

Wylie City Council Regular Meeting

January 13, 2026 – 6:00 PM

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



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

PRESENTATIONS & RECOGNITIONS

PR1. Shining the Wylie Way Students - Term 2.

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 December 9, 2025 Regular City Council Meeting minutes.
- B. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for November 30, 2025.
- C. Consider, and place on file, the City of Wylie Monthly Investment Report for November 30, 2025.
- D. Consider, and act upon, Ordinance No. 2026-01 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.
- E. Consider, and act upon, Ordinance No. 2026-02 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.
- F. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of November 30, 2025.
- G. Consider, and act upon, a Preliminary Plat of Lot 1, Block A of BizSpace Wylie, creating one commercial lot on 5.274 acres. Property located at 2800 Hensley Lane.
- H. Consider, and act upon, a Final Plat of Lot 1, Block A of Bufflehead Addition, establishing one light industrial lot on 7.64 acres. Property is generally located at 3700 Eubanks Lane.

L Consider, and act upon, approval of the award of Contract W2026-23 to IRR Corporate & Public Finance in an amount not to exceed \$155,000 for fixed fees, plus contingent success fees and travel expenses as outlined in the agreement, and authorizing the City Manager to execute any necessary documents.

REGULAR AGENDA

1. **Tabled from 12-09-2025**

Remove from table and consider

Consider, and act upon, the award of contract W2026-02 for City Engineering Firm Plan Review Services to Cobb Fendley in the estimated amount of \$150,000.00 and authorizing the City Manager to execute any and all necessary documents.

2. Hold a Public Hearing, consider, and act upon, the request to withdraw the writing of an ordinance for a change in zoning from Agricultural (AG) to Community Retail - Special Use Permit (CR-SUP) on 1.85 acres to allow for Office Showroom/Warehouse. Property located at 308 W. Alanis Drive (ZC 2025-09).

3. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change of zoning to amend Planned Development 2024-10 to a Planned Development (PD) with single family detached, commercial development and open space on 25.037 acres, generally located at 605 Country Club Road (ZC 2025-16).

4. Hold a Public Hearing, consider, and act upon, the writing of two ordinances for a change in zoning from Planned Development 2020-27 (PD 2020-27) to Commercial Corridor and Planned Development - Townhouse District (CC and PD-TH) on 20.381 acres to allow for commercial and townhome development. Property located at 2535 and 2701 S. State Highway 78 (ZC 2025-19).

5. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP) on 0.88 acres to allow for Vehicle Display, Sales, or Service. Property located at 114 Regency Drive (ZC 2025-17).

6. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP) on 5.578 acres to allow for a warehouse use. Property located at 603 Sanden Blvd. (ZC 2025-18).

7. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Planned Development 2022-51 (PD 2022-51) to Commercial Corridor - Special Use Permit (CC-SUP) on 2.02 acres to allow for a landscaping contractor's maintenance yard. Property located at 703 N. Highway 78 (ZC 2025-14).

8. Consider, and act upon, Resolution No. 2026-01(R) establishing a public newspaper of general circulation to be the "Official Newspaper" for the City of Wylie.

9. Consider, and act upon, Council input and approval to send a letter, thanking Spiritual Wildlife Rescue & Rehabilitation Sanctuary, Inc., for their assistance with wildlife rehabilitation services.

WORK SESSION

WS1. Discuss and provide direction to staff on Contracts, Request for Proposals (RFP), and Request for Quotes (RFQ).

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

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

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

ES1. Discuss the relocation of the Stonehaven House.

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

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

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

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

ES3. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2022-1b, 2022-10d, 2023-1c, 2024-5a, 2024-12c, 2025-4a, 2025-4d, 2025-8i, 2025-9b, 2025-9d, 2025-10c, 2025-10f, 2025-11g, 2025-11h, 2025-11j, 2025-12b, 2025-12e, 2025-12f, 2025-12g, 2025-12h, 2025-12i, 2025-12j, 2025-12k, 2026-1a, 2026-1b, and 2026-1c.

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.

ES4. City Manager Quarterly Evaluation.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

READING OF ORDINANCES

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

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on January 7, 2026 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

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

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

Texas Government Code Section:

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



Wylie City Council

AGENDA REPORT

Department: City Secretary

Account Code: _____

Prepared By: Stephanie Storm

Subject

Consider, and act upon, approval of December 9, 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

December 09, 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 6:01 p.m. The following City Council members were present: Junior Mayor Maci Lay, 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; Assistant Fire Chief Casey Nash; Finance Director Melissa Brown; Digital Media Specialist Kristina Kelly; City Secretary Stephanie Storm; Police Chief Anthony Henderson; Community Services Director Jasen Haskins; Parks and Recreation Director Carmen Powlen; Library Director Ofilia Barrera; Operations Director James Brown; Library Director Ofilia Barrera; Public Works Director Tommy Weir; Purchasing Manager Chris Rodriguez; Wylie Economic Development Corporation Executive Director Jason Greiner; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Porter led the invocation, and Junior Mayor Lay led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. Junior Mayor for the Day - Maci Lay.

Mayor Porter introduced Junior Mayor Maci Lay and presented a challenge coin for serving as “Mayor for the Day.”

PR2. Eagle Scouts - Ronan Herrick and Jacob Crabtree.

Mayor Porter presented a proclamation recognizing Ronan Herrick for earning the rank of Eagle Scout. Herrick was present to accept the proclamation and gave a brief description of his Eagle Scout project.

COMMENTS ON NON-AGENDA ITEMS

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No persons were present wishing to address the Council.

CONSENT AGENDA

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

- A. Consider, and act upon, approval of November 18, 2025 Regular City Council Meeting minutes.
- B. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for October 31, 2025.
- C. Consider, and place on file, the City of Wylie Monthly Investment Report for October 31, 2025.
- D. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of October 31, 2025.
- E. Consider, and act upon, the award of a professional services project order (PSPO) #W2025-91 for the Water Distribution System Master Plan, 10 Year Capital Improvement Plan, and Impact Fee Study to Freese and Nichols, Inc. in the amount of \$240,000.00 and authorizing the City Manager to execute any necessary documents.
- F. Consider, and act upon, a budgeted expense request to purchase LifePak 35 Heart Monitors for an estimated amount of \$299,756.12 from Stryker Sales, LLC. through a cooperative purchasing agreement with Sourcewell and authorizing the City Manager to execute any and all necessary documents.
- G. Consider, and act upon, Ordinance No. 2025-44 for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on one acre to allow for Automobile Repair Minor use. Property located at 990 N. State Highway 78 (ZC 2025-11).
- H. Consider, and act upon, Ordinance No. 2025-45 for an amendment to Planned Development 2022-38 (PD 2022-38) to allow for a modified light industrial development on 4.37 acres located on Lot 6, Block A of Woodlake Village at 1820 N. State Highway 78 (ZC 2025-13).
- I. Consider, and act upon, a Final Plat for Dominion of Pleasant Valley Phase 6, creating 168 single-family residential lots and three open space lots on 40.430 acres, generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.
- J. Consider, and act upon, a Final Plat for Dominion of Pleasant Valley Phase 7, creating 11 single-family residential lots and two open space lots on 6.475 acres, generally located at the northeast corner of Dominion Drive and Pleasant Valley Road.

Councilman Williams requested that Item D be pulled from the Consent Agenda and considered individually.

Council Action

A motion was made by Councilman Duke, seconded by Councilman Williams, to approve Consent Agenda Items A through C and E through J as presented. A vote was taken, and the motion passed 7-0.

REGULAR AGENDA

- D. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of October 31, 2025.

Councilman Williams asked Wylie Economic Development Corporation Executive Director Greiner to address the \$1.9 million deficiency on the last page of the financial report in the packet to ensure clarity.

Council Action

A motion was made by Councilman Williams, seconded by Councilman Pickens, to approve Consent Agenda Items D as presented. A vote was taken, and the motion passed 7-0.

1. **Consider, and act upon, the award of contract W2026-02 for City Engineering Firm Plan Review Services to Cobb Fendley in the estimated amount of \$150,000.00 and authorizing the City Manager to execute any and all necessary documents.**

Staff Comments

Public Works Director Weir and Purchasing Manager Rodriguez addressed the Council, giving an overview of this Item. Weir and Rodriguez answered questions from the Council. Council expressed concerns on the proposed contract including the subcontractor provision, would like to see the statement of work, would like to see the “out” clauses being equal, ensure the file delivery system the contractor uses is compatible with our system, what is the difference between the firms or what separated them from each other, what is the size of the company, and did the City reach out to references/previous entities.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to table Item 1 to the January 13, 2026, City Council meeting. A vote was taken, and the motion passed 7-0.

WORK SESSION

Mayor Porter convened the Council into Work Session at 6:48 p.m.

WS1. Discuss the relocation and restoration of the Historic Stonehaven House.

Alexis Tapp, representing the Wylie Historical Society, addressed the Council, giving background information on the history of the Stonehaven House and presenting The Stonehaven House Project: Acquisition, Relocation, and Restoration by the Wylie Historical Society. Mrs. Tapp answered questions from the Council.

James Privitt, a preservationist, addressed the Council to present the Stonehaven House Relocation and Restoration Plan. Mr. Privitt answered questions from the Council.

Jennifer Wakefield, president of the Wylie Historical Society, addressed the Council with a brief history of the Stonehaven House and expressed frustration with the project's handling.

Sandra Stone addressed the Council, stating that, based on the presentations, she would lean toward Mr. James Privitt. She asked about the location to which the house would be moved, and would like to see a historic educational purpose for the home.

Larry Heath, former Stone Ranch HOA President, addressed the Council, stating he would be happy to serve as the liaison between the City and Stone Ranch homeowners concerned about the status of the home, and asked how the property would be restored after it is moved.

Eugene Hauptman addressed the Council, stating that he hopes we can keep this beautifully restored home as a rental under the Wylie Historical Society.

Council comments included expressed interest in seeing the house restored and used for events and student educational visits. They also encouraged the Wylie Historical Society and Mr. Privitt to discuss potential common ground and opportunities to collaborate to ensure the project's long-term sustainability. Staff will follow up with both parties regarding the next steps.

Mayor Porter convened the Council into recess at 8:38 p.m.

Mayor Porter reconvened the Council into Work Session at 8:50 p.m.

WS2. Discuss the development process within the City of Wylie.

Community Services Director Haskins addressed the Council with a presentation on The Development Process, including municipal planning authority, land use plan, ordinances and regulations, types of projects, pre-development, development application, zoning changes, plats, site plans, post-approval, and wrap-up. Haskins answered questions from the Council.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 9:30 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 9:30 p.m.

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

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ES1. Consider the sale or acquisition of properties located at Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/Birmingham, State Hwy 78/Brown, State Hwy 78/Kreymer, and State Hwy 78/Skyview.

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

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- (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

ES2. Deliberation regarding commercial or financial information that the WEDC has received from a business prospect and to discuss the offer of incentives for Projects: 2022-1b, 2022-10d, 2023-1c, 2024-5a, 2024-7g, 2024-12c, 2025-4a, 2025-4d, 2025-5g, 2025-5h, 2025-8i, 2025-9b, 2025-9d, 2025-10c, 2025-10e, 2025-10f, 2025-11a, 2025-11e, 2025-11f, 2025-11g, 2025-11h, 2025-11i, 2025-11j, 2025-12a, 2025-12b, and 2025-12c.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 10:31 p.m.

Council Action

A motion was made by Councilman Strang, seconded by Mayor *Pro Tem* Mulliqi, to authorize the WEDC to enter into a Performance Agreement with Project 2025-4d in an amount not to exceed \$150,000. A vote was taken, and the motion passed 7-0.

READING OF ORDINANCES

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

City Secretary Storm read the captions of Ordinance Nos. 2025-44 and 2025-45 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Pickens, to adjourn the meeting at 10:33 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: Finance

Account Code: _____

Prepared By: Melissa Brown

Subject

Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for November 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

MONTHLY FINANCIAL REPORT

11/30/2025

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2025-2026	CURRENT MONTH ACTUAL 2025-2026	YTD ACTUAL 2025-2026	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 16.67%
GENERAL FUND REVENUE SUMMARY					
TAXES	48,362,681	601,336	804,252	1.66%	A
FRANCHISE FEES	3,056,091	0	0	0.00%	B
LICENSES AND PERMITS	787,000	-13,121	88,134	11.20%	C
INTERGOVERNMENTAL REV.	4,142,845	77,142	432,833	10.45%	D
SERVICE FEES	7,054,326	541,254	604,428	8.57%	E
COURT FEES	368,800	38,905	74,094	20.09%	
INTEREST INCOME	1,190,864	53,801	117,483	9.87%	F
MISCELLANEOUS INCOME	224,835	8,907	87,799	39.05%	
OTHER FINANCING SOURCES	2,950,992	0	2,815,019	95.39%	G
REVENUES	68,138,434	1,308,224	5,024,042	7.37%	
USE OF FUND BALANCE	0	0	0	0.00%	
USE OF CARRY-FORWARD FUNDS	929,417	NA	NA	NA	H
TOTAL REVENUES	69,067,851	1,308,224	5,024,042	7.27%	
GENERAL FUND EXPENDITURE SUMMARY					
CITY COUNCIL	111,092	10,468	23,049	20.75%	
CITY MANAGER	1,508,389	119,007	223,426	14.81%	
CITY SECRETARY	667,130	39,472	68,378	10.25%	
CITY ATTORNEY	300,000	14,077	14,077	4.69%	
FINANCE	1,565,094	100,855	174,359	11.14%	
FACILITIES	1,193,728	95,630	146,053	12.24%	
MUNICIPAL COURT	736,112	47,026	89,159	12.11%	
HUMAN RESOURCES	999,037	71,831	125,361	12.55%	
PURCHASING	369,049	24,718	47,156	12.78%	
INFORMATION TECHNOLOGY	2,776,888	245,221	805,290	29.00%	I
POLICE	17,712,935	1,347,818	2,500,015	14.11%	
FIRE	15,233,494	1,146,584	2,207,669	14.49%	
EMERGENCY COMMUNICATIONS	3,388,317	307,912	471,753	13.92%	
ANIMAL CONTROL	1,024,992	63,689	113,305	11.05%	
EMERGENCY MEDICAL SERVICES	3,018,295	222,569	438,681	14.53%	
PLANNING	444,624	35,118	62,359	14.03%	
BUILDING INSPECTION	619,247	44,431	80,969	13.08%	
CODE ENFORCEMENT	370,196	26,189	45,148	12.20%	
STREETS	5,005,049	214,231	400,384	8.00%	
PARKS	2,645,331	150,834	263,902	9.98%	
LIBRARY	2,882,328	212,270	434,124	15.06%	
COMBINED SERVICES	6,552,068	134,232	691,614	10.56%	
TOTAL EXPENDITURES	69,123,394	4,674,181	9,426,234	13.64%	
REVENUES OVER/(UNDER) EXPENDITURES	-55,543	-3,365,957	-4,402,191	-6.36%	
A. The majority of tax collections will be in December and January. Sales tax is on a 2 month lag and has not been received.					
B. Franchise Fees: Most franchise fees are recognized quarterly with electric fees making up the majority.					
C. Licenses and Permit refund of overpayment in November.					
D. Intergovernmental Rev: The majority of intergovernmental revenues come from WISD reimbursements which are billed monthly and Fire Services which are billed quarterly and annually. Amount received is for Fire, EMS and Dispatch Services.					
E. Service Fees: Trash fees billed in October are applicable towards FY 2024-25 revenue with the remaining fees coming from other seasonal fees.					
F. Interest Rates have gone down slightly since budget was developed in June.					
G. Yearly transfer from Utility Fund.					
H. Largest Carry Forward items: \$257,314 for Hail Damage Vehicle Repair, \$317,939 for Armored Vehicle, \$160,000 for Striping of Country Club, \$107,900 for 2023 TXDOT HSIP FM544 Program Signals and Lights, \$123,208 Dump Truck					
I. Annual maintenance agreements					

CITY OF WYLIE

MONTHLY FINANCIAL REPORT

November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2025-2026	CURRENT MONTH ACTUAL 2025-2026	YTD ACTUAL 2025-2026	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 16.67%
UTILITY FUND REVENUES SUMMARY					
SERVICE FEES	33,948,189	2,959,259	3,019,166	8.89%	J
INTEREST INCOME	1,138,074	99,499	197,058	17.32%	K
MISCELLANEOUS INCOME	70,000	1,695	3,480	4.97%	
OTHER FINANCING SOURCES				0.00%	
REVENUES	35,156,263	3,060,453	3,219,704	9.16%	
USE OF FUND BALANCE	0	NA	0	0	
USE OF CARRY-FORWARD FUNDS	117,464	NA	NA	NA	L
TOTAL REVENUES	35,273,727	NA	3,219,704	9.13%	
UTILITY FUND EXPENDITURE SUMMARY					
UTILITY ADMINISTRATION	830,755	69,503	108,844	13.10%	
UTILITIES - WATER	3,600,308	157,338	271,991	7.55%	
CITY ENGINEER	1,761,708	62,346	94,663	5.37%	M
UTILITIES - SEWER	2,605,751	105,069	185,442	7.12%	
CUSTOMER SERVICE	1,872,831	166,667	271,306	14.49%	
COMBINED SERVICES	24,224,235	4,957	3,006,792	12.41%	N
TOTAL EXPENDITURES	34,895,588	565,881	3,939,039	11.29%	
REVENUES OVER/(UNDER) EXPENDITURES	378,138	2,494,572	-719,336	-2.16%	
J. Most Utility Fund Revenue billed in October was applicable to FY 2024-25.					
K. Interest Rates have gone down slightly since the budget was developed in June; however, fund balance is higher than expected.					
L. Largest Carry Forward items: \$40,337 Dogwood Waterline Replacement Design, \$27,247 Stormwater Fee Study, \$90,000 SCADA Upgrades					
M. Open Engineer Position					
N. Annual transfer to the General Fund.					



Wylie City Council

AGENDA REPORT

Department: Finance

Account Code: _____

Prepared By: Melissa Brown

Subject

Consider, and place on file, the City of Wylie Monthly Investment Report for November 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

2025-2026 Investment Report November 30, 2025

Money Market Accounts:

MMA
CCD
T-Bills
T-Notes
AN

Certificates of Deposit:

Treasury Bills:

Treasury Notes:

Government Agency Notes:

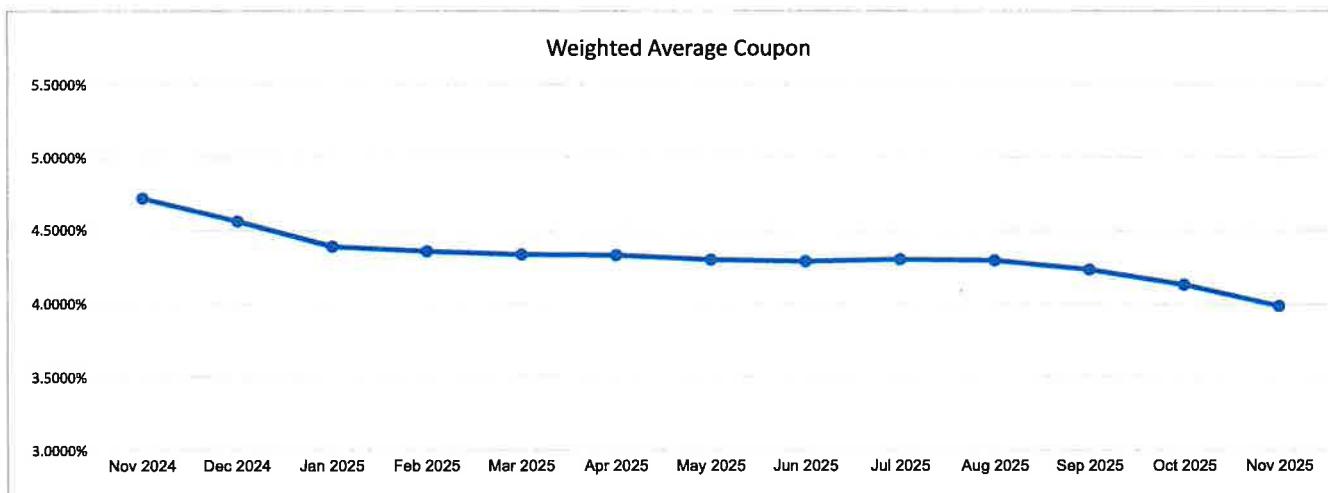
Invest. Number	Principal Amount	Type Of Security	Interest Rate	Issuer	Purchase Date	Maturity Date
1	\$18,009,727.09	MMA	3.9885%	Texpool	12/31/2006	NA
2	\$18,631,845.25	MMA	3.9811%	TexStar	3/15/2011	NA
	\$36,641,572.34					

Total

Weighted Average Coupon:
Weighted Average Maturity (Days):

3.9847%
1.00

Money Markets:	\$36,641,572.34
Certificates of Deposits:	\$0.00
	\$36,641,572.34



Julie Brown 12-18-25
Finance Director/Investment Officer



Wylie City Council

AGENDA REPORT

Department: Finance
Prepared By: Melissa Brown

Account Code: See Exhibit A

Subject

Consider, and act upon, Ordinance No. 2026-01 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

The WEDC amendment detailed below will adjust the budget to account for a loan purchase that was approved by the WEDC board on August 20, 2025, and ratified by City Council on August 26, 2025. One of the transactions was not closed in FY 2025, so this amendment will allocate the funds to FY 25-26 for land acquisition.

The WEDC Board approved this amendment on December 17, 2025, and it is now presented for Council approval.

