despite nightly police patrols and RMWC's attempts to repair issues and secure the site.



Site Challenges



Market Analysis + Conceptual Site Plan

- Given medical and retail uses were not feasible, RMWC began to explore other alternatives.
- Noell Consulting Group** was engaged to conduct a market study for 801 S. Highway 78, exploring alternative development options.
- Their analysis recommended a well-amenitized community featuring:
 - 70 for-sale townhomes
 - 175 active adult (55+) rental apartments
- KFM Engineering & Design** was engaged to evaluate feasibility and prepare a conceptual site plan.
- KFM determined that a combined for-sale and for-rent development on the same site was not feasible due to flood zone constraints and access, and therefore developed two separate proposals, which are being presented today.



For-Sale Townhome Proposal

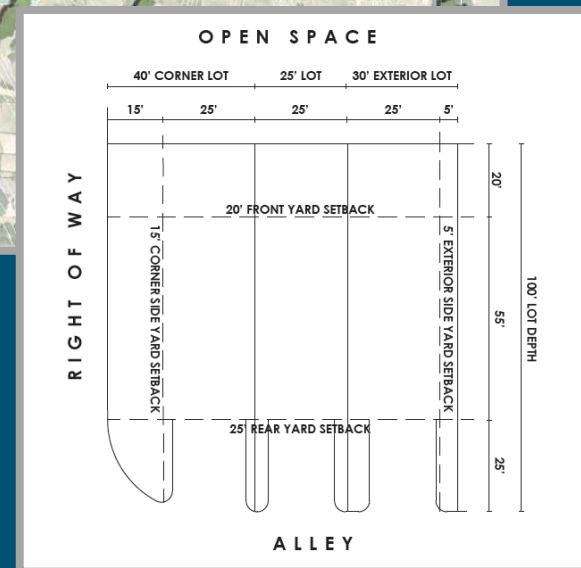
- 104 for-sale townhome units
- 25' x 100' lots
- 20% of the townhome units will be reserved for 55+ residents, featuring first-floor master suites

Variance required for development:

- A variance will be required for the 25' lots, as current high-density residential zoning for townhome use mandates a minimum 30' width.

Concern with this option:

- Lot sizes do not easily accommodate a garage, kitchen, living room, and master bedroom all on the first floor.
- While RMWC believes there is market demand for this option, it is less feasible due to lot sizes, limited amenity offerings, and flood zone constraints.



Multi-Family Proposal

- **324 Garden Multi-Family units with a pool, clubhouse, dog park, walking trails, and elevators in each building**
- **175 (54%) units will be reserved for active adult 55+ residents**
 - Noell Consulting Group identified market support for approximately 175-200 active adult (55+) units.
 - Targeting 55+ residents reduces the number of families and limits the impacts to schools and traffic.
- **542 total parking spaces**
- **Benefits of multi-family development on this site:**
 - Direct access via Highway 78 to major employment centers in Dallas, Plano, and Garland.
 - Excellent proximity to grocery options, including Kroger, Tom Thumb, and Walmart.
 - Conveniently located near dining and retail destinations, including Downtown Wylie, which offers a variety of local restaurants and entertainment.
 - Opportunity to incorporate desirable on-site community amenities, including a walking trail and park space.



Multi-Family Proposal

- **Variances required for development:**

- **Parking Requirement:**

- Variance from Section 5.2 of Article 5 in the City of Wylie Zoning Ordinance to reduce the parking space requirement from 2 spaces per unit to 1.5 spaces per unit.
 - 542 requested vs 648 required

- **Density Limitation:**

- Variance required to accommodate 324 units, exceeding the maximum 15 dwelling units per acre (DU/AC).
 - 324 requested (16.2/ac) vs 300 allowed (15.0/ac)

- **Retail Exclusion:**

- Per CR Zoning, multi-family uses are allowed so long as they are part of a mixed-use development. Given limited frontage, the proposed project excludes retail.

- **Building Height:**

- Variance from the maximum building height of 36 feet and two stories to allow for four stories.



Multi-Family Proposal

- RMWC is **requesting approval** to proceed with a 324-unit multi-family development, including 175 age-restricted (55+) units and the required variances outlined.
- Discussions with local brokers confirm there is **strong market demand** for both the multi-family and 55+ components.
- This approach provides the **most feasible path forward** for activating the site while aligning with market conditions, site constraints, and the City's long-term planning objective of creating amenity-rich developments.



Thank you!