<u>111-5611-58110 Land-Purchase Price</u>	
Land Acquisition	\$ 2,228,180.39

ORDINANCE NO. 2026-01

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

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

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

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

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

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

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

SECTION I: The proposed amendments to the FY 2025-2026 Budget of the City of Wylie, Exhibit A, as heretofore adopted by Ordinance No. 2026-01, are completely adopted and approved as amendments to the said FY 2025-2026 Budget.

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

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

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

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

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

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

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Budget Amendment
WEDC Land Purchase Carryforward**Exhibit A**

Fund	Department	Account Number	Account Description	Debit	Credit	Description
111	5611	58110	Land Purchase Price	2,228,180.39	<u>0.00</u>	Land Acquisition



Wylie City Council

AGENDA REPORT

Department: Finance
Prepared By: Melissa Brown

Account Code: See Exhibit A

Subject

Consider, and act upon, Ordinance No. 2026-02 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

An average 3% merit salary increase was approved by Council as part of the FY 2025-26 budget. The department detail is attached in Exhibit A, reallocating the budget dollars from Special Services to the various departments in Funds 100, 112, and 611.

	<u>Budget</u>	<u>Merit Based</u>	<u>Variance B/(W)</u>
General Fund	\$ 328,991	\$ 354,982	\$ (25,991)
4B Fund	\$ 82,289	\$ 79,381	\$ 2,908
Utility Fund	\$ 93,042	\$ 88,786	\$ 4,256

The average merit for the General Fund was 3.32%. The Utility Fund and 4B Sales Tax Fund came in at slightly less than a 3% average.

The overall effect of this amendment is a decrease in Fund Balance and an increase in expense of \$25,991 for the General Fund, and a slight increase in Fund Balance and a decrease in expense as shown above for the 4B Sales Tax Fund and Utility Fund.

ORDINANCE NO. 2026-02

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

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

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

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

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

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

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

SECTION I: The proposed amendments to the FY 2025-2026 Budget of the City of Wylie, Exhibit A, as heretofore adopted by Ordinance No. 2026-02, are completely adopted and approved as amendments to the said FY 2025-2026 Budget.

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

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

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

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

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

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

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

Budget Amendment**Exhibit A****Redistribution of Funds Set Aside for 3% Average Merit Increase**

Fund	Department	Account Number	Account Description	Debit	Credit
100	5112	51110	Salaries	21,689.47	
		51310	TMRS	3,513.72	
		51440	FICA	1,344.76	
		51450	Medicare	<u>314.52</u>	
				26,862.47	
100	5113	51110	Salaries	7,956.33	
		51310	TMRS	1,288.94	
		51440	FICA	493.31	
		51450	Medicare	<u>115.37</u>	
				9,853.95	
100	5131	51110	Salaries	22,312.68	
		51310	TMRS	3,614.68	
		51440	FICA	1,383.41	
		51450	Medicare	<u>323.57</u>	
				27,634.34	
100	5132	51110	Salaries	8,253.17	
		51310	TMRS	1,337.03	
		51440	FICA	511.71	
		51450	Medicare	<u>119.70</u>	
				10,221.61	
100	5152	51110	Salaries	7,957.56	
		51310	TMRS	1,289.14	
		51440	FICA	493.39	
		51450	Medicare	<u>115.41</u>	
				9,855.50	
100	5153	51110	Salaries	13,579.06	
		51310	TMRS	2,199.83	
		51440	FICA	841.92	
		51450	Medicare	<u>196.92</u>	
				16,817.73	
100	5154	51110	Salaries	6,455.59	
		51310	TMRS	1,045.82	
		51440	FICA	400.26	
		51450	Medicare	<u>93.62</u>	
				7,995.29	
100	5155	51110	Salaries	16,939.87	
		51310	TMRS	2,744.31	
		51440	FICA	1,050.30	
		51450	Medicare	<u>245.67</u>	
				20,980.15	

Budget Amendment**Redistribution of Funds Set Aside for 3% Average Merit Increase****Exhibit A**

Fund	Department	Account Number	Account Description	Debit	Credit
100	5211	51110	Salaries	29,561.75	
		51112	Salaries - Part Time	9,351.59	
		51310	TMRS	4,789.07	
		51440	FICA	2,412.79	
		51450	Medicare	<u>564.46</u>	
				46,679.66	
100	5231	51110	Salaries	26,077.48	
		51310	TMRS	4,224.59	
		51440	FICA	1,616.85	
		51450	Medicare	<u>378.17</u>	
				32,297.09	
100	5241	51110	Salaries	4,468.28	
		51310	TMRS	723.87	
		51440	FICA	277.05	
		51450	Medicare	<u>64.80</u>	
				5,534.00	
100	5251	51110	Salaries	8,310.19	
		51112	Salaries - Part Time	235.60	
		51310	TMRS	1,346.28	
		51440	FICA	529.87	
		51450	Medicare	<u>123.94</u>	
				10,545.88	
100	5261	51110	Salaries	1,765.83	
		51310	TMRS	286.07	
		51440	FICA	109.49	
		51450	Medicare	<u>25.61</u>	
				2,187.00	
100	5311	51110	Salaries	8,485.46	
		51310	TMRS	1,374.65	
		51440	FICA	526.11	
		51450	Medicare	<u>123.04</u>	
				10,509.26	
100	5312	51110	Salaries	9,604.89	
		51310	TMRS	1,556.02	
		51440	FICA	595.53	
		51450	Medicare	<u>139.28</u>	
				11,895.72	
100	5313	51110	Salaries	5,523.33	
		51310	TMRS	894.79	
		51440	FICA	342.46	
		51450	Medicare	<u>80.10</u>	
				6,840.68	
100	5411	51110	Salaries	25,451.85	
		51310	TMRS	4,123.32	
		51440	FICA	1,578.11	
		51450	Medicare	<u>369.16</u>	
				31,522.44	

Budget Amendment**Redistribution of Funds Set Aside for 3% Average Merit Increase****Exhibit A**

Fund	Department	Account Number	Account Description	Debit	Credit
100	5511	51110	Salaries	15,402.79	
		51310	TMRS	2,495.29	
		51440	FICA	954.99	
		51450	Medicare	<u>223.38</u>	
				19,076.45	
100	5551	51110	Salaries	29,786.80	
		51112	Salaries - Part Time	8,948.02	
		51310	TMRS	5,974.34	
		51440	FICA	2,401.71	
		51450	Medicare	<u>561.78</u>	
				47,672.65	
100	5181	56040	Special Services		328,991.00
112	5612	51110	Salaries	2,183.97	
		51112	Salaries - Part Time	2,548.01	
		51310	TMRS	430.49	
		51440	FICA	293.42	
		51450	Medicare	<u>68.64</u>	
				5,524.53	
112	5613	51110	Salaries	7,054.50	
		51112	Salaries - Part Time	4,510.33	
		51310	TMRS	1,258.05	
		51440	FICA	717.10	
		51450	Medicare	<u>167.75</u>	
				13,707.73	
112	5614	51110	Salaries	18,996.54	
		51310	TMRS	3,077.51	
		51440	FICA	1,177.87	
		51450	Medicare	<u>275.51</u>	
				23,527.43	
112	5625	51110	Salaries	16,169.11	
		51112	Salaries - Part Time	15,136.25	
		51310	TMRS	2,921.04	
		51440	FICA	1,941.19	
		51450	Medicare	<u>454.15</u>	
				36,621.74	
112	5000	56040	Special Services		82,289.00

Budget Amendment**Redistribution of Funds Set Aside for 3% Average Merit Increase****Exhibit A**

Fund	Department	Account Number	Account Description	Debit	Credit
611	5711	51110	Salaries	9,667.50	
		51310	TMRS	1,566.15	
		51440	FICA	599.41	
		51450	Medicare	<u>140.20</u>	
				11,973.26	
611	5712	51110	Salaries	19,618.79	
		51310	TMRS	3,178.33	
		51440	FICA	1,216.45	
		51450	Medicare	<u>284.54</u>	
				24,298.11	
611	5713	51110	Salaries	6,583.04	
		51310	TMRS	1,066.47	
		51440	FICA	408.17	
		51450	Medicare	<u>95.47</u>	
				8,153.15	
611	5714	51110	Salaries	15,440.25	
		51310	TMRS	2,501.37	
		51440	FICA	957.36	
		51450	Medicare	<u>223.94</u>	
				19,122.92	
611	5715	51110	Salaries	20,377.99	
		51310	TMRS	3,301.30	
		51440	FICA	1,263.50	
		51450	Medicare	<u>295.53</u>	
				25,238.32	
611	5719	56040	Special Services		93,042.00

	BUDGET	Merit Increase	Variance B/(W)
TOTAL GENERAL FUND	328,991	354,982	(25,991)
TOTAL 4B FUND	82,289	79,381	2,908
TOTAL UTILITY FUND	93,042	88,786	4,256



Wylie City Council

AGENDA REPORT

Department: WEDC

Account Code: _____

Prepared By: Jason Greiner

Subject

Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of November 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 December 17, 2025.



November Rev/Exp Report

Account Summary

For Fiscal: 2025-2026 Period Ending: 11/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Fund: 111 - WYLIE ECONOMIC DEVEL CORP							
Revenue							
Category: 400 - Taxes							
111-4000-40210	SALES TAX	5,389,434.00	5,389,434.00	0.00	0.00	-5,389,434.00	100.00 %
	Category: 400 - Taxes Total:	5,389,434.00	5,389,434.00	0.00	0.00	-5,389,434.00	100.00%
Category: 460 - Interest Income							
111-4000-46110	ALLOCATED INTEREST EARNINGS	10,000.00	10,000.00	26,050.47	53,787.25	43,787.25	537.87 %
	Category: 460 - Interest Income Total:	10,000.00	10,000.00	26,050.47	53,787.25	43,787.25	437.87%
Category: 480 - Miscellaneous Income							
111-4000-48110	RENTAL INCOME	22,800.00	22,800.00	400.00	3,800.00	-19,000.00	83.33 %
111-4000-48430	GAIN/(LOSS) SALE OF CAP ASSETS	2,898,313.00	2,898,313.00	104,246.04	104,246.04	-2,794,066.96	96.40 %
	Category: 480 - Miscellaneous Income Total:	2,921,113.00	2,921,113.00	104,246.04	104,246.04	-2,794,066.96	96.30%
	Revenue Total:	8,320,547.00	8,320,547.00	130,696.51	161,833.29	-8,158,713.71	98.06%
Expense							
Category: 510 - Personnel Services							
111-5611-51110	SALARIES	549,044.03	549,044.03	38,986.65	75,188.53	473,855.50	86.31 %
111-5611-51140	LONGEVITY PAY	3,089.89	3,089.89	3,088.00	3,088.00	1.89	0.06 %
111-5611-51310	TMRS	89,445.70	89,445.70	6,635.20	12,344.26	77,101.44	86.20 %
111-5611-51410	HOSPITAL & LIFE INSURANCE	90,827.45	90,827.45	5,656.25	8,694.71	82,132.74	90.43 %
111-5611-51420	LONG-TERM DISABILITY	2,031.46	2,031.46	0.00	84.78	1,946.68	95.83 %
111-5611-51440	FICA	34,232.30	34,232.30	2,478.23	4,642.30	29,590.00	86.44 %
111-5611-51450	MEDICARE	8,005.94	8,005.94	579.60	1,085.73	6,920.21	86.44 %
111-5611-51470	WORKERS COMP PREMIUM	552.13	552.13	0.00	362.72	189.41	34.31 %
111-5611-51480	UNEMPLOYMENT COMP (TWC)	702.00	702.00	0.00	0.00	702.00	100.00 %
	Category: 510 - Personnel Services Total:	777,930.90	777,930.90	57,423.93	105,491.03	672,439.87	86.44%
Category: 520 - Supplies							
111-5611-52010	OFFICE SUPPLIES	5,000.00	5,000.00	258.20	258.20	4,741.80	94.84 %
111-5611-52040	POSTAGE & FREIGHT	300.00	300.00	0.00	0.00	300.00	100.00 %
111-5611-52810	FOOD SUPPLIES	3,000.00	3,000.00	78.43	78.43	2,921.57	97.39 %
	Category: 520 - Supplies Total:	8,300.00	8,300.00	336.63	336.63	7,963.37	95.94%
Category: 540 - Materials for Maintenance							
111-5611-54610	FURNITURE & FIXTURES	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
111-5611-54810	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	0.00	7,650.00	100.00 %
	Category: 540 - Materials for Maintenance Total:	10,150.00	10,150.00	0.00	0.00	10,150.00	100.00%
Category: 560 - Contractual Services							
111-5611-56030	INCENTIVES	1,510,000.00	1,510,000.00	0.00	0.00	1,510,000.00	100.00 %
111-5611-56040	SPECIAL SERVICES	87,270.00	87,270.00	157.50	315.00	86,955.00	99.64 %
111-5611-56041	SPECIAL SERVICES-REAL ESTATE	221,000.00	221,000.00	1,649.59	1,649.59	219,350.41	99.25 %
111-5611-56042	SPECIAL SERVICES-INFRASTRUCTUR	3,200,000.00	3,200,000.00	245,537.13	245,537.13	2,954,462.87	92.33 %
111-5611-56080	ADVERTISING	276,125.00	276,125.00	3,494.60	20,744.60	255,380.40	92.49 %
111-5611-56090	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	12,730.58	12,730.58	61,719.42	82.90 %
111-5611-56110	COMMUNICATIONS	7,900.00	7,900.00	421.41	421.41	7,478.59	94.67 %
111-5611-56180	RENTAL	50,000.00	50,000.00	2,250.00	4,500.00	45,500.00	91.00 %
111-5611-56210	TRAVEL & TRAINING	95,500.00	95,500.00	4,233.97	12,105.37	83,394.63	87.32 %
111-5611-56250	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	13,483.82	34,399.52	56,653.48	62.22 %
111-5611-56310	INSURANCE	6,800.00	6,800.00	0.00	2,161.16	4,638.84	68.22 %
111-5611-56510	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	0.00	0.00	53,000.00	100.00 %
111-5611-56570	ENGINEERING/ARCHITECTURAL	960,300.00	960,300.00	50,457.00	51,707.00	908,593.00	94.62 %
111-5611-56610	UTILITIES-ELECTRIC	2,400.00	2,400.00	0.00	0.00	2,400.00	100.00 %
	Category: 560 - Contractual Services Total:	6,635,798.00	6,635,798.00	334,415.60	386,271.36	6,249,526.64	94.18%

Budget Report

For Fiscal: 2025-2026 Period Ending: 11/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
Category: 570 - Debt Service & Capital Replacement							
111-5611-57410	PRINCIPAL PAYMENT	818,019.85	818,019.85	67,439.82	134,621.77	683,398.08	83.54 %
111-5611-57415	INTEREST EXPENSE	1,065,228.95	1,065,228.95	85,829.31	171,916.49	893,312.46	83.86 %
Category: 570 - Debt Service & Capital Replacement Total:		1,883,248.80	1,883,248.80	153,269.13	306,538.26	1,576,710.54	83.72%
Category: 580 - Capital Outlay							
111-5611-58110	LAND-PURCHASE PRICE	1,000,000.00	1,000,000.00	0.00	25,000.00	975,000.00	97.50 %
Category: 580 - Capital Outlay Total:		1,000,000.00	1,000,000.00	0.00	25,000.00	975,000.00	97.50%
Expense Total:		10,315,427.70	10,315,427.70	545,445.29	823,637.28	9,491,790.42	92.02%
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):		-1,994,880.70	-1,994,880.70	-414,748.78	-661,803.99	1,333,076.71	66.82%
Report Surplus (Deficit):		-1,994,880.70	-1,994,880.70	-414,748.78	-661,803.99	1,333,076.71	66.82%

Budget Report

For Fiscal: 2025-2026 Period Ending: 11/30/2025

Group Summary

Category	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance					
					Favorable (Unfavorable)	Percent Remaining				
Fund: 111 - WYLIE ECONOMIC DEVEL CORP										
Revenue										
400 - Taxes	5,389,434.00	5,389,434.00	0.00	0.00	-5,389,434.00	100.00%				
460 - Interest Income	10,000.00	10,000.00	26,050.47	53,787.25	43,787.25	437.87%				
480 - Miscellaneous Income	2,921,113.00	2,921,113.00	104,646.04	108,046.04	-2,813,066.96	96.30%				
Revenue Total:	8,320,547.00	8,320,547.00	130,696.51	161,833.29	-8,158,713.71	98.06%				
Expense										
510 - Personnel Services	777,930.90	777,930.90	57,423.93	105,491.03	672,439.87	86.44%				
520 - Supplies	8,300.00	8,300.00	336.63	336.63	7,963.37	95.94%				
540 - Materials for Maintenance	10,150.00	10,150.00	0.00	0.00	10,150.00	100.00%				
560 - Contractual Services	6,635,798.00	6,635,798.00	334,415.60	386,271.36	6,249,526.64	94.18%				
570 - Debt Service & Capital Replacement	1,883,248.80	1,883,248.80	153,269.13	306,538.26	1,576,710.54	83.72%				
580 - Capital Outlay	1,000,000.00	1,000,000.00	0.00	25,000.00	975,000.00	97.50%				
Expense Total:	10,315,427.70	10,315,427.70	545,445.29	823,637.28	9,491,790.42	92.02%				
Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):	-1,994,880.70	-1,994,880.70	-414,748.78	-661,803.99	1,333,076.71	66.82%				
Report Surplus (Deficit):	-1,994,880.70	-1,994,880.70	-414,748.78	-661,803.99	1,333,076.71	66.82%				

Budget Report

For Fiscal: 2025-2026 Period Ending: 11/30/2025

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
111 - WYLIE ECONOMIC DEVEL CC	-1,994,880.70	-1,994,880.70	-414,748.78	-661,803.99	1,333,076.71
Report Surplus (Deficit):	-1,994,880.70	-1,994,880.70	-414,748.78	-661,803.99	1,333,076.71

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

Assets

Cash and cash equivalents	\$ 10,886,915.24	
Receivables	\$ 1,109,000.00	<i>Note 1</i>
Inventories	\$ 15,969,005.14	
Prepaid Items	\$ -	
Total Assets	\$ 27,964,920.38	

Deferred Outflows of Resources

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

Liabilities

Accounts Payable and other current liabilities	\$ 598,392.56	
Unearned Revenue	\$ 1,200.00	<i>Note 2</i>
Non current liabilities:		
Due within one year	\$ 765,964.07	<i>Note 3</i>
Due in more than one year	\$ 20,474,737.55	
Total Liabilities	\$ 21,840,294.18	

Deferred Inflows of Resources

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

Net Position

Net investment in capital assets	\$ -	
Unrestricted	\$ 6,200,481.34	
Total Net Position	\$ 6,200,481.34	

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 (Cates/Lanspring)

Note 2: Deposits from rental property

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

WYLIE ECONOMIC DEVELOPMENT

Balance Sheet

Account Summary

As Of 11/30/2025

	Name	Balance
Fund: 111 - WYLIE ECONOMIC DEVEL CORP		
Assets		
111-1000-10110	CLAIM ON CASH AND CASH EQUIV.	10,844,915.24
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	15,969,005.14
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:		28,634,920.38
Liability		
111-2000-20110	FEDERAL INCOME TAX PAYABLE	0.00
111-2000-20111	MEDICARE PAYABLE	0.00
111-2000-20112	CHILD SUPPORT PAYABLE	0.00
111-2000-20113	CREDIT UNION PAYABLE	0.00
111-2000-20114	IRS LEVY PAYABLE	0.00
111-2000-20115	NATIONWIDE DEFERRED COMP	0.00
111-2000-20116	HEALTH INSUR PAY-EMPLOYEE	4,060.42
111-2000-20117	TMRS PAYABLE	9,580.42
111-2000-20118	ROTH IRA PAYABLE	0.00
111-2000-20119	WORKERS COMP PAYABLE	0.00
111-2000-20120	FICA PAYABLE	0.00
111-2000-20121	TEC PAYABLE	0.00
111-2000-20122	STUDENT LOAN LEVY PAYABLE	0.00
111-2000-20123	ALIMONY PAYABLE	0.00
111-2000-20124	BANKRUPTCY PAYABLE	0.00
111-2000-20125	VALIC DEFERRED COMP	0.00
111-2000-20126	ICMA PAYABLE	0.00
111-2000-20127	EMP. LEGAL SERVICES PAYABLE	0.00
111-2000-20130	FLEXIBLE SPENDING ACCOUNT	0.00
111-2000-20131	EDWARD JONES DEFERRED COMP	0.00
111-2000-20132	EMP CARE FLITE	0.00
111-2000-20133	Unemployment Comp Payable	-35.36
111-2000-20151	ACCRUED WAGES PAYABLE	0.00
111-2000-20180	ADDIT EMPLOYEE INSUR PAY	107.22
111-2000-20199	MISC PAYROLL PAYABLE	0.00
111-2000-20201	AP PENDING	0.00
111-2000-20210	ACCOUNTS PAYABLE	3,516.40
111-2000-20530	PROPERTY TAXES PAYABLE	0.00
111-2000-20540	NOTES PAYABLE	710,000.00
111-2000-20610	RETAINAGE PAYABLE	579,844.70

Liability

<u>111-2000-20110</u>	FEDERAL INCOME TAX PAYABLE	0.00
<u>111-2000-20111</u>	MEDICARE PAYABLE	0.00
<u>111-2000-20112</u>	CHILD SUPPORT PAYABLE	0.00
<u>111-2000-20113</u>	CREDIT UNION PAYABLE	0.00
<u>111-2000-20114</u>	IRS LEVY PAYABLE	0.00
<u>111-2000-20115</u>	NATIONWIDE DEFERRED COMP	0.00
<u>111-2000-20116</u>	HEALTH INSUR PAY-EMPLOYEE	4,060.42
<u>111-2000-20117</u>	TMRS PAYABLE	9,580.42
<u>111-2000-20118</u>	ROTH IRA PAYABLE	0.00
<u>111-2000-20119</u>	WORKERS COMP PAYABLE	0.00
<u>111-2000-20120</u>	FICA PAYABLE	0.00
<u>111-2000-20121</u>	TEC PAYABLE	0.00
<u>111-2000-20122</u>	STUDENT LOAN LEVY PAYABLE	0.00
<u>111-2000-20123</u>	ALIMONY PAYABLE	0.00
<u>111-2000-20124</u>	BANKRUPTCY PAYABLE	0.00
<u>111-2000-20125</u>	VALIC DEFERRED COMP	0.00
<u>111-2000-20126</u>	ICMA PAYABLE	0.00
<u>111-2000-20127</u>	EMP. LEGAL SERVICES PAYABLE	0.00
<u>111-2000-20130</u>	FLEXIBLE SPENDING ACCOUNT	0.00
<u>111-2000-20131</u>	EDWARD JONES DEFERRED COMP	0.00
<u>111-2000-20132</u>	EMP CARE FLITE	0.00
<u>111-2000-20133</u>	Unemployment Comp Payable	-35.36
<u>111-2000-20151</u>	ACCRUED WAGES PAYABLE	0.00
<u>111-2000-20180</u>	ADDET EMPLOYEE INSUR PAY	107.22
<u>111-2000-20199</u>	MISC PAYROLL PAYABLE	0.00
<u>111-2000-20201</u>	AP PENDING	0.00
<u>111-2000-20210</u>	ACCOUNTS PAYABLE	3,516.40
<u>111-2000-20530</u>	PROPERTY TAXES PAYABLE	0.00
<u>111-2000-20540</u>	NOTES PAYABLE	710,000.00
<u>111-2000-20610</u>	RETAINAGE PAYABLE	579,844.70

Balance Sheet**As Of 11/30/2025**

Account	Name	Balance
<u>111-2000-20810</u>	DUE TO GENERAL FUND	0.00
<u>111-2000-22270</u>	DEFERRED INFLOW	0.00
<u>111-2000-22275</u>	DEF INFLOW - LEASE PRINCIPAL	0.00
<u>111-2000-22280</u>	DEFERRED INFLOW - LEASE INT	0.00
<u>111-2000-22915</u>	RENTAL DEPOSITS	1,200.00
	Total Liability:	1,308,273.80

Equity

<u>111-3000-34110</u>	FUND BALANCE - RESERVED	0.00
<u>111-3000-34590</u>	FUND BALANCE-UNRESERV/UNDESIG	27,987,131.81
	Total Beginning Equity:	27,987,131.81
Total Revenue		161,833.29
Total Expense		823,637.28
Revenues Over/Under Expenses		-661,803.99
	Total Equity and Current Surplus (Deficit):	27,325,327.82
	Total Liabilities, Equity and Current Surplus (Deficit):	28,633,601.62

*** FUND 111 OUT OF BALANCE *** 1,318.76

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

Balance Sheet**As Of 11/30/2025**

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	6,993,178.75
	Total Liability:	6,993,178.75
	Total Equity and Current Surplus (Deficit):	0.00
	Total Liabilities, Equity and Current Surplus (Deficit):	6,993,178.75
	*** FUND 922 OUT OF BALANCE *** -6,993,178.75	

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

Wylie Economic Development Corporation

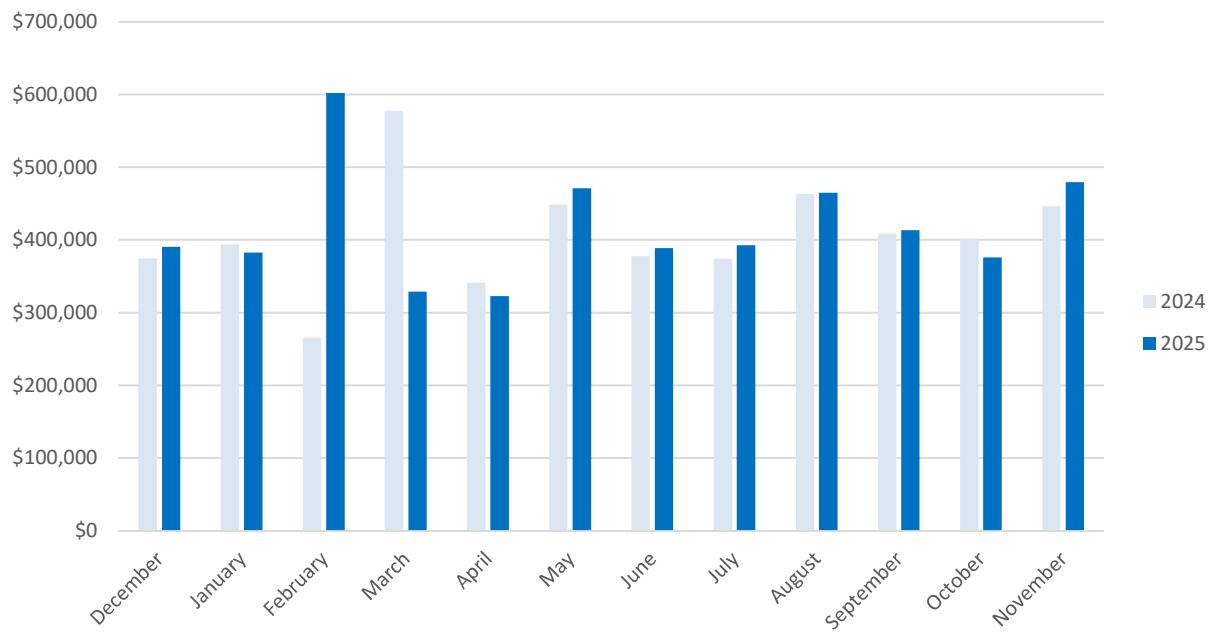
SALES TAX REPORT

November 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	\$ 376,060.96	\$ (26,093.85)	-6.49%
NOVEMBER	\$ 392,790.84	\$ 458,694.91	\$ 446,217.04	\$ 479,646.12	\$ 33,429.08	7.49%
Sub-Total	\$ 4,161,281.96	\$ 4,611,795.64	\$ 4,874,240.18	\$ 5,014,687.65	\$ 140,447.47	7.94%
Total	\$ 4,161,281.96	\$ 4,611,795.64	\$ 4,874,240.18	\$ 5,014,687.65	\$ 140,447.47	7.94%

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: November SlsTx Revenue is actually September SlsTx and is therefore the 12th allocation in FY25.

Wylie Economic Development Corporation

PERFORMANCE AGREEMENT REPORT

November 30, 2025

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE							REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE
		FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031			
AMERICAN ENTITLEMENTS II	\$ 35,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00	\$ 35,000.00
GLEN ECHO BREWING	\$ 100,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 80,000.00	\$ 100,000.00
MLKJ	\$ 80,000.00	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -	\$ 40,000.00	\$ -	\$ 80,000.00
PHOENIX ASCENDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
CATES/LANSPRING INVESTMENTS	\$ 600,000.00	\$ -	\$ 300,000.00	\$ 300,000.00	\$ -	\$ -	\$ -	\$ 600,000.00	\$ -	\$ 600,000.00
	\$ 815,000.00	\$ 70,000.00	\$ 340,000.00	\$ 300,000.00	\$ -	\$ -	\$ -	\$ 640,000.00	\$ 105,000.00	\$ 815,000.00

Deferred Outflow

\$ 710,000.00

A. Performance Agreement (\$100,000) and Forgiveable 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 Forgiveable Land Grant (\$200,000 forgiven over 4 years). \$50,000 CO & \$50,000/year in 2027, 2028, & 2029. (PA currently in default.)

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

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



Wylie City Council

AGENDA REPORT

Department: Community Development

Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a Preliminary Plat of Lot 1, Block A of BizSpace Wylie, creating one commercial lot on 5.274 acres. Property located at 2800 Hensley Lane.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Scott Investments LP

APPLICANT: Kimley-Horn And Associates

The applicant has submitted a Preliminary Plat to create Lot 1, Block A of BizSpace Wylie on 5.274 acres. The property is located at 2800 Hensley Lane.

The purpose of the Preliminary Plat is to create one lot for the construction of an eight-building, 88,400 square foot flex space office warehouse development. The proposed use is allowed by right within the Light Industrial zoning district.

The site plan was approved by the P&Z Commission in December 2025.

The Preliminary Plat document contains a fire lane, access utility, and drainage easement with access from the end of Exchange Street, from Hensley Lane for the adjacent property owner to the east. Additional utility easements are also provided for fire hydrants.

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

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

The P&Z Commission voted 5-0 to recommend approval.



Wylie City Council

AGENDA REPORT

Department: Community Development

Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a Final Plat of Lot 1, Block A of Bufflehead Addition, establishing one light industrial lot on 7.64 acres. Property generally located at 3700 Eubanks Ln.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: esVolta

APPLICANT: Jonathan Murphy

The applicant has submitted a Final Plat to create Lot 1, Block A of Bufflehead Addition on 7.64 acres. The property is located at 3700 Eubanks Lane.

The purpose of the Final Plat is to create one lot for the construction of a battery storage use. The proposed use is allowed by right with an approved Special Use Permit in the Light Industrial District (Ordinance No. 2023-29). The Preliminary Plat for the development was approved in September 2023 and the Site Plan was approved in October 2024.

The Final Plat document contains a fire lane, access, and utility easement for the battery storage development. Access to the site is provided by three entrances to the property from Eubanks Lane.

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

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

The P&Z Commission voted 5-0 to recommend approval.



Wylie City Council

AGENDA REPORT

Department: Purchasing Department
Prepared By: Christopher Rodriguez

Account Code: _____

Subject

Consider, and act upon, approval of the award of Contract W2026-23 to IRR Corporate & Public Finance in an amount not to exceed \$155,000 for fixed fees, plus contingent success fees and travel expenses as outlined in the agreement, and authorizing the City Manager to execute any necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

Executive Staff is proposing to engage IRR Corporate & Public Finance to provide public finance advisory services to support the evaluation and implementation of financing strategies for a proposed development project. These services will include preliminary research and financial analysis, evaluation of potential public finance revenues, preparation of financial models and economic benefit analyses, and assistance in defining key public finance terms for consideration by the City Council and other stakeholders. The advisory services will also support the entitlement process, preparation of required applications and documentation, and development of materials for Council meetings and public hearings.

IRR Corporate & Public Finance will assist Executive Staff throughout the financing process, including coordination with legal counsel, lenders, underwriters, and other financing parties, as well as providing bond and debt advisory services and review of financing documentation necessary to support the closing of project financing.

Compensation for these services will consist of fixed fees, success fees, and travel fees. Fixed fees include \$45,000 due upon engagement; \$50,000 due upon completion of the preliminary pro forma and financial analysis associated with the Phase I/II scope; \$30,000 due upon substantial finalization of the Phase I/II summary proposal; \$30,000 due upon commencement of the Phase IV financing process; and \$35,000 due 90 days after substantial finalization of the Phase I/II summary proposal, with an additional \$35,000 due quarterly thereafter until the success fee obligations are satisfied. Success fees include a fee equal to 1.10 percent of the net value of approved incentives and public finance, payable at the time of public approval, with a minimum success fee of \$250,000, as well as a fee equal to 2.50 percent of the gross proceeds of any bonds or other financing secured by the approved incentives and public finance, payable at the closing of each financing transaction, with a minimum fee of \$500,000 per closing. In addition, a travel fee of \$5,000 per trip will apply for travel outside the Kansas City Metropolitan Area, as incurred and invoiced.

Staff recommends approval of the engagement of IRR Corporate & Public Finance as providing the best overall value to the City by supporting informed financial decision-making, careful evaluation of public finance impacts, and effective coordination throughout the development, entitlement, and financing processes.



Wylie City Council

AGENDA REPORT

Department: Engineering

Account Code: 611-5713-5670

Prepared By: Christopher Rodriguez

Subject

Tabled from 12-09-2025

Remove from table and consider

Consider, and act upon, the award of contract W2026-02 for City Engineering Firm Plan Review Services to Cobb Fendley in the estimated amount of \$150,000.00 and authorizing the City Manager to execute any and all necessary documents.

Recommendation

Motion to approve the Item as presented.

Discussion

City staff issued a Request for Qualifications (RFQ) for a qualified Engineering Firm. The selected firm will review plats, development civil plans, floodplain reports, and/or floodplain documents submitted to the City by developers or their representatives for compliance with the City of Wylie standards (City Code of Ordinances, Subdivision Regulations, Standard Construction Details and Manuals for the Design of Storm Drainage Systems, Water and Sanitary Sewer Lines, and Thoroughfare Standards) and for adherence to applicable County, State, or Federal development regulations.

Staff received and reviewed fourteen (14) submittals from engineering firms. All fourteen (14) firms were evaluated against published criteria, and the evaluation team ranked Cobb Fendley as the most qualified firm for the City's needs. Cobb Fendley has knowledgeable staff and has provided "City Engineering" services to other cities.

Staff recommends the award of RFQ #W2026-02 to Cobb Fendley as the most qualified firm. The award will establish an annual contract with renewals for the defined services at a total amount not to exceed the approved annual budget.



Wylie City Council

AGENDA REPORT

Department: Community Development

Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the request to withdraw the writing of an ordinance for a change in zoning from Agricultural (AG) to Community Retail - Special Use Permit (CR-SUP) on 1.85 acres to allow for Office Showroom/Warehouse. Property located at 308 W. Alanis Drive (ZC 2025-09).

Recommendation

Motion to approve the withdrawal request.

Discussion

OWNER: Ghassan Awadallah

APPLICANT: REK Architect

The applicant is **requesting to withdraw** a change in zoning from Agricultural to Community Retail (CR) with Special Use Permit (SUP) on 1.85 acres to allow for 27,727 square feet of office showroom/warehouse development generally located at 308 W. Alanis Drive.

Council can choose to accept the withdrawal or act on the SUP request as normal (approve, approve with conditions, or deny).

The current property is zoned Agricultural. The front of the property is developed with two residences that were constructed in 1981 and in 1985 and the rear of the site is developed with an office and unenclosed stables and is accessed from Goll Road. Certificates of Occupancy do not exist for the commercial uses and are unusable due to several code issues including no emergency vehicle access. The proposal is to demolish all existing structures and construct four 5,950 and one 2,613 sf buildings that are in compliance with all of the City code standards.

The developer is proposing to develop the buildings as shell space. The CR underlying zoning limits uses to office/showroom/warehouse, and all current CR uses, such as personal service uses, general merchandise retail stores, permanent cosmetic establishments, health club, medical clinic, animal clinic, household equipment and appliance repair, and automobile rental.

The Zoning Exhibit (Exhibit B) provides a conceptual layout which depicts the development being accessed by a new driveway that has a hammerhead turnaround. The plan also provides proposed fire hydrant locations to ensure the fire code requirements are being met. The parking ratio for the site shall be one space for every 700 square feet, with 40 parking spaces and four ADA spaces provided.

The architectural elevations shall be in compliance with the architectural design standards of the Community Retail zoning district, and the site shall be required to provide a 20% landscaped area.

If zoning is approved, a site plan, preliminary, and final plat review shall be required prior to construction commencing.

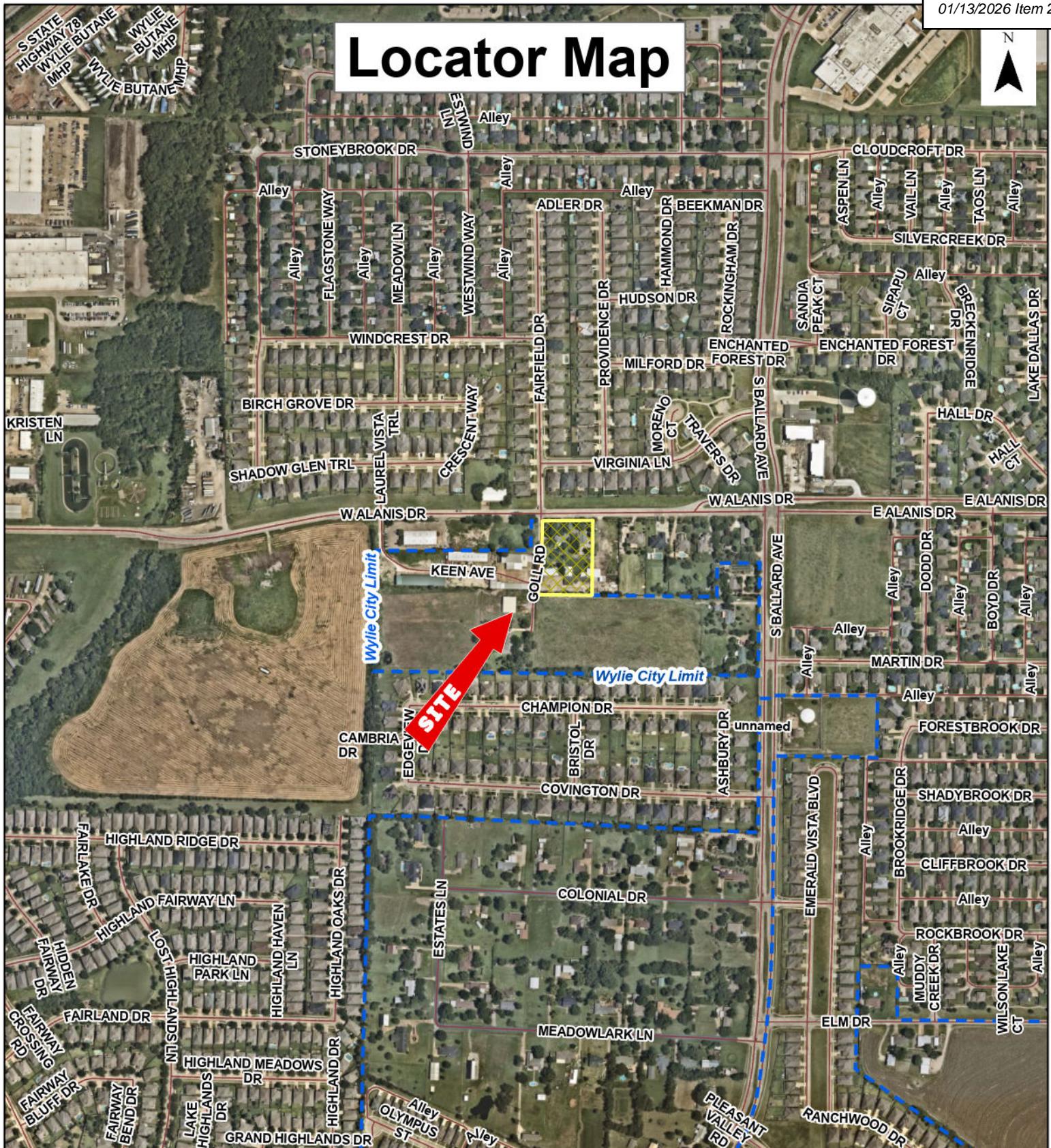
The adjacent property to the north is zoned within the residential Stone Ranch Planned Development. The development to the east is zoned Agricultural and is currently vacant. The property to the west is zoned within the Commercial Retail zoning district, a similar zoning to what the developer is requesting. The property to the south is located outside of the City limits.

While the subject property lies within the Low-Density Residential sector of the Comprehensive Land Use Plan, the proposed zoning is compatible with the Land Use Plan, as the property to the west is within the Local Commercial sector, and this serves as a compatible continuation of light commercial uses along the street frontage of Alanis Road. In addition, the property to the east is currently vacant, zoned AG/30, and serves as a buffer to nearby residential properties.

Notices were sent to thirteen property owners within 200 feet as required by state law. At the time of posting, no responses in favor were received, and three were received in opposition to the request within the notification area. In addition, 24 notices were received in opposition outside of the notification area.

After the Commission and citizens discussed the style and materials of the commercial building, in addition to some confusion by the property owners as to the types of uses and tenets being proposed, the P&Z Commission voted 6-0 to recommend denial.

Locator Map



**ZONING CASE:
ZC 2025-09 308 W ALANIS DR**



SUBJECT property

0 200 400 600 800 1,000 Feet
A horizontal scale bar with tick marks at 0, 200, 400, 600, 800, and 1,000 feet. The first tick mark is at 0, and the last tick mark is at 1,000. There are four intermediate tick marks between 0 and 1,000, dividing the distance into five equal segments of 200 feet each.



Date: 9/10/2025



Exhibit "C"

Awadalla Flex Space

Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit is to create a flex space / warehouse facility for small businesses.

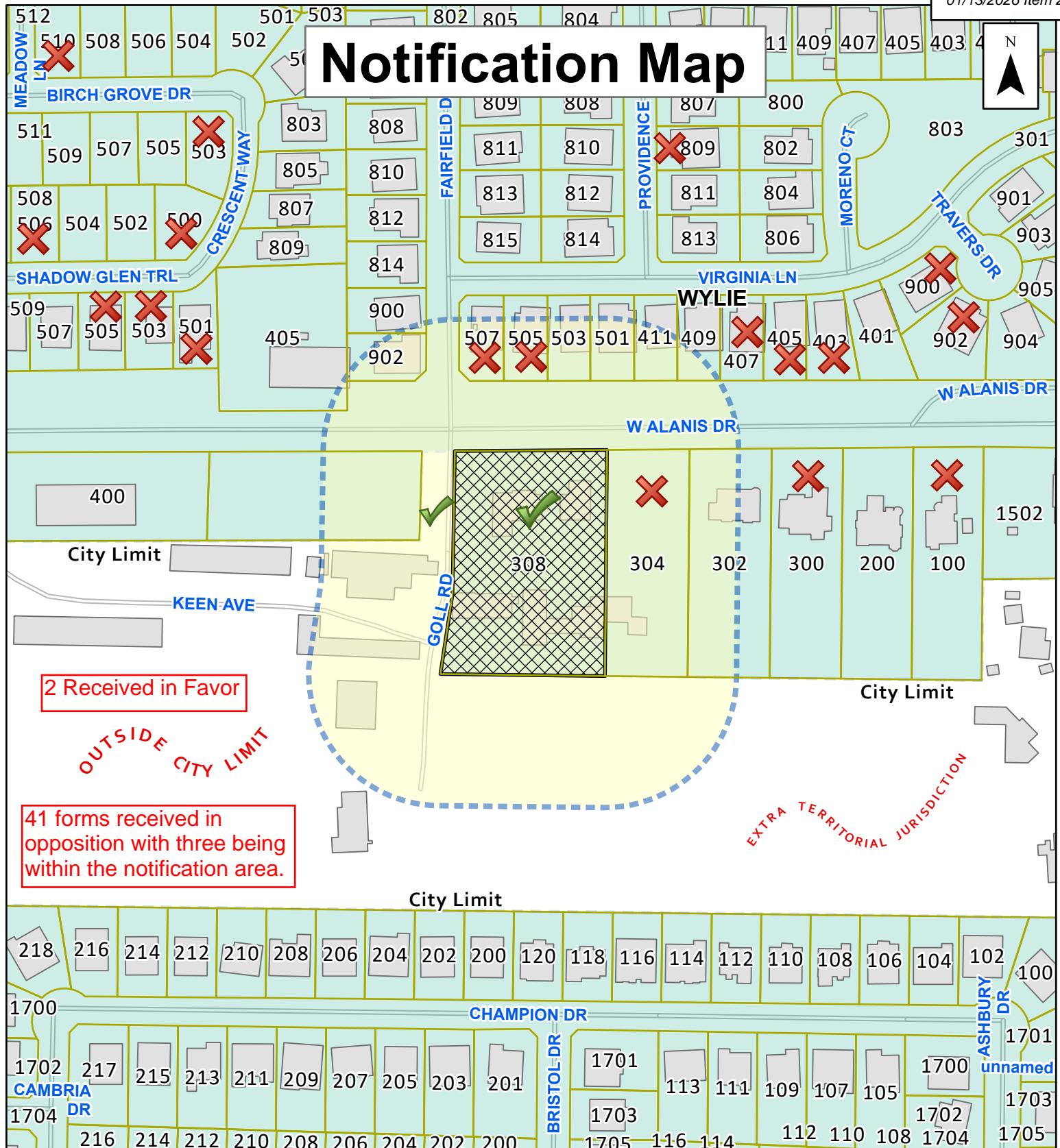
II. GENERAL CONDITIONS:

1. This exhibit shall not affect any regulations within the Zoning Ordinance (as of August 2025), except as specifically provided herein.
2. The design and development of the Awadalla Flex Space development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).

III. SPECIAL CONDITIONS:

1. The underlying zoning for this development shall be Community Retail (CR). All by-right uses allowed in CR as of the date of this Ordinance shall be allowed. In addition, the Office / Warehouse Showroom (5.2.I.7) use is allowed by-right.
2. The parking ratio for the entire site shall be 1 space for every 700 square feet of building area.
3. The building setbacks of the development shall generally conform to those as generally depicted in Zoning Exhibit "B".

Notification Map



ZONING CASE:
ZC 2025-09 308 W ALANIS DR

SUBJECT property 200 foot Notification Buffer

0 50 100 200 300 400 500 600 Feet



Date: 9/10/2025





Public Comment Form

First Name *

Ghassan

Middle Name**Last Name ***

Awadallah

Address *

Street Address

308 alanis dr, wylie TX 75098

Address Line 2

City

State / Province / Region

Wylie

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

Response *

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

Comments

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

Signature *

A rectangular box containing a handwritten signature in black ink, which appears to read 'Gh'.

Date of Signature

12/1/2025



Public Comment Form

First Name *

Tareq

Middle Name**Last Name ***

Salman

Address *

Street Address

Property ID: 2654664

Address Line 2

City

State / Province / Region

Wylie

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

Response *

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

Comments

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

Signature ***Date of Signature**

12/1/2025



Public Comment Form

First Name *

Abdul

Middle Name

M.

Last Name *

Douleh

Address *

Street Address

505 Virginia

Address Line 2

City

State / Province / Region

Wylie

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

Response *

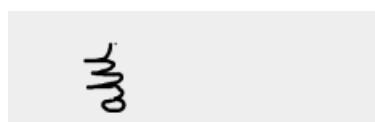
- I am FOR the requested zoning as explained on the public notice
- I am AGAINST the requested zoning as explained on the public

Comments

This change will result in lowering my property value. Noises, and night lights glare and possible crime. Full hight trees were cut down which provided shelter for animals and birds, to make way for a parking lot.

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

Signature *



Date of Signature

11/19/2025



Public Comment Form

First Name *

Clay

Middle Name

Last Name *

Blakey

Address *

Street Address

100 Alanis Drive

Address Line 2

City

State / Province / Region

Wylie

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

Response *

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

Comments

As a longtime resident on Alanis Drive, I do not wish to see this property rezoned to allow an office/warehouse that would include 40 parking spaces. This type of business would certainly negatively impact the value of the houses in the area. Alanis is widely used as a loop for traffic on the south side of Wylie seeking to avoid the SH 78 congestion. Existing traffic is already excessive, and Alanis narrows from the planned 4-lane to the current 3-lanes from Ballard to SH 78, with no immediate plans to widen. There are frequent accidents at SH78/Alanis and Ballard/Alanis, with vehicular traffic that are racing to beat the lights at both intersections or who just flat out run the red lights. This is a known problem. I see it every day. A new business that would attract more traffic with 40 parking spaces at this property would only exacerbate the already untenable traffic situation.

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

Signature *

Clay Blakey

Date of Signature

11/18/2025



Public Comment Form

First Name *

Adnan

Middle Name

Last Name *

Colic

Address *

Street Address

300 alanis dr

Address Line 2

City

State / Province / Region

Wylie

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

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

Bad bad idea . We don't need commercial land in between so many houses and neighborhoods across the street . Most of us have small kids this is going to impact walks,crosswalks , sleeping at night .

Nooooooooo

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

Signature *



Date of Signature

11/17/2025



Public Comment Form

First Name *

Joe

Middle Name

Last Name *

Ndegwa

Address *

Street Address

304 w alanis dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

Response *

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

Comments

- I am against the requested zoning change.
- The proposal will increase traffic congestion in an already busy area.
- It will create safety concerns for children, pedestrians, and nearby residents.
- The area does not have the infrastructure to support additional development.
- The project will likely increase noise and disrupt the neighborhood's character.
- It may lower nearby property values and negatively impact homeowners.
- The proposed zoning is not compatible with the surrounding residential community.
- I respectfully request that the City deny this zoning case.

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

Signature *



Date of Signature

11/15/2025



Public Comment Form

First Name *

Marie

Middle Name

E

Last Name *

Drezek

Address *

Street Address

401 Milford

Address Line 2

City

State / Province / Region

Wylie

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

Response *

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

Comments

The increased traffic from large trucks and additional delivery's on Alanis will impact the entrance to the Stone Ranch subdivision at Fairfield. Currently there are two lanes heading east but only 1 lane heading west. Large trucks making delivery's to the 308 address will negatively impact residents entering and exiting. In addition, Alanis is in need of major road improvements to handle the current level of residential traffic adding additional commercial traffic will exasperate the situation.

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

Signature *



Date of Signature

11/16/2025



Public Comment Form

First Name *

Fernando

Middle Name**Last Name ***

Ortiz

Address *

Street Address

403 Milford Dr

Address Line 2

City

State / Province / Region

Wylie

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

Response *

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

Comments

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

Signature ***Date of Signature**

11/16/2025



Public Comment Form

First Name *

Russell

Middle Name

W

Last Name *

Jarvis

Address *

Street Address

405 Virginia

Address Line 2

City

State / Province / Region

Wylie

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

Response *

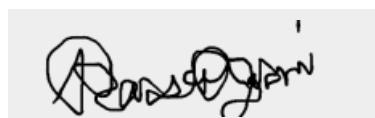
- I am FOR the requested zoning as explained on the public notice
- I am AGAINST the requested zoning as explained on the public

Comments

Do not want this to harm the wonderful Fundamentals of a nice and quiet neighborhood

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

Signature *



Date of Signature

11/16/2025



Public Comment Form

First Name *

Douglas

Middle Name

Kent

Last Name *

Tischler

Address *

Street Address

501 Shadow Glen Trail

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

Response *

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

Comments

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

Signature *

A grayscale image of a handwritten signature, appearing to read 'Douglas Kent Tischler', enclosed in a light gray rectangular box.

Date of Signature

11/17/2025



Public Comment Form

First Name *

DZENANA

Middle Name**Last Name ***

RAMOVIC

Address *

Street Address

503 Birch Grove Drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

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

DZENANA Ramovic

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

Signature *

A grayscale image of a handwritten signature, appearing to read 'Dzenana Ramovic'.

Date of Signature

11/17/2025



Public Comment Form

First Name *

Dewey John

Middle Name

Cruz

Last Name *

Huffer

Address *

Street Address

503 Shadow Glen Trl

Address Line 2

City

State / Province / Region

Wylie

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

Response *

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

Comments

A truck parking facility brings heavy, constant commercial traffic that will congest the main road and create dangerous conditions for residents entering and exiting the community. Large trucks produce significantly more noise, diesel fumes, and vibration than regular traffic, and these effects will carry directly into nearby homes—especially at night when trucks often idle, arrive, or depart.

In addition, truck parking lots operate 24/7 and require bright floodlights, attract loitering and illegal dumping, and often generate increased calls for law enforcement. These are not impacts associated with normal roadway activity. Allowing this heavy commercial use so close to a residential area threatens property values, air quality, neighborhood safety, and the peaceful character of our community. For these reasons, this rezoning request is incompatible with the surrounding residential environment and should be denied.

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

Signature *

Date of Signature

11/17/2025



Public Comment Form

First Name *

Larry

Middle Name

Last Name *

Brown

Address *

Street Address

505 Shadow Glen Trail

Address Line 2

City

State / Province / Region

Wylie

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

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

Alanis is already becoming a dangerous high traffic area. This would only add to the problem.

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

Signature *

An electronic signature of the name 'Larry Brown' in black ink, displayed within a light gray rectangular box.

Date of Signature

11/17/2025



Public Comment Form

First Name *

Jason

Middle Name

C

Last Name *

Calhoun

Address *

Street Address

508 Shadow Glen Trl.

Address Line 2

City

State / Province / Region

Wylie

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

Response *

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

Comments

I oppose Zoning Case 2025-09. The proposed change from Agricultural to Community Retail with a Special Use Permit for an office/warehouse is not compatible with the surrounding residential area. It will increase traffic, noise, and commercial activity on roads not designed for additional warehouse use. This type of development can lower nearby property values and disrupt the quiet character of the neighborhood. It also sets a precedent for more commercial or warehouse expansion that would further impact residents. There is no demonstrated benefit to the community, and the negative effects outweigh any potential gain. I respectfully request denial of this zoning change.

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

Signature *

Jason Calhoun

Date of Signature

11/18/2025



Public Comment Form

First Name *

Bagtyyar

Middle Name**Last Name ***

Akyyev

Address *

Street Address

413 Milford

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

Response *

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

Comments

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

Signature ***Date of Signature**

11/17/2025



Public Comment Form

First Name *

Eric

Middle Name

Last Name *

Hatch

Address *

Street Address

702 Rockingham Dr.

Address Line 2

City

State / Province / Region

Wylie

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

Response *

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

Comments

This property should remain residential as i cannot imagine what type business could operate and benefit our overall value.

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

Signature *

An electronic signature of the name 'Eric Hatch' in black ink, displayed within a light gray rectangular box.

Date of Signature

11/16/2025



Public Comment Form

First Name *

Justin

Middle Name

Last Name *

Floyd

Address *

Street Address

703 Providence Dr

Address Line 2

City

State / Province / Region

Wylie

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

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

Adding 18 wheeler traffic to the already congested traffic on Alanis will be a detriment to the immediate community. There are plenty of other areas in Wylie that already have available warehouse to be rented/used. I also did not purchase my home with a thought of my city allowing things in the immediate area that would negatively effect my property value. Make them develop on Martinez or Century Way.

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

Signature *

A grayscale image of a handwritten signature, which appears to read 'Justin Floyd'.

Date of Signature

11/16/2025



Public Comment Form

First Name *

Brittney

Middle Name**Last Name ***

Brown

Address *

Street Address

704 ROCKINGHAM DRIVE

Address Line 2

City

State / Province / Region

Wylie

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

Response *

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

Comments

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

Signature ***Date of Signature**

11/18/2025



Public Comment Form

First Name *

MIZANU

Middle Name

M

Last Name *

BERIHUN

Address *

Street Address

707 Hammond

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

Response *

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

Comments

This change in zoning creates noise and criminal activity.

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

Signature *



Date of Signature

11/16/2025



Public Comment Form

First Name *

Yvette

Middle Name

Last Name *

Simmons

Address *

Street Address

714 Providence Dr.

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

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

It Will Lead To Lower Property Values, Noises, And Most Of All Crime

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

Signature *

A grayscale image of a handwritten signature, which appears to read 'Yvette Simmons'.

Date of Signature

11/17/2025



Public Comment Form

First Name *

Laura

Middle Name

Last Name *

Holder

Address *

Street Address

715 Hammond

Address Line 2

City

State / Province / Region

Wylie

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

Response *

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

Comments

I believe this will negatively impact my property value, the noise level in my backyard and will create increased traffic, which can lead to other negative impact to my neighborhood including increased crime.

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

Signature *



Date of Signature

11/16/2025



Public Comment Form

First Name *

Brittany

Middle Name

Last Name *

Spencer

Address *

Street Address

719 Rockingham drive

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

Response *

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

Comments

We do not commercial properties next to our homes. Protect our home values

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

Signature *



Date of Signature

11/17/2025



Public Comment Form

First Name *

Alison

Middle Name

Last Name *

O'Barr

Address *

Street Address
806 Providence
Address Line 2

City
Wylie
Postal / Zip Code
75098

State / Province / Region

TX

Case # *

ZC2025-09 308 W Alanis

Response *

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

Comments

Please keep Alanis quiet. It is a 2 lane road and cannot accommodate businesses. My neighborhood borders Alanis and we do not want more traffic and noise. There are already a lot of businesses. Please keep it residential.

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

Signature *



Date of Signature

11/16/2025



Public Comment Form

First Name *

Adis

Middle Name

Last Name *

Colic

Address *

Street Address

809 crescent way

Address Line 2

City

State / Province / Region

Wylie

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

Response *

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

Comments

This is a residential area, and therefore any commercial use within a residential area will diminish the value of the houses along with the look of the neighborhood

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

Signature *



Date of Signature

11/17/2025



Public Comment Form

First Name *

Julia

Middle Name

Last Name *

Collins

Address *

Street Address
809 Providence
Address Line 2

City
Wylie
Postal / Zip Code
75098

State / Province / Region

TX

Case # *

ZC2025-09 308 W Alanis

Response *

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

Comments

This change will most likely lower our property values, and increase traffic in the area that is already extremely dangerous at peak hours.

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

Signature *



Date of Signature

11/16/2025



Public Comment Form

First Name *

Ann

Middle Name

Thuy

Last Name *

Nguyen

Address *

Street Address

900 Travers Dr

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

Response *

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

Comments

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

Signature ***Date of Signature**

11/16/2025



Public Comment Form

First Name *

Julie

Middle Name

Last Name *

Lawson

Address *

Street Address

902 Travers

Address Line 2

City

State / Province / Region

Wylie

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

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

Not interested in having any properties surrounding our home that has access to an SUP. We have already denied two gas station requests at Ballard and alanis and have no desire to lower our property values and potential increase in noise and crime.

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

Signature *



Date of Signature

11/16/2025



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 #2025-09.

I am AGAINST the requested zoning as explained on the attached public notice for Zoning Case #2025-09.

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, December 02, 2025 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
 City Council meeting:

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

Name: LARRY & VICKIE HEATH
 (please print)

Address: 507 VIRGINIA LANE

WYLIE, TX 75098

Signature: Larry & Vickie Heath

Date: Nov 17, 2025

COMMENTS:

We talked to the new owner of the property at Zoning Case # 2025-09, and he confirmed that the 2 remaining homes will be removed, and Flex Space Storage Units will be built on the property. Thus there will be parking lot lights and constant delivery and retrieval of goods.

I asked a realtor how that would probably affect our property directly across the street, and he said to expect a reduction in our property value, possibly as much as \$25,000.00.
IF you lived here, would you want this?



Public Comment Form

First Name *

Frances

Middle Name

Marie

Last Name *

Shields

Address *

Street Address

701 Rockingham Drive

Address Line 2

City

State / Province / Region

Wylie

TX

Postal / Zip Code

75098

Case # *

ZC2025-09 308 W Alanis

Response *

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

Comments

This would significantly impact our neighborhood and property values.

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

Signature *

Date of Signature

11/19/2025



Wylie City Council

AGENDA REPORT

Department: Community Development

Account Code: _____

Prepared By: Jasen Haskins

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change of zoning to amend Planned Development 2024-10 to a Planned Development (PD) with single family detached, commercial development and open space on 25.037 acres, generally located at 605 Country Club Road (ZC 2025-16).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: College Park, LLC

APPLICANT: Toll Southwest, LLC

The applicant is requesting a change in zoning to amend Planned Development 2024-10 on 25.037 acres to remove the single family attached (Townhomes) component and increase the single family detached development while keeping commercial development along the street frontage. The property is generally located near 605 Country Club Road.

The revised Zoning Exhibit (Exhibit B) contains a proposal that allows for 67 single family residential homes developed with the zoning ordinance SF-10/24 residential design standard on minimum 10,000 sf lots. The development also provides 20,000 sf of commercial development, and 1.55 acres of open space area.

In comparison to the previous Planned Development this new request is a reduction of 15 residential dwelling units, a reduction of 4,000 sf of commercial development, and a reduction of 2.75 acres of open space.

The Planned Development contains an additional modification which would allow for the homes that are constructed north of Wisdom Lane to have windows installed at a height over 10' on the rear of the home only if the windows are installed on the 1st floor in a manner where the person inside cannot visibly view and affect the privacy of the adjacent neighborhood to the north of the development. Exhibit "D" is provided to show how the windows function as an architectural visual accent to allow for additional lighting.

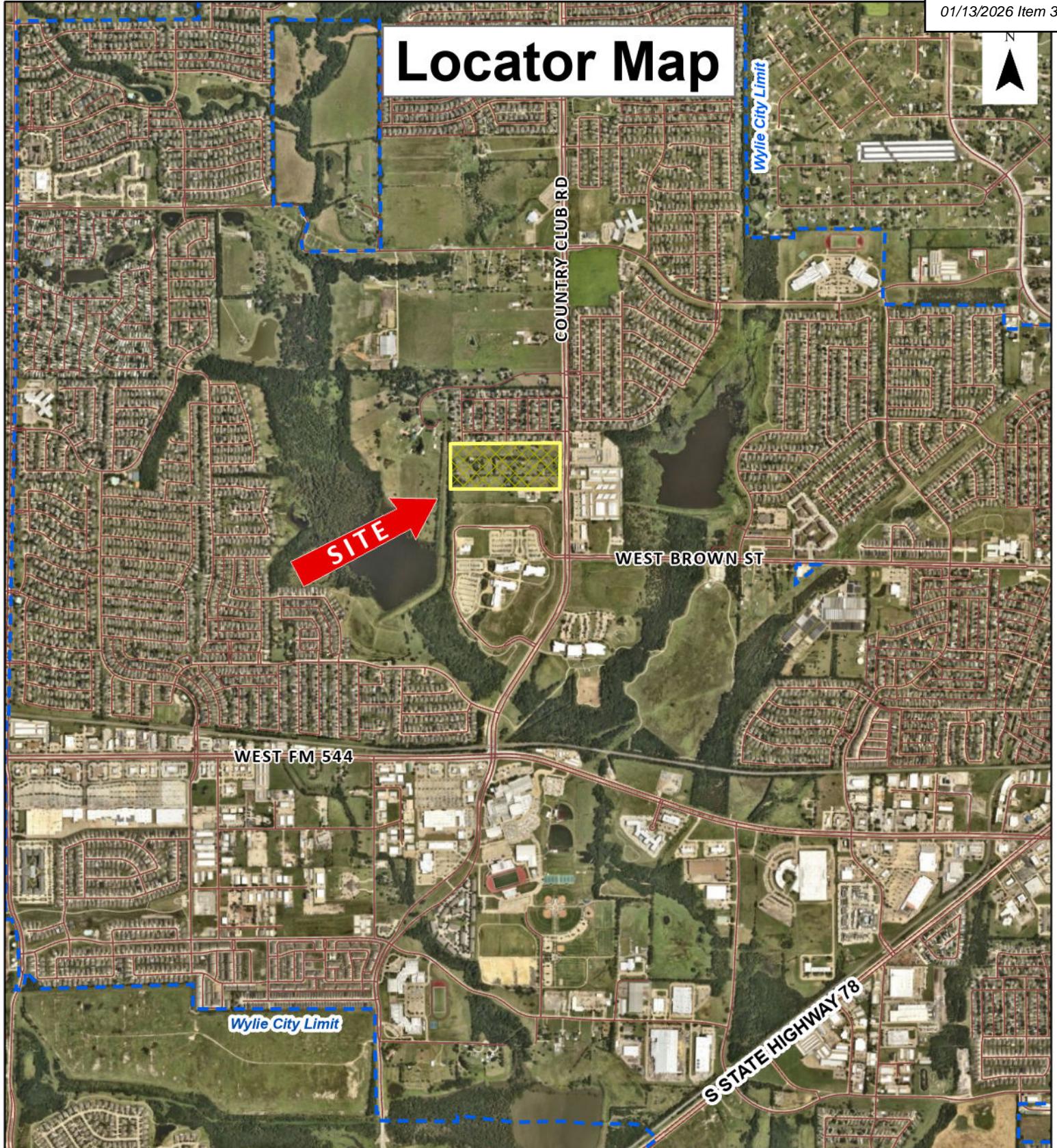
If zoning is approved, a site plan review shall be required for the commercial development. Preliminary and Final Plats shall be required for the entire development.

The property to the north is developed with the Presidential Estates single family subdivision. The property to the south is developed with Fire Station #2. The property to the west is developed as a farm and ranch style single family home. The property to the east is developed with commercial uses and a bus parking area for the Wylie School district. The subject property lies within the Local Commercial and Low Density Residential sectors of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to forty-seven property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor of the request, and two were opposed.

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

Locator Map



ZONING CASE:
ZC 2025-16 College Park

 SUBJECT property

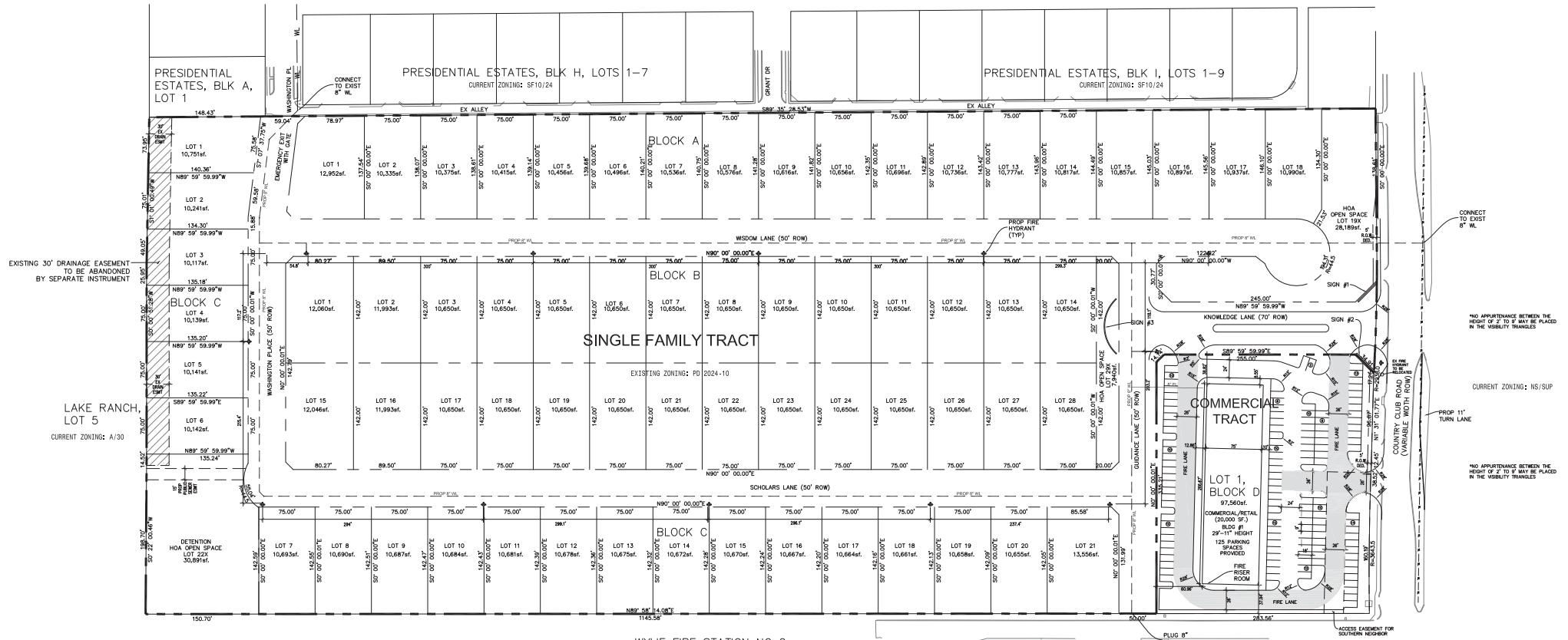
0 0.25 0.5 0.75 1 Miles



Date: 10/27/2025

COMPILED BY: G STAFFORD



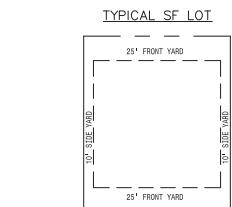


SURVEYOR'S NOTES:
 1. BEARING SYSTEM FOR THIS SURVEY BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE (4000).
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

FLOODPLAIN NOTE:
 Based upon graphical plotting the subject property is located within Zone "X" (unshaded), being defined as those areas determined to be outside the 0.2% annual chance floodplain as determined on Flood Insurance Rate Map, number 48085C04151, dated June 02, 2009.

DETENTION POND NOTE:
 Detention pond shall be maintained by the HOA.

EMERGENCY EXIT GATES NOTE:
 Emergency Exit Gates shall be maintained by the HOA.



Applicant:
 Toll Southwest, LLC
 2555 SW Grapevine Parkway, Suite 100
 Grapevine, TX 76051
 (214) 801-8412
 Contact: Sam Welty
 swelty@tollbrothers.com

Engineer:
CIVIL POINT
 ENGINEERS

PRELIMINARY
 NOT FOR
 CONSTRUCTION
 JOHN H BEZNER
 PE # 98469

Surveyor:
 GeoNav Surveying
 3410 Midcourt Rd, Ste 110
 Carrollton, TX 75006
 (972) 243-2409
 TBPLS Firm No. 10194205
 chris.howard@geo-nav.com

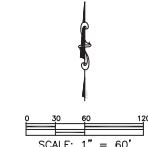
Developer / Owner:
 College Park, LLC
 5411 Kingston Dr
 Richardson, TX 75082
 (469) 870-6020
 Contact: Dr Abdul Lateef Khan

DEVELOPMENT SCHEDULE:

1. ZONING CHANGE & PLAT DONE BY JANUARY 2026
2. SET OF FULL ENGINEERING SUBMITTAL BY FEBRUARY 2026
3. BUILDING PLAN SUBMITTED BY DECEMBER 2026
4. SET OF ENGINEERING PLANS APPROVED BY APRIL 2026
5. SET OF BUILDING PLANS APPROVED BY FEBRUARY 2027
6. CONSTRUCTION START BY MAY 2026
7. CIVIL CONSTRUCTION DONE BY MAY 2027
8. BUILDING CONSTRUCTION DONE BY JULY 2030

MONUMENT SIGNS:

1. SIGN #1. COLLEGE PARK
2. SIGN #2. COLLEGE HOMES
3. SIGN #3. COLLEGE PARK BY TOLL BROTHERS



ZONING EXHIBIT

COLLEGE PARK

Block A, Lots 1-18, Lot 19X; Block B, Lots 1-28, 29X; Block C, Lots 1-21, 22X; Block D, Lot 1 Being 25.037 Acres in the George W. Gunnell Survey, Abstract No. 351, in the City of Wylie, Collin County, Texas November 12, 2025 Sheet 1 (2)

PROJECT SITE

LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION

BEING a 25.0372 acre tract situated in the George W. Gunnell Survey, Abstract No. 351, Collin County, Texas and being all of a tract of land described in a deed to Wylie Partners, LP as recorded in Instrument Number 20190530000658260 of the Official Public Records Collin County, Texas (O.P.R.C.C.T.) and all of a tract of land described in a deed to Abdul R. Khan and Abdul L. Khan, as recorded in Instrument Number 20150608000672830, (O.P.R.C.C.T.) and all of a tract of land described in a deed to Scott Residential, LLC as recorded in Instrument Number 20181105001376830, 2018106001376890 (O.P.R.C.C.T.) and all of a tract of land described in a deed to ALK Real Estate Investment, LLP, as recorded in Instrument Number 20170302000278350 (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod set at the northeast corner of said Wylie Partners, LP, and the southeast corner of Presidential Estates, an addition to the City of Wylie as recorded in Volume G, Page 174, Map Records of Collin County, Texas, and on the west right-of-way line of FM Highway No. 1378 (a variable width right-of-way), for a corner;

THENCE South 00 degrees 30 minutes 18 seconds East along the east line of said Wylie Partners, LP, and on the west right-of-way line of said FM Highway No. 1378, a distance of 210.17 feet to a 1/2-inch iron rod found at the southeast corner of said Wylie Partners, LP and the northeast corner of said Khan tract, and at the beginning of a curve to the right having a radius of 2937.97 feet and a chord bearing and distance of South 01 degrees 44 minutes 34 seconds West, 154.95 feet;

THENCE Along the east line of said Khan tract and the west right-of-way line of said FM Highway No. 1378, and along said curve to the right having a delta of 03 degrees 01 minutes 19 seconds and an arc length of 154.95 feet to a 1/2-inch iron rod set, for corner;

THENCE South 01 degrees 31 minutes 02 seconds West, along the east line of said Khan tract and the west right-of-way line of said FM Highway No. 1378, a distance of 109.32 feet to a 5/8-inch iron rod found with cap stamped "TXDOT", at the southeast corner of said Khan tract and the northeast corner of said ALK Real Estate Investment, LLP, and the beginning of a curve to the left having a radius of 3643.48 feet and a chord bearing and distance of South 00 degrees 44 minutes 09 seconds West, 198.68 feet;

THENCE along the east line of said ALK Real Estate Investment, LLP, tract and on the west right-of-way line of said FM Highway No. 1378 and along said curve to the left, having a delta of 03 degrees 07 minutes 29 seconds, and an arc length of 198.71 feet to a 1/2-inch iron rod set at the southeast corner of said ALK Real Estate Investment, LLP, tract and the north line of a tract of land described in a deed to City of Wylie, as recorded in Instrument Number 98-0038017, (O.P.R.C.C.T.), for a corner;

THENCE South 89 degrees 58 minutes 14 seconds West, along the south line of said ALK Real Estate Investment, LLP tract, and on the north line of said City of Wylie tract a distance of 1629.84 feet to a 1/2-inch iron rod found at the southwest corner of said ALK Real Estate Investment tract and the northwest corner of said City of Wylie tract, for a corner;

THENCE North 00 degrees 22 minutes 00 seconds East, along the west line of said ALK Real Estate Investment tract, a distance of 198.70 feet to a 3/8-inch iron rod found at the northwest corner of said ALK Real Estate Investment tract, and the southwest corner of said Scott Residential, LLC, for a corner;

THENCE North 00 degrees 00 minutes 51 seconds East, along the west line of said Scott Residential, LLC tract, a distance of 265.48 feet to a 3/8-inch iron rod found at the northwest corner of said Scott Residential, LLC tract, and the southwest corner of said Wylie Partners, LP tract, for a corner;

THENCE North 01 degrees 01 minutes 00 seconds East, along the west line of said Wylie Partners, LP tract, a distance of 198.02 feet to a 5/8-inch iron rod found at the northwest corner of said Wylie Partners, LP tract, and the southwest corner of said Presidential Estates, for a corner;

THENCE North 89 degrees 35 minutes 29 seconds East, along the north line of said Wylie Partners, LP tract, and on the south line of said Presidential Estates, a distance of 1633.31 feet to a POINT OF BEGINNING AND CONTAINING 1,090,618 square feet or 25.0372 acres of land, more or less.

GENERAL NOTES:

1. ALL USES PERMITTED BY THE CITY OF WYLIE, TEXAS.
2. ALL THE SURFACE MATERIALS OF PUBLIC ROADS, ACCESS DRIVEWAYS AND SIDEWALKS SHALL FOLLOW THE MINIMUM CITY STANDARDS & SPECIFICATIONS.
3. FINAL STREET LAYOUT, LOT CONFIGURATIONS, DIMENSIONS & AREAS MAY VARY PROVIDING NO VARIANCES OF THE CITY OF WYLIE, TEXAS.
4. LANDSCAPING SHALL COMPLY WITH THE CITY OF WYLIE, TEXAS.
5. A HOMEOWNERS ASSOCIATION WILL BE FORMED TO MAINTAIN COMMON & EASEMENT AREAS AS PER THE CITY OF WYLIE.

SITE DATA TABLE			
	SF - 10/24 (SINGLE FAMILY)	COMMUNITY COMMERCIAL	COMMON AREAS (HOA OPEN SPACE)
TOTAL LAND AREA	21.21 ACRES	2.24 ACRES	1.55 ACRES
TOTAL HOMES	67	20,000 SF BUILDING	
MIN. LOT AREA	10,000 SF		
MIN. LOT WIDTH	75 FT		
MIN. LOT DEPTH	100 FT		
MAX. LOT COVERAGE	45%		
MIN. DWELLING SIZE	2,400 SF		
FRONT YARD	25 FEET MIN.		
SIDE YARD	10 FEET MIN.		
REAR YARD	25 FEET MIN.		
BUILDING HEIGHT	40 FEET	29 FT - 11 IN	
2 CAR GARAGE AREA	500 SF		
EX ZONING: PD 2024-10			

Applicant:
Toll Southwest, LLC
2555 SW Grapevine Parkway, Suite 100
Grapevine, TX 76051
(214) 801-8412
Contact: Sam Welty
swelty@tollbrothers.com



Engineer:

PRELIMINARY
NOT FOR
CONSTRUCTION
JOHN H BEZNER
PE # 98469

5900 S Lake Forest Dr, Ste 300
McKinney, TX 75070
(972) 554-1100
john@civilpt.com

Surveyor:
GeoNav Surveying
3410 Midcourt Rd, Ste 110
Carrollton, TX 75006
(972) 243-2409
TBPLS Firm No. 10194205
chris.howard@geo-nav.com

Developer / Owner:
College Park, LLC
5411 Kingston Dr
Richardson, TX 75082
(469) 870-6020
Contact: Dr Abdul Lateef Khan
chris.howard@geo-nav.com

ZONING EXHIBIT
COLLEGE PARK

Block A, Lots 1-18, Lot 19X; Block B, Lots 1-28, 29X;
Block C, Lots 1-21, 22X;
Block D, Lot 1
Being 25.037 Acres in the
George W. Gunnell Survey, Abstract No. 351,
in the City of Wylie, Collin County, Texas
November 12, 2025
Sheet 2 (of 2)

EXHIBIT "C"

PLANNED DEVELOPMENT STANDARDS COLLEGE PARK

PURPOSE

College Park is a sustainable development with a single family detached residential neighborhood accompanied by open space and a commercial retail component.

I. GENERAL CONDITIONS FOR THE OVERALL DEVELOPMENT

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. A Traffic Impact Analysis ("TIA") for the Property dated October 7, 2024 and prepared by Lambeth Engineering Associates, PLLC as Project #006WYL ("College Park TIA") has been completed, approved and accepted by the City prior to the date of this PD amendment. The traffic counts and findings in the College Park TIA are still generally acceptable. No additional TIA or similar study shall be required for this development.
3. A Homeowners Association ("HOA") shall be established for the single-family portion of the development, designated as the "Single Family Tract" on the Zoning Exhibit ("Single-Family Tract"). The property owner shall implement Covenants, Conditions, and Restrictions or other similar government documents for the HOA established for the Single-Family Tract ("CCRs"), which shall address lighting and noise rules that meet or exceed City standards as well as the HOA's ownership and maintenance of any open space, common areas, perimeter landscaping or other improvements as specified in the HOA governing documents. The CCRs shall be submitted to and accepted by the City prior to the approval of the preliminary plat.
4. In order to promote concurrence of development the following shall be required:
 - a. A preliminary plat for the entire site shall be submitted as one subdivision. Separate final plats may be submitted for separate phases or separate lots in the subdivision. Otherwise stated, a final plat is not required to contain the entire land area within an approved preliminary plat.
5. The development shall be in general conformance with Exhibit "B" (the "Zoning Exhibit"), as may be amended as provided herein. The applicant may submit minor changes of detail or amendments to the Zoning Exhibit attached hereto, and the City Planner or his/her designated representative (the "City Planner") may approve such changes of detail or amendments so long as they do not (a) alter the uses permitted; (b) increase the density for the Single-Family Tract above 68 lots; (c) increase the building height above 40 feet for the Single-Family Tract or above 30 feet for the commercial development, designated on the Zoning Exhibit as the "Commercial Tract" (the "Commercial Tract"); (d) increase the lot coverage above 45% for the Single-Family Tract or above 50% for the Commercial Tract; (e) decrease the amount of required off-street parking per

Section 7.3 of the Zoning Ordinance; or (f) reduce the minimum yards required at the boundary of the site per Section 3.2.B, Figure 3-4 for the Single-Family Tract and per Section 4.1.C, Figure 4-3 for the Commercial Tract. If the City Planner does not approve any such requested minor changes or amendments, the applicant may submit a request to amend the Zoning Exhibit attached hereto to the City's Planning and Zoning Commission and may appeal the decision of the City's Planning and Zoning Commission to the City Council.

II. SINGLE FAMILY DETACHED RESIDENTIAL – SINGLE-FAMILY TRACT

A. GENERAL CONDITIONS:

1. All regulations of the Single Family – 10 District (SF-10/24) (“SF-10/24 District”) set forth in Article 3, Section 3.2.B of the Zoning Ordinance of the City of Wylie in effect as of the effective date of this PD ordinance (as amended through June 13, 2023 by Ord. No. 2023-23) (the “Zoning Ordinance”) shall apply except as specifically provided herein.
2. The development shall be in general conformance with the Zoning Exhibit, as may be amended as provided in Section I, General Conditions for the Overall Development, above.
3. The preliminary plat will serve as the site plan for the Single-Family Tract and no further or separate site plan approval shall be required.
4. All uses permitted in the SF-10/24 District are allowed within the Single-Family Tract. All uses permitted by SUP in the SF-10/24 District are permitted by SUP within the Single-Family Tract. In addition to all uses permitted in the SF-10/24 District, the following uses shall be permitted by right:
 - a. Temporary construction yard, or construction or sales office (as defined in the Zoning Ordinance), model home, and temporary construction trailer. For the avoidance of doubt, the property owner or developer shall be permitted to operate an on-site sales office in a model home and/or temporary construction trailer with associated storage for so long as the property owner or developer is actively marketing and building homes within the Property.
5. Except as provided in this section or in Section II.B.9 below related to amenities, the City shall not issue permits for construction activity until a final plat is filed of record and all public improvements for the subdivision have been accepted. A plat may be filed of record prior to the acceptance of public improvements if the owner or developer posts a bond pursuant to Texas Local Government Code 212.010 as a guarantee for the completion of the public improvements. Building permits for two model homes at the owner or builder's selection may be issued and construction of such model homes may commence; and permits and a certificate of occupancy, if applicable, for an on-site sales office and/or temporary construction trailer may be issued prior to the final acceptance of the proposed subdivision (or any portion thereof) or any public infrastructure for the subdivision, provided that:

- a. (1) if requested by the City, a development bond pursuant to Texas Local Government Code 212.010 is posted as guarantee for the completion of the public improvements; and (2) the final plat is recorded;
- b. streets adjacent to the applicable model homes or on-site sales office/temporary construction trailer, as applicable, have been completed and the water system and fire hydrants related thereto have been completed and are functional to provide fire protection; and
- c. with respect to the model homes, each model home is inspected and found to meet all building, plumbing and fire code requirements prior to being opened to observation by the public.

B. SPECIAL CONDITIONS:

- 1. Maximum number of residential detached lots shall not exceed 68 lots.
- 2. Alleys shall not be required within the Single-Family Tract.
- 3. All homes within the community shall have front entry garages.
- 4. J-swing garage entries shall not be required but are permitted.
- 5. All homes on the north side of Wisdom Lane as shown on the Zoning Exhibit (Lots 1-18, Block A) shall be either (i) one-story homes; or (ii) if two story, the following requirements apply:
 - a. shall not have balconies on the rear elevation; and
 - b. shall not have windows on the rear elevation above 10 feet in height such that a person could stand on an interior floor immediately adjacent to the base of such window and look out of it. By way of example, a window located at the base first floor of a home such that a person can stand and look out the window shall not exceed 10 feet in height; however, there could be windows on the rear elevation exceeding 10 feet in height to provide light or architectural interest in the rear elevation that would be allowed/ not violate this provision because they are too high for a person to stand on the floor and be able to look out the respective window. An illustrative diagram of acceptable window heights to provide an explanation of the window requirement herein is attached hereto as Exhibit "D" but such diagram does not bind or limit the developer or any owner to the specific dimensions, configurations or materials shown therein.
- 6. The second point of vehicular access into the development shall be located off the existing street of Washington Place to the north and shall be gate restricted for emergency access only.

7. The HOA will be responsible for maintenance of all screening, HOA open space lots, HOA common areas, and landscaping within HOA areas.
8. Open Space.
 - a. The open space shown on the Zoning Exhibit shall be the only open space required for the Single-Family Tract (the “Open Space Area”). The Open Space Area is not required to conform exactly to the boundaries as shown on the Zoning Exhibit. The boundaries and acreage of the Open Space Area may be further refined through the permitting process. The Open Space Area may include detention area(s) and various amenities.
 - b. The portion of the Open Space Area shown on the Zoning Exhibit as “HOA Open Space Lot 19X” (“Open Space Lot 19X”) shall include at a minimum (i) a playground; (ii) at least two park benches; (iii) at least two pet waste stations; and (iv) at least two trash receptacles.
 - c. A minimum 5 foot wide concrete trail shall be provided within Open Space Lot 19X.
 - d. A 6’ high metal fence with brick or stone columns shall be required for Open Space Lot 19X.
 - e. The open space shown on the Zoning Exhibit and the amenities listed in subsections 8(b)-(c) above shall be the only open space and amenities required for the single-family portion of the development.
9. Plans for design and construction of any amenities may be submitted and reviewed/approved by the City while public infrastructure for the subdivision is being constructed (i.e., such plans may be submitted and approved prior to acceptance of public infrastructure). Once any amenity plans are approved and sufficient roads and water facilities have been provided within the subdivision to provide fire access and fire-fighting capability to the area where the applicable amenity or amenities will be constructed, the City will issue a permit that will allow the applicant to begin construction of any such amenities (i.e., construction of such amenities may begin prior to acceptance of all public infrastructure for the subdivision). The playground referenced in subsection 8(b) above and the trail referenced in subsection 8(c) above shall be completed prior to the issuance of the last certificate of occupancy within the subdivision.

C. ARCHITECTURAL REQUIREMENTS:

1. Notwithstanding any other law or regulation, any building product, material or aesthetic method may be used in the construction, renovation, maintenance, or other alteration of a residential building if the building product or material is approved for use by a national model code (e.g. IRC, IBC) published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building; or, establishes a standard for a building product, material, or aesthetic method in construction, renovation, maintenance, or other alteration of a residential building if the standard is more stringent than a standard for the product material, or aesthetic method under a national model code published within the last three code cycles that applies to the construction, renovation, maintenance, or other alteration of the building. The requirements in this Section II.C.1 apply in lieu of any building materials or aesthetic method requirements in the Zoning Ordinance, including without limitation the building bulk and articulation requirements and the exterior façade material requirements in Section 3.4, Figure 3-9(C) of the Zoning Ordinance per Ch. 3000 Tex. Local Govt. Code.
2. In lieu of the requirements in Section 3.4, Figure 3-9(C) of the Zoning Ordinance, the following requirements apply with regards to porches:
 - a. Each dwelling unit shall provide a minimum of 150 square feet of covered porch area which may be located on any one or a combination of front, side or rear entry porches. No minimum covered porch area shall be required on front, side or rear entries and the total required area may be satisfied entirely by a covered rear porch.
3. In lieu of the requirements in Section 3.4, Figure 3-9(C) of the Zoning Ordinance, the following requirements apply with regards to repetition of floor plan and elevation:
 - a. At least five lots shall be skipped on the same side of the street before repeating the same (i) floor plan plus (ii) elevation for a home.
 - b. At least two lots shall be skipped on the same side of the street for a different elevation but same floor plan/model name.

- c. At least two homes shall be skipped on the opposite side of the street before repeating the same (i) floor plan plus (ii) elevation.
- d. At least one home shall be skipped on the opposite side of the street for a different elevation but same floor plan/model name.
- e. No identical floor plan may be repeated on adjacent lots or directly across the street from a lot.

4. Homes are considered to have a differing appearance/elevation for purposes of Subsection 3(a)-(d) above if at least two of the following six items deviate:

- a. number of stories;
- b. material color;
- c. combination of materials;
- d. window placement;
- e. roofline or roof type and layout;
- f. articulation of the front façade;
- g. stone or brick accents; or
- h. at least two architectural elements that differentiate the facade, which may include, but are not limited to: (a) Porch (protruding, recessed, or no porch); (b) Decorative door or window frames; (c) Bay window; (d) Dormers; (e) Balcony (full size or Juliette); or (f) Wing wall.

The list in this Subsection 4 is not exhaustive and other items may differentiate building elevations, as approved by the City Planner.

III. COMMERCIAL TRACT

A. GENERAL CONDITIONS:

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

3. The development shall be in general conformance with the Zoning Exhibit, as may be amended as provided in Section I above.

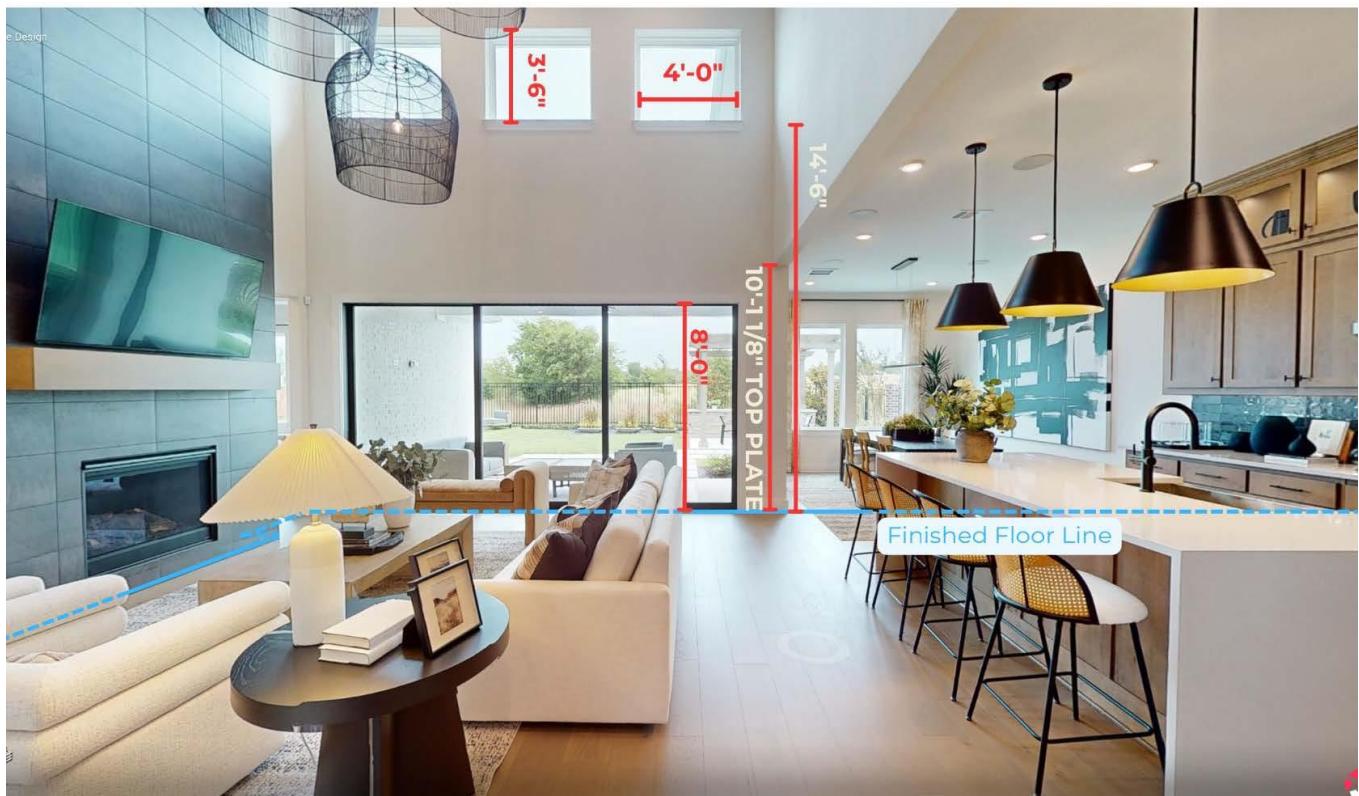
B. SPECIAL CONDITIONS:

1. The maximum height within the Commercial Tract shall be 30 feet.
2. Except as provided herein, all uses permitted within the CC District shall be allowed for the Commercial Tract. Further, except as provided herein, all uses permitted within the CC District by SUP shall be allowed within the Commercial Tract by SUP. The following additional uses with end cap drive-through configuration as an accessory use shall be allowed by right:
 - a. Dry Cleaning or Laundry, Drop-Off [Dry Cleaning or Laundry, *Self Service* shall only be allowed by SUP]
 - b. Restaurant with Drive-in or Drive-through Service
 - c. Financial Institution with Drive-through Service
 - d. Pharmacy with Drive-through Service
 - e. Convenience store with Drive-through Service
3. All drive-through facilities shall comply with: all applicable building setback, parking, and landscaping requirements; adequate stacking space to prevent queuing onto public streets; and all applicable City noise and traffic safety standards.
4. The following uses as defined in the Zoning Ordinance shall be prohibited:
 - a. Sexually Oriented Business
 - b. Commercial Greenhouse or Nursery
 - c. Hotel or Motel
 - d. Group Home
 - e. Hospital or Sanitarium [*does not prohibit an urgent care center or freestanding emergency medical care facility that is a walk-in clinic focused on the delivery of medical care for minor illnesses and injuries on an out-patient basis in an ambulatory medical facility or similar facility outside of a traditional hospital-based emergency department, which is considered a medical clinic use*]
 - f. Mortuary or Funeral Home
 - g. Animal Boarding/Kennel with Outside Pens
 - h. Animal Boarding/Kennel without Outside Pens
 - i. Commercial Amusement or Recreation (Low-Density Inside)
 - j. Commercial Amusement or Recreation (High-Density Inside)

- k. Commercial Amusement or Recreation (Outside)
- l. Golf Driving Range
- m. Shooting Range, Indoor
- n. Equipment Rental
- o. Automobile Rental
- p. Automobile Repair, Major
- q. Automobile Repair, Minor
- r. Car Wash
- s. Food Processing
- t. Vehicle Display, Sales or Service
- u. Beer and Wine Package Sales
- v. Smoke Shop or Head Shop [*defined as any establishment for the sale of any smoking, vaping, and/or cannabis related products (to include but not limited to: cigarettes, cigars, e-cigarettes, pipes, hookahs, bongs, tobacco, vape cartridges, chewing tobacco, and legal cannabis products such as oils, edibles, tinctures, concentrates, and topicals), but does not include convenience stores that sell tobacco products as a small percentage of the store's overall goods offered for sale].*
- w. Smoking Establishments
- x. Motor Vehicle Fueling Station
- y. Airport, Heliport or Landing Field
- z. Cleaners (commercial)
- aa. Commercial Radio or TV transmitting station
- bb. Helipad
- cc. Radio, Television or Microwave Tower
- dd. Telecommunications Tower
- ee. Telephone Exchange without shops or offices
- ff. Utility or government installation other than listed
- gg. Contractor's Maintenance Yard
- hh. Recycling Collection Center
- ii. Local Utilities
- jj. Mounted Antenna
- kk. Transit Passenger Shelter
- ll. Any and all uses listed under Sections 5.2.H and 5.2.I of the Zoning Ordinance

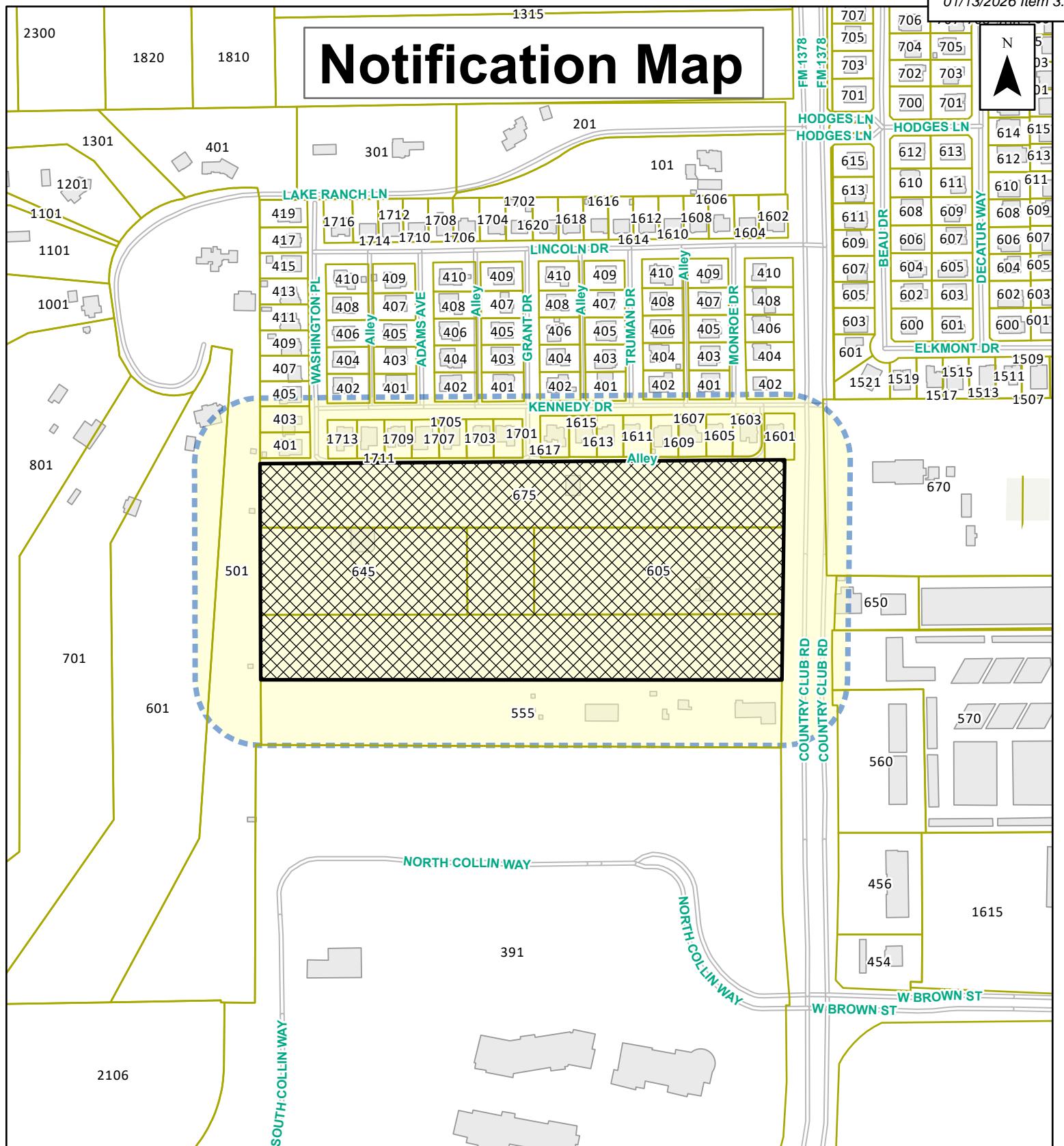
EXHIBIT "D"

Illustrative Diagram of Acceptable Window Placement on Rear Elevations North of Wisdom Lane





Notification Map



ZONING CASE:
ZC 2025-16 College Park

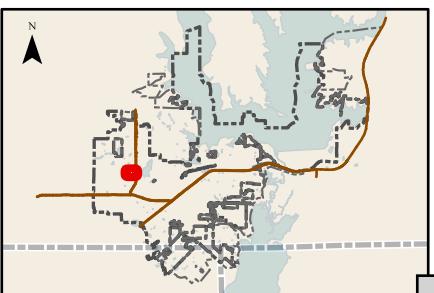
SUBJECT property 200 foot Notification Buffer

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



Date: 10/27/2025

COMPILED BY: G STAFFORD





Public Comment Form

First Name *

Marwa

Middle Name

Last Name *

Sayed

Address *

Street Address

1711 kennedy dr

Address Line 2

City

State / Province / Region

Wylie

TX

Postal / Zip Code

75098

Case # *

ZC2025-16 605 Country Club Rd

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

Below is a clear, assertive public-comment statement you can use (or adapt) to oppose new construction planned near residential backyards. I've included a wide range of welfare-related concerns—privacy, noise, safety, property value, environmental impacts, etc.

Draft Comment Opposing Proposed Construction Adjacent to Residential Backyards

I am submitting this comment to express my strong opposition to the proposed construction planned directly adjacent to existing residential backyards. This project poses a number of significant negative impacts on the health, safety, comfort, and overall welfare of nearby residents.

1. Loss of Privacy:

The placement and height of the new structures would eliminate the privacy that homeowners currently rely on. Backyards are an essential part of daily living—used for family activities, relaxation, and personal space—and the construction would substantially intrude on this.

2. Noise and Disturbance:

Both the construction phase and long-term u

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

Signature *

Date of Signature

11/15/2025



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 #2025-16.

I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2025-16.

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, December 02, 2025 6:00 pm

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

Date, Location & Time of

City Council meeting:

Tuesday, January 13, 2026 6:00 pm

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

Name: STEVEN D. CURTIS
(please print)

Address: 401 MONROE DR.

Signature: Wylie Tx

Date: 11.28.2025

COMMENTS:

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

01/13/2026 Item 3.



College Park

City of Wylie



TOLL BROTHERS

America's Luxury Home Builder

Founded in 1967 outside of Philadelphia, PA, Toll Brothers has established itself as the leading national luxury builder, with operations in 24 states and 60 markets. Toll Brothers is one of America's largest public homebuilders with a track record of building best-in-class luxury homes and developing condominium, apartment, and student housing properties across the country.

1967

Founded

NYSE:
TOL

Publicly Traded on New York Stock Exchange

24

States

Ilx

Fortune World's Most
Admired Companies™ list

60+

Markets

Fortune
500
Company

Builder
of the Year

2x National Builder of the
Year—Professional Builder
Magazine

National Builder of the
Year—Builder Magazine

Community Outreach Meetings

- Toll Brothers held two Community Outreach Meetings to meet with residents to discuss this Project.
- The first meeting was scheduled on **October 7th, 2025** at **6:30**.
- The second meeting was scheduled on **November 17th, 2025** at **6:30**.
- Both meetings were held at the City of Wylie's **Library Multipurpose Room** located at **300 Country Club Rd., #300 Wylie, TX 75098**.

Review of Previously Presented Items

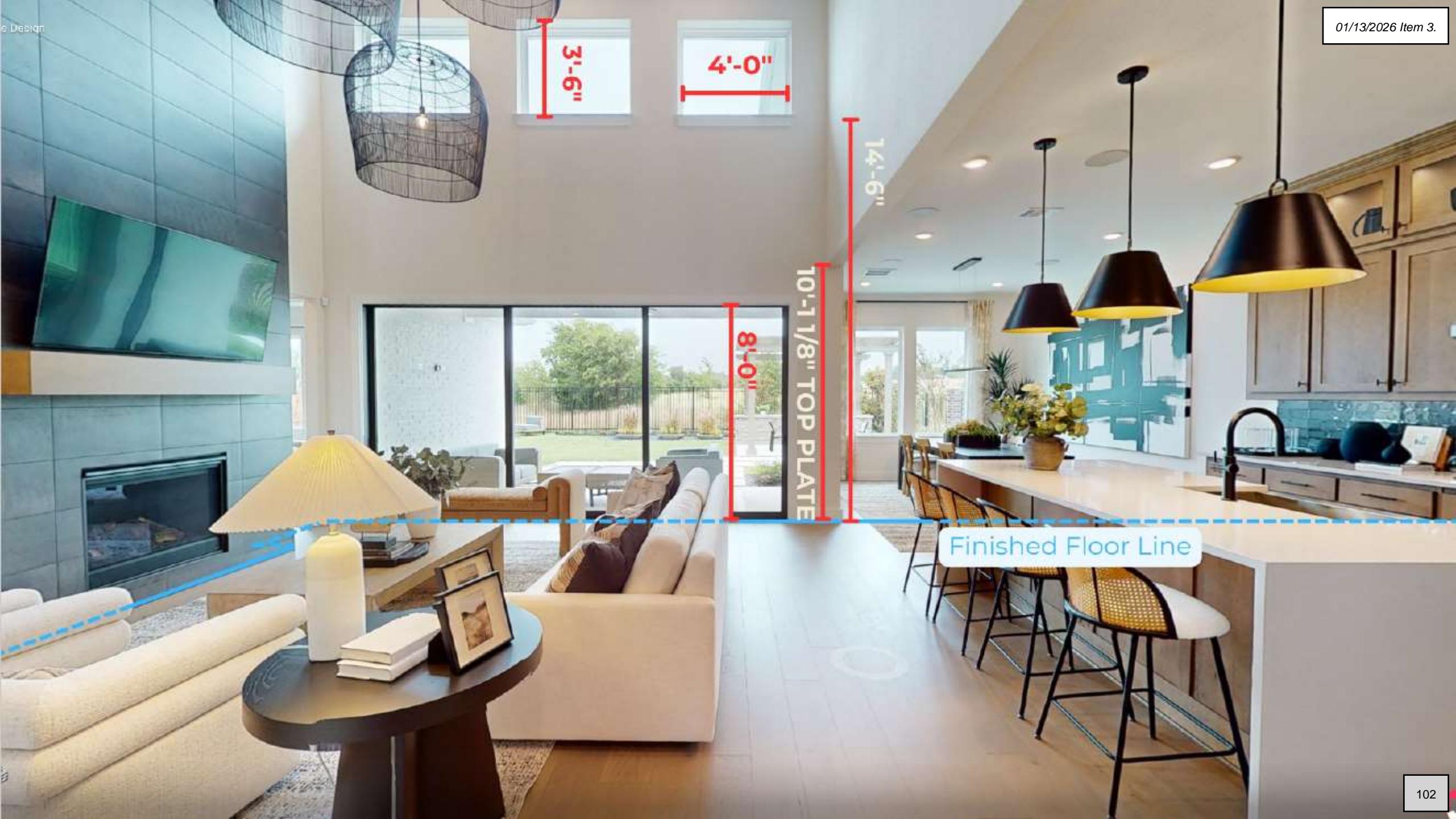
- Removed **townhomes** and **amenity center**; replaced with **additional single-family homes**
 - **68 total homes**, reduced from **82** previously
- Eliminated restrictions tying **single-family homes** to the **commercial development**
- Allowed **rear-facing windows above 10 ft only** where there is **no walkable/livable space** adjacent to the window
- Adjusted **entry fencing requirement** from **8 ft** down to **6 ft**

Current Planned Development



Proposed Planned Development









Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

Items Added within the Zoning Application

- **Amenitized HOA lot** at the project entry
- Lot count refined: **Reduction from 68 to 67 lots**, with a road **connection** to the south
- Adjusted **repetition standards** for floor plans & elevations:
 - **5 lots** on the same side of the street with the same plan/elevation
 - **2 lots** with the same floor plan
 - **2 lots** on the opposite side of the street with the same plan/elevation
 - **No identical plans allowed directly across the street**
- Added **elevation differentiation criteria** to reinforce architectural variety
- Increased **minimum covered porch requirement** to **150 sq. ft.** total minimum
- Added **additional restrictions on the commercial use**
- Included language to allow for model home permits ahead of Substantial Completion



Proposed Planned Development



Current Planned Development



PRESIDENTIAL
ESTATES, BLK A,
LOT 1

PRESIDENTIAL ESTATES, BLK H, LOTS 1-7
CURRENT ZONING: SF10/34

PRESIDENTIAL ESTATES, BLK 1, LOTS 1-10
CURRENT ZONING: RP10/24

NO 30' DRAINAGE EASEMENT
TO BE ABANDONED
BY SEPARATE INSTRUMENT

LAKE
LOT 5

卷之三

www.ijerph.org

SINGLE FAMILY TRACT

EDUCATIONAL PUBLISHING

SCHOLARS LANE (357 8026)

RETENTION
HOA OPEN SPACE
LOT 225

WYLIE FIRE STATION NO 2,
BLK A, LOT 1

Conceptual Site Plan

01/13/2026 Item 3.



Toll Brothers
AMERICA'S LUXURY HOME BUILDER®





01/13/2026 Item 3.



01/13/2026 Item 3.

Crescent Hill | Murphy, TX







Wylie City Council

AGENDA REPORT

Department: Community Development

Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of two ordinances for a change in zoning from Planned Development 2020-27 (PD 2020-27) to Commercial Corridor and Planned Development - Townhouse District (CC and PD-TH) on 20.381 acres to allow for commercial and townhome development. Property located at 2535 and 2701 S. State Highway 78 (ZC 2025-19).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: CL Blackbeard HoldCO LLC & Teal 919 LLC

APPLICANT: CL Blackbeard HoldCO LLC

The applicant is requesting to rezone Planned Development 2020-27 (PD 2020-27) to Commercial Corridor for the property located at 2535 S. State Highway 78 while allowing for the approved Townhome Planned Development at 2701 S. State Highway 78 to retain all of its approved allowances of PD 2020-27.

The purpose of this zoning request is to rezone 16.216 acres out of the 20.381 acres, Planned Development 2020-27, located at 2535 S. State Highway 78, to Commercial Corridor for marketing purposes and allow for all uses allowed by right within the Commercial Corridor zoning.

The original multi-family mixed-use development of Planned Development 2020-27 is no longer being pursued due to the original developer being the subject of a foreclosure. The applicant's request will allow for the 16.216 acres to be marketed for commercial development without the pre-established zoning plan of PD 2020-27.

The property owner of the remaining 4.165 acres located at 2701 S. State Highway 78, who also acquired that property due to foreclosure from the original developer, is aware of but did not initiate this zoning request. Therefore, that property will be part of the newly created Planned Development, which removes any concurrency requirements tied to the commercial property owned by the applicants and retains the right to develop 34 residential townhomes with four open space lots.

If approved, the development shall be in compliance with all applicable City codes, with a site plan review and platting being required prior to development commencing.

The adjacent property to the west contains apartments within the city of Sachse. The property to the south contains a golf course. The property to the north is undeveloped and is zoned Agricultural. The property to the west is undeveloped and is zoned Multi-Family.

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

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

The P&Z Commission voted 5-0 to recommend approval.

Locator Map



ZONING CASE:
ZC 2025-19 Crestline



SUBJECT property

Wylie City Limit

0 0.1 0.2 0.3 0.4 0.5 Miles

Date: 11/20/2025

COMPILED BY: G STAFFORD



Planned Development District
Development Standards
(Zoning Case 2025-19)

1.0 Purpose:

The purpose of this Planned Development is to provide the appropriate development standards and controls to allow a residential development on Tract 1 as shown in the included Zoning Exhibits.

Unless expressly stated otherwise within this Planned Development all development shall be subject to all applicable Zoning and City Ordinances and/or design standards.

2.0 Residential Townhome Standards: Unless included herein (Section 2 and 3) or attached zoning exhibit, Tract 1 design standards shall follow the requirements of Article 3, Residential District Regulations, and Figure 3-5 (Townhouse District) of the September 2019 City of Wylie Zoning Ordinance.

Figure 2-1 Tract 1 4.16 Acres Townhomes	
Lot size	Min of 1,495 SF on Rear Entry Units, 1,875 SF on Front Entry
Lot Width	23'
Lot Depth	66'
Corner Lot	15'
Minimum Rear Yard	10'
Minimum Front Yard	11'
Building Articulation	15%, 1 st Floor: 25% Max
Max. Roof Pitch	6:12
Repetition of Floor Plan	14 same sides with color variation
Minimum Dwelling Area	1,403 square feet excludes garage

3.0 Residential Townhome Standards:

3.1 Allowed Uses:

- a. The only allowed uses, as defined in the September 2019 City of Wylie Zoning Ordinance, on Tract 1 are:
 - i. Single Family Dwelling, Attached
 - ii. Community Park (Public)
 - iii. Neighborhood Park or Playground
 - iv. By Special Use Permit – any use required by local, state, or federal law.

3.2 Site Plans and Plats

- a. Upon approval of zoning, the developer will submit a plat for the property in accordance with the City of Wylie's Subdivision Regulations.
- b. A landscape plan shall be provided in conjunction with the preliminary plat. The landscape plan shall require City approval including open space approval by the City of Wylie Park Board.. The plan shall comprehensively address edge treatments, perimeter screening, and individual townhouse landscape design. The Developer shall coordinate with the City on the selection of type, style location, and size of all landscape improvements, including but not limited to plants, trees, mulch, irrigation, and benches.

3.3 Architectural Design Standards Tract 1:

- a. All townhome units in Tract 1 shall have 100 percent of each façade comprised of masonry and shall conform to the exterior design appearance of Exhibit E.
- b. Masonry shall include brick, stone or masonry stucco.
- c. EIFS may be used as an accent material and comprise no more than 15 percent of any façade.
- d. Roofing Materials shall be architectural grade overlap architectural shingles, metal, or composite Spanish roof tile and other roof appearances shall be painted to match the color of the roof.

3.4 The maximum number of townhomes in The District Townhome Community (Tract 1) shall be 34 Townhomes or approximately 8.2 Townhomes per gross acre.

3.5 A masonry and wrought iron perimeter screen shall be provided along the property adjacent to State Highway 78 as generally shown on Exhibit F.

3.6 Entry Features: Architectural features shall be stone, brick, and wrought iron screening wall monuments.

3.7 Signage at Community Entrance: Illuminated community identification shall be incorporated into a stone screening wall or monument at the Community entrance. The sign shall be illuminated by means other than streetlights. Landscaping and upright towers for the Community entrance signage shall be constructed to generally conform to those shown in Exhibit F.

3.8 Sidewalk Locations: Five-foot sidewalks shall be provided within the property. Primary walkway paving shall be enhanced using earth-tone colored concrete (stain mixed, not applied after), stamped/pattern concrete, aggregate or brick/paver stone at a minimum of 7.5 feet every 75 feet.

3.9 Sidewalk Lighting: Decorative street pole lighting shall be provided throughout the Community. The Developer shall pay for the installation including electrical connections. Operation and maintenance shall transfer to the HOA thereafter.

3.10 Mailboxes: Shall be located in a dedicated area as required by the United States Postal Service. Mailboxes shall be of a uniform style selected by the Developer and shall be stylistically consistent with the The District Townhomes Community.

3.11 A minimum of 15% of the land within the District Townhome shall be used as Open Space as shown on Exhibit A.

- a. The swimming pool/grill open space area will be owned and maintained by the homeowners' association (the HOA).
- b. All open spaces within the Community with the exception of the swimming pool area shall be accessible to the public.

3.12 Public open spaces shall be dedicated by plat to the City of Wylie in accordance with City's Subdivision Regulations.

3.13 Maintenance of the Open Space Area:

Maintenance of the open space area will be the responsibility of the Developer until it is turned over to the Homeowners Association (HOA).

Developer will be the contact entity with the City for all concerns regarding the maintenance of open space until 100% of HOA control is turned over to the homeowners.

A. Developer/HOA typical maintenance and responsibilities of amenities include but are not limited to:

- a. Clean up and litter removal.
- b. Landscaping installation, care, and maintenance.
- c. Trimming, clearing, and removal of unwanted vegetation as determined by the City Parks Department or Code Enforcement.
- d. Maintain irrigation system, pay for the water used in the system and test all backflow devices annually as per City requirements.

3.14 Water and sanitary sewer will be extended by the Developer to the site, per the Annexation Services Agreement (City of Wylie Ordinance 2020-17) and to Texas Department of Transportation and/or City of Wylie standards.

3.15 Minimum drive concrete pavement specifications shall be: six (6") inches of concrete, 3,600 psi, with # 3 rebar at 18-inch center to center, except in required fire lanes which shall be built to fire code or city engineering standards.

3.16 Exteriors shall have contrasting colors to achieve an architecturally enhanced appearance. Trim shall be painted one color and a side surface and garage doors shall be painted or stained a second color.

3.17 Roof pitches shall be a maximum of 6:12 for main gables and hips. Dormer roofs and roofs over porches may have a lesser pitch.

3.18 Roofing materials shall be architectural grade overlap architectural shingles, metal, or composite Spanish roof tile and other roof appearances shall match the color of the roof.

3.19 Garage doors shall be carriage style in appearance. This requirement 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 complementary color.

3.20 Landscaping: Sodded front yards must be provided with a minimum of one - three-inch caliper trees. Landscaping shall also be provided along the primary walkway to any home. When automated, subsurface irrigation systems are provided, rain sensors shall be installed and operational.

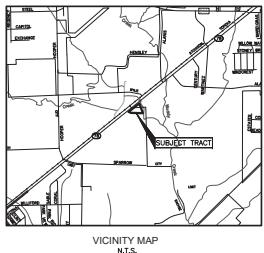
3.21 Energy: All homes shall comply with the then-current ICC Energy Code adopted by the City (including all local amendments).

3.22 Lighting:

- a. Entrances to homes and garage doors shall be illuminated.
- b. Lighted house number plaques shall be provided on the front of all homes.

- c. The color and shape of lighting hardware must be compatible with other building hardware.
- d. Lighting must be uniformly spaced.
- e. Lighting must be integrated with other accents and reveals.
- f. Specialty lighting shall be coordinated with predominate architectural features.
- g. Lighting fixtures along rights-of-way must be spaced to avoid conflicts with tree plantings. The heights of lighting fixtures must also avoid conflicts with tree plantings.





KNOW ALL MEN BY THESE PRESENTS:

That I, Eduardo Martinez, a Registered Professional Land Surveyor of the State of Texas, do hereby certify that this Plat is true and correct and was prepared from an actual survey made under my supervision on the ground.

PRELIMINARY
SIGNATURE
FOR REVIEW ONLY.
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE.
Date _____

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Eduardo Martinez, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ TH DAY OF _____, 20____.

Notary Public in and for the State of Texas

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That, Serene District Townhomes LLC, does hereby file this plat describing the herein above described property as the CITY OF WYLIE TOWNHOMES ADDITION, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public the following streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated in this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be permitted or placed upon, over or across the easements as shown, except that landscape improvements may be placed upon the easements if approved by the City of Wylie. All water, sewer, utility, easements shall also be used for the mutual use and accommodation of all public utilities deemed to use or utilize the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public and City of Wylie's use thereof.

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

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

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

By: _____
Name: _____

STATE OF TEXAS
COUNTY OF _____

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ TH DAY OF _____, 20____.

Notary Public in and for the State of Texas

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	23.50'	16.43'	16.10'	S 71°17' W	40°53'10"
C2	23.50'	16.43'	16.10'	N 71°17' W	40°53'10"
C3	51.50'	15.31'	15.26'	N 05°31'0" W	170°2'10"
C4	51.50'	21.40'	21.29'	N 26°20'0" W	237°0'45"
C5	51.50'	21.40'	21.29'	S 68°49'0" E	230°0'35"
C6	28.50'	52.84'	45.59'	S 36°42'21" W	106°3'11"
C7	140.50'	58.31'	58.09'	N 18°15'46" W	71°4'46"
C8	140.50'	58.31'	58.09'	N 05°57'0" W	235°14"
C9	140.50'	41.78'	41.62'	N 05°31'0" W	170°2'10"
C10	23.50'	4.47'	4.45'	N 71°17' W	40°53'10"
C11	23.50'	28.85'	27.29'	N 84°49'37" E	66°07'48"
C12	50.00'	57.71'	54.56'	S 84°49'37" W	66°07'48"
C13	50.00'	57.71'	54.56'	N 05°31'0" W	170°2'10"
C14	10.00'	15.70'	14.14'	S 83°19'0" E	89°58'07"
C15	20.00'	31.40'	26.28'	S 83°19'0" E	89°58'07"

LEGEND

POB	PONT OF BEGINNING
CM	CONTROL MONUMENT
CMR	RIGHT OF WAY
VOL	VOLUME
POA	PARCEL
ESMT	EASEMENT
IRFT	IRON ROD FOUND
CIRF	CAPED IRON ROD
CIRS	5/8" CAPED IRON ROD WITH YELLOW CAP
CMR	STAMPED "JONES CARTER" SET FOR CORNER
BL	BUILDING LINE
UL	UTILITY LOCATIONS
HE	HEATING
SE	SEATING
SSE	SANITARY SEWER EASEMENT
DE	DRINKING WATER EASEMENT
WE	WATERLINE EASEMENT
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
O.R.C.C.T.	OPEN RECORDS, COLLIN COUNTY, TEXAS
O.C.F.	OFFICIAL RECORDS, COLLIN COUNTY, TEXAS
C.O.F.	COUNTY CLERK FILE NUMBER
(A)	BLOCK LETTER

GENERAL NOTES:

1. Bearings are based on the Texas State Plain Coordinate System, NAD 83, North Central Zone 4202.
2. All floodplain information on this plat is for graphical depiction only, as scaled off of Firm Panel Map #48085C05351, Revised Dated June 02, 2009 for Collin County, Texas. This property is in Zone X, Areas determined to be outside the 0.2% annual chance floodplain.
3. Set monuments are 5/8" iron rods with yellow plastic cap stamped "Jones Carter", unless noted otherwise.
4. 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.
5. Elevations are based on the City of Wylie Monument CM 3. Elevation = 520.31
6. Public open space lots to be dedicated to the City of Wylie and maintained by the HOA.
7. Private Streets to be owned and maintained by the HOA.
8. Elevations are based on City of Wylie Monuments
- CM 2. Elevation = 550.24
- CM 3. Elevation = 520.31
9. Minimum finish floor elevations shall be least 2 feet above the SFHA WSE for the 100-year fully developed floodplain.

OWNER'S CERTIFICATION

STATE OF TEXAS :
COUNTY OF COLLIN :

WHEREAS, Serene District Townhomes, LLC, is the owner of a 4.165 acre tract of land situated in the Richard D. Newman Subdivision, located in Collin County, Texas, and in a called a 4.165 Acre tract of land described in the City of Wylie, Texas (M.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the southeast right-of-way line of State Highway No. 78, in the southwest line of said 4.165 acre tract and marking the northwest corner of Tract 2 of Woodbridge Villas, an addition to the City of Wylie, Texas (M.R.C.C.T.).

THENCE North 51 Degrees 45 Minutes 17 Seconds East, along the northwesterly line of said 4.165 acre tract and the southeast Right-of-Way line of said State Highway No. 78, a distance of 673.35 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner; thence North 87 Degrees 12 Minutes 56 Seconds East, along the common line between said 4.165 acre tract and said 0.462 acre tract, a distance of 517.58 feet to a 5/8" iron rod with cap stamped "Jones Carter" set in the north line of the Lot 1, Block 8 of Woodbridge Golf Club, an addition to the City of Wylie, Collin County, Texas, according to the plat thereof Recorded in Cabinet L, Slide 246, M.R.C.C.T.

THENCE South 20 Degrees 41 Minutes 57 Seconds East, along the common line between said 4.165 acre tract and said 0.462 acre tract, a distance of 517.58 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner; thence North 88 Degrees 09 Minutes 56 Seconds West 315.06 feet to a 5/8" iron rod with cap stamped "Jones Carter" set for corner; thence North 62 Degrees 06 Minutes 29 Seconds West 106.06 feet to the POINT OF BEGINNING and containing 181,417 square feet or 4.165 acres of land more or less.

APPROVAL BLOCK

"Recommended for Approval"

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

"Approved for Construction"

Mayor, City of Wylie, Texas _____ Date _____

"Accepted"

Mayor, City of Wylie, Texas _____ Date _____

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

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

City Secretary
City of Wylie, Texas

PRELIMINARY PLAT

OF

DISTRICT TOWNHOMES ADDITION

34 RESIDENTIAL LOTS AND
4 OPEN SPACE LOTS

AN ADDITION TO THE

CITY OF WYLIE, COLLIN COUNTY, TEXAS
BEING 4.165 ACRES
SITUATED IN THE
RICHARD D. NEWMAN SURVEY, ABSTRACT NO. 660
COLLIN COUNTY, TEXAS

APRIL 2020

DEVELOPER / OWNER:
SERENE DISTRICT
TOWNHOMES, LLC
CABINET P, SLIDE 933
RICHARD D. NEWMAN SURVEY, ABSTRACT NO. 660
COLLIN COUNTY, TEXAS
PHONE: (972) 488-3880
Texas Board of Professional Engineers Registration No. F-429
6059 Windcrest Drive, Suite 600 • Plano, Texas 75024

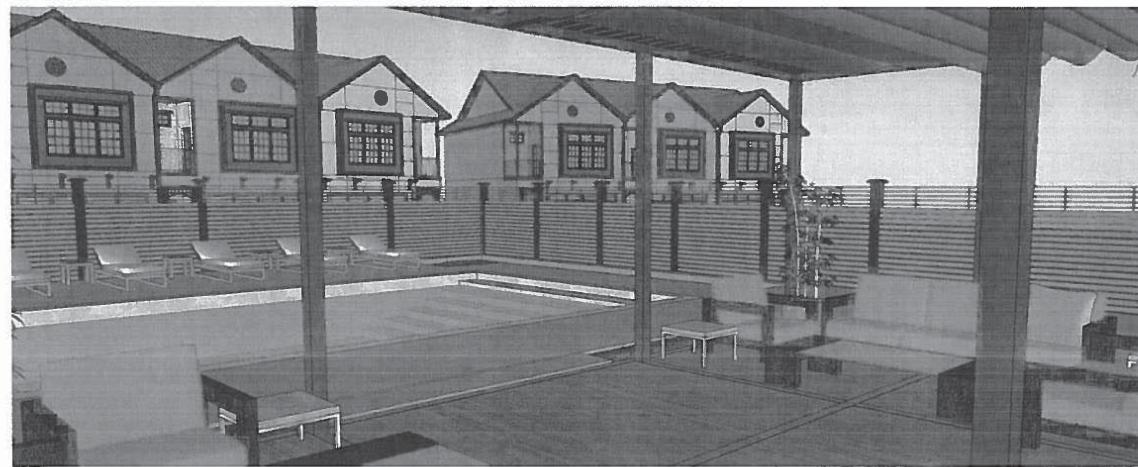
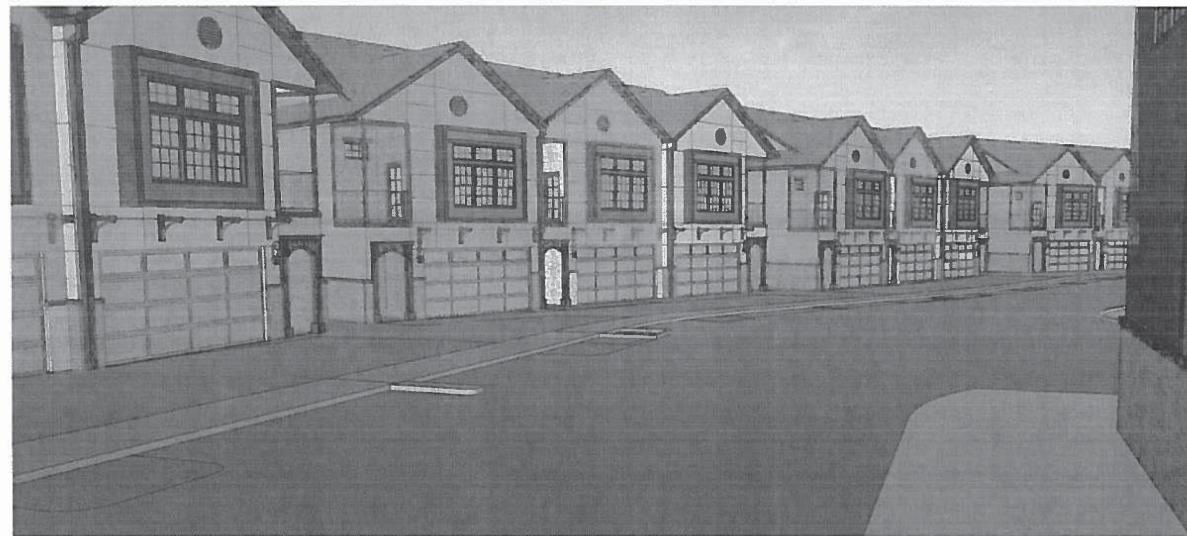
Engineer / Surveyor:
JONES CARTER
Texas Board of Professional Engineers Registration No. 10461-03
972.488.3880
Texas Board of Professional Engineers Registration No. 10461-03
Contact: Emartinez, E-mail: emartinez@jonescarter.com

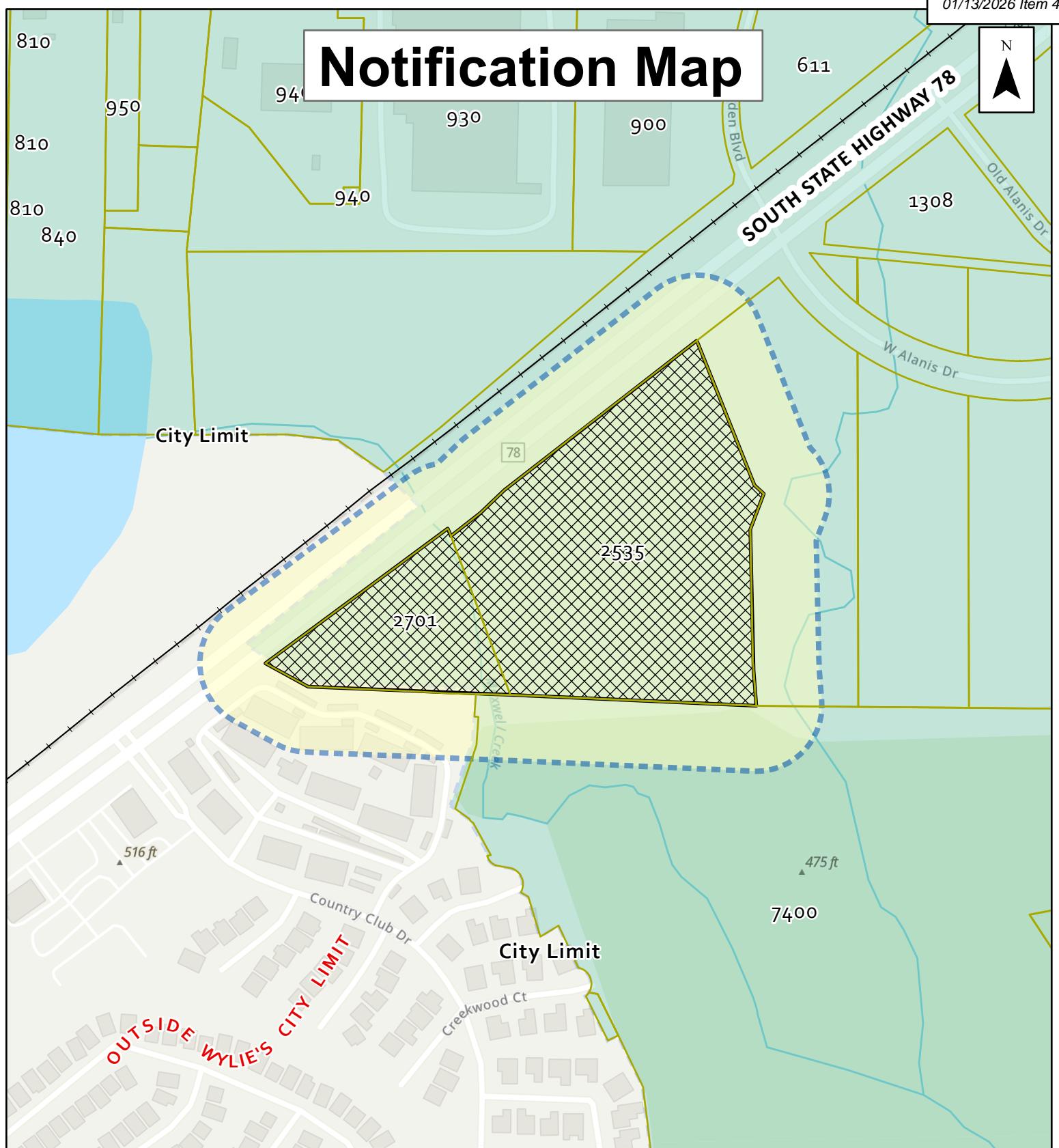
JOB No. 16737-0001 BAS/EM DWG No. 1855 SHEET 1 OF 1

EXHIBIT E - Townhomes
ZC 2020-03



EXHIBIT E - Townhomes





ZONING CASE:

ZC 2025-19 Crestline

SUBJECT property

200 foot Notification Buffer

Wylie City Limit

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



Date: 11/20/2025

COMPILED BY: G STAFFORD





Wylie City Council

AGENDA REPORT

Department: Community Development

Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP) on 0.88 acres to allow for Vehicle Display, Sales, or Service. Property located at 114 Regency Drive (ZC 2025-17).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Mann Alliance LTD

APPLICANT: Man Alliance LTD

The applicant is requesting a Special Use Permit (SUP) on 0.88 acres to allow for 5,400 square feet of an existing building located at 114 Regency Drive to have a tenant for a vehicle display, sales, or service use. The current zoning is Light Industrial (LI), and the Special Use Permit is needed to allow for vehicle display, sales, or service use.

The Special Use Permit request contains a condition that would only allow for the sale of vehicles inside a 5,400 square foot area, as indicated in the Zoning Exhibit (Exhibit B). The defined area limits the ability of vehicle sales to approximately a maximum of 20 vehicles.

The Special Use Permit conditions are also requesting for the development to be parked as an Office Showroom/Warehouse use due to the car sales business being conducted inside only. This is a parking ratio of one space for every 750, which would require eight parking spaces. There are 32 existing shared parking spaces located at 114 Regency Drive. A parking reduction would be beneficial in allowing for the remainder of the leased spaces at 114 Regency to have parking availability.

No exterior modifications are being made with this request.

The adjacent property to the north, east, and west is zoned Light Industrial and contains auto sales, auto repair, manufacturing, and amusement entertainment rental uses. The development to the east is zoned within a residential Planned Development and contains single-family homes.

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

Notices were sent to twenty property owners within 200 feet as required by state law. At the time of posting, one response was received in favor of the request, and three were received in opposition.

After some discussion to confirm that a majority of sales are internet-based and general business hours (9-5) to address public comment form concerns, the P&Z Commission voted 6-0 to recommend approval.



Locator Map



ZONING CASE:
ZC 2025-17 114 Regency Drive

 SUBJECT property

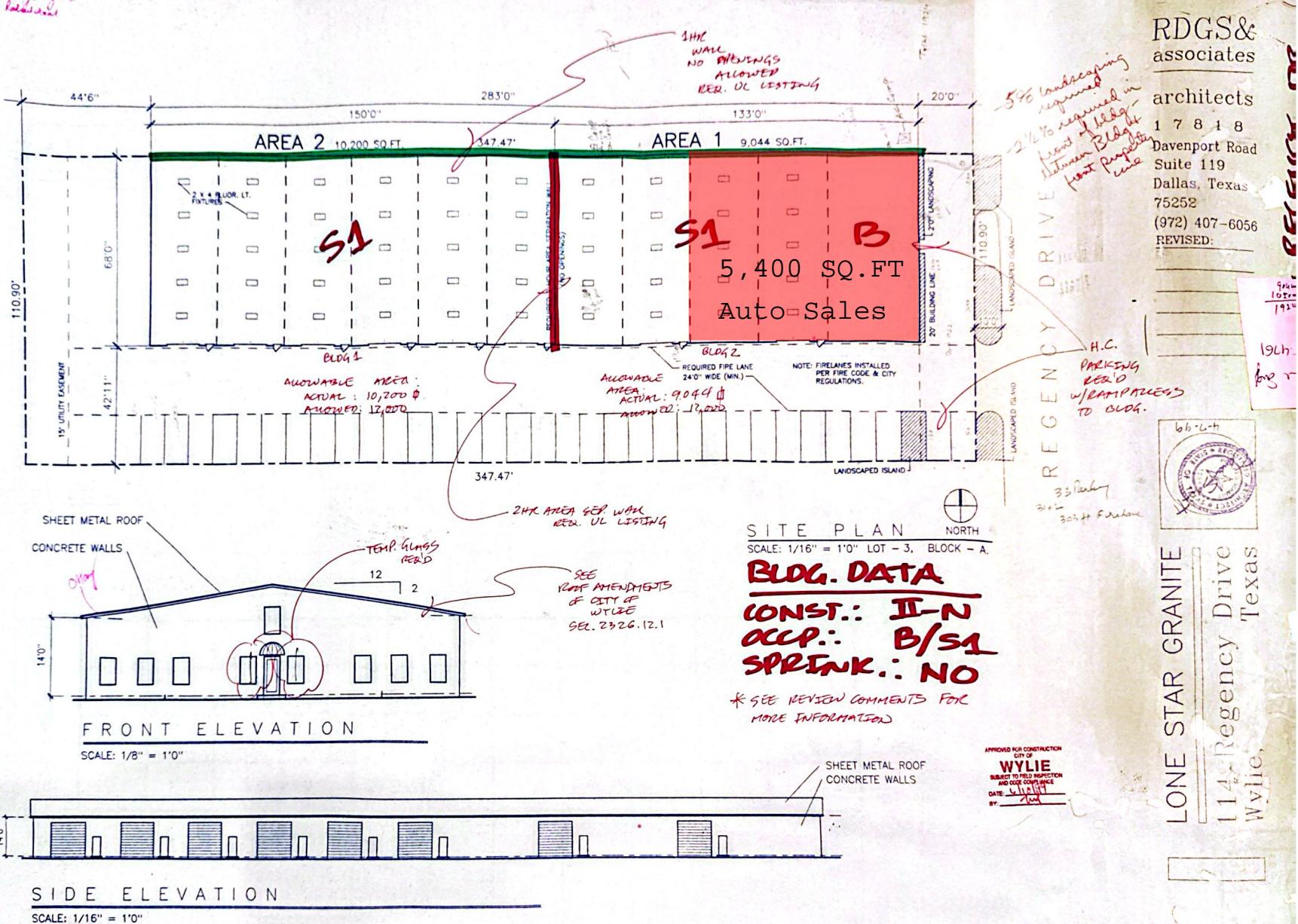
0 0.1 0.2 0.3 0.4 Miles



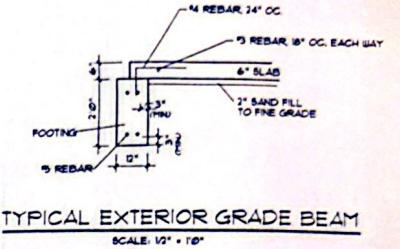
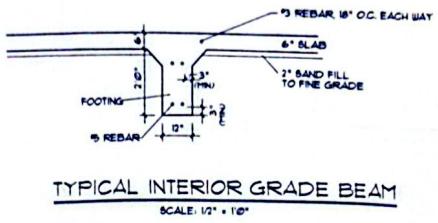
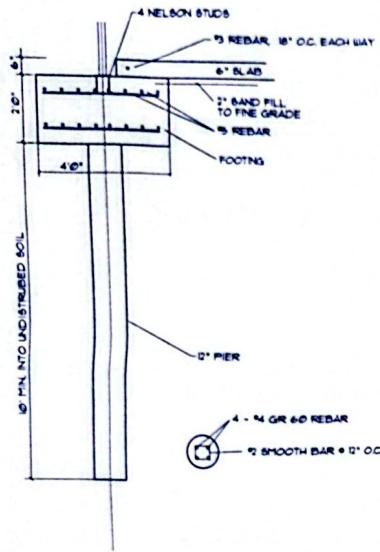
Date: 10/27/2025

COMPILED BY: G STAFFORD

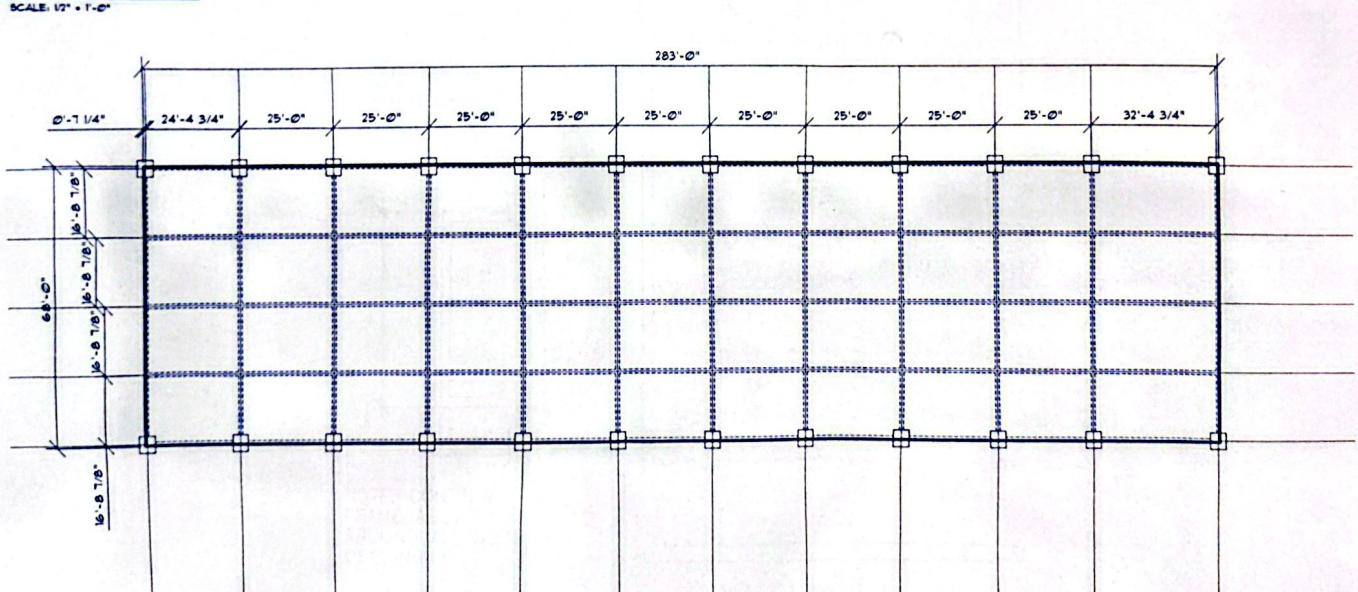


Change cycles
Published

LONE STAR GRANITE
114 Regency Drive
Wylie, Texas



COLUMN FOOTING DETAIL

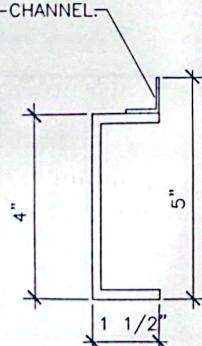
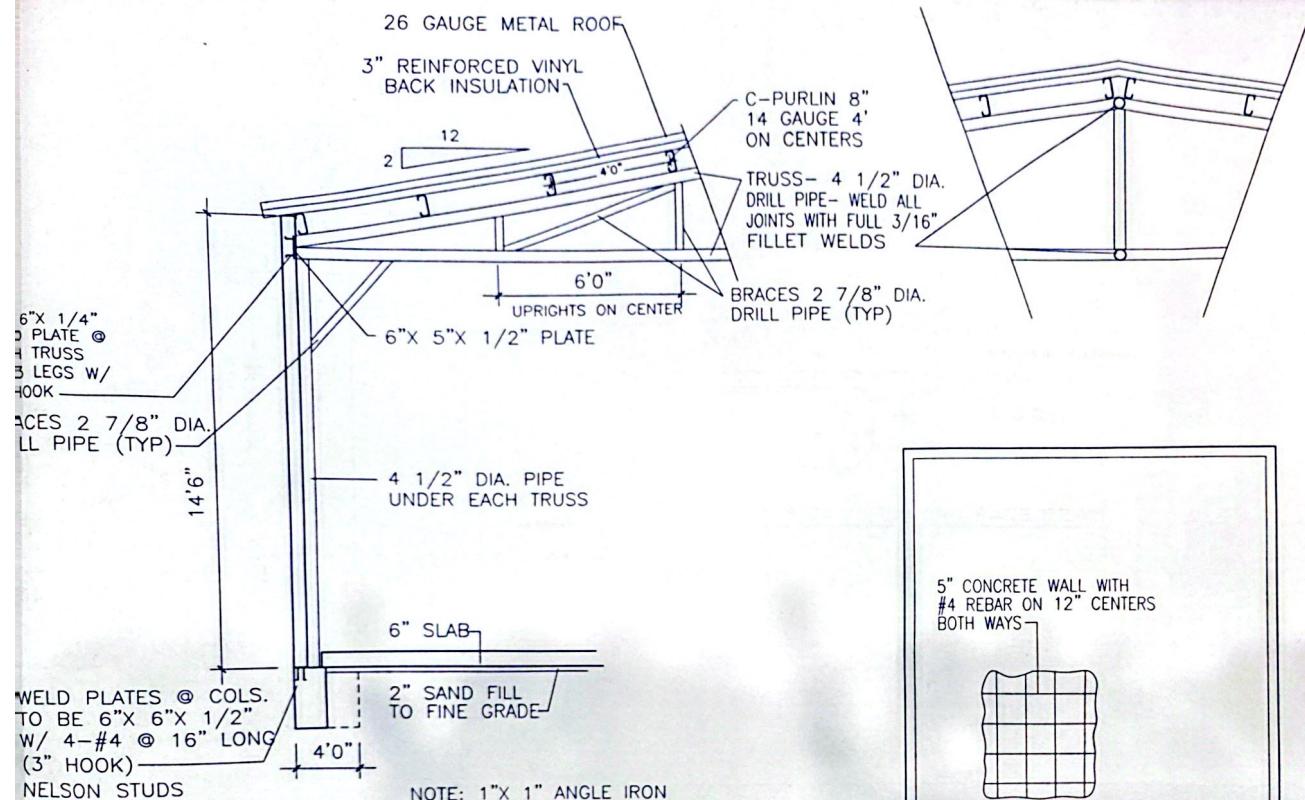


Xavier Chapa
4/5/99

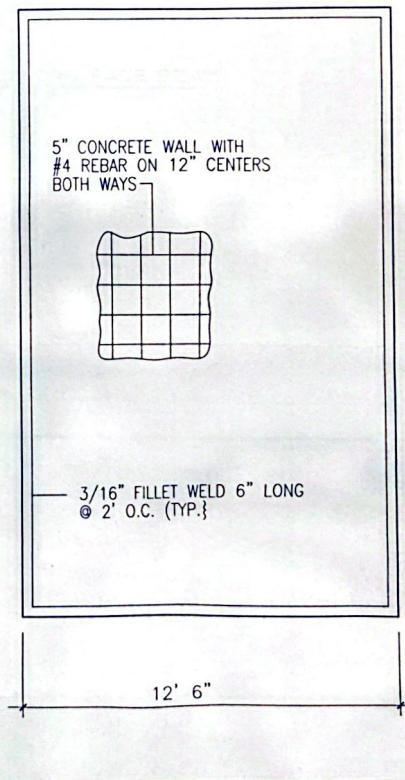
PRP CONSULTING GROUP
PLANNING SURVEYING LANDSCAPE DESIGN
CONSTRUCTION MANAGEMENT

DRAWN PDP
CHECKED
DATE 5 APRIL 99
SCALE 1/16" = 1'-0"
JOB NO. 9956005
SHEET 2

DR 3 SHEET



NOTE: CONTINUE FRAME ABOVE AROUND ALL DOOR OPENINGS



TIILT-UP WALL

NOTE: ON 12'-6" X 14' WIDE PANELS ADD 2-#4 ON EACH SIDE OF BAR LITE WINDOWS, & 3'0" X 6'0" DOOR.

ON 20' WIDE PANELS WITH 2- 3'0" X 7'0" DOORS, PROVIDE 4-#4 VERT. ON EACH SIDE OF DOOR AND ACROSS TOP OF DOORS (HORIZ.)

ON 20' WIDE PANELS WITH 12' X 12' O.H. DOORS, PROVIDE 7-#4 VERT ON EACH SIDE OF DOOR AND ACROSS TOP OF DOOR (HORIZ.)

WALL SECTIONS

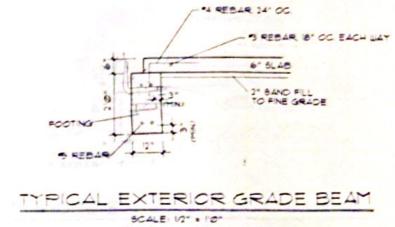
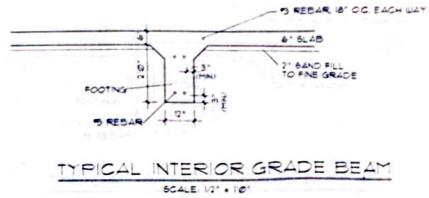
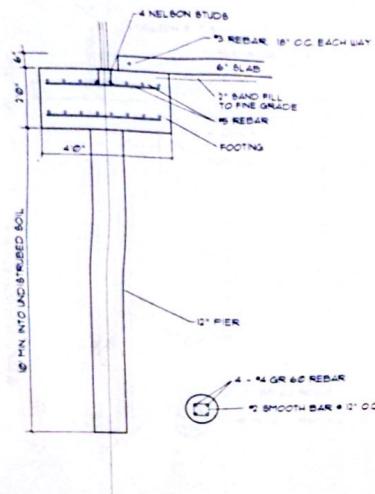
SCALE: 1/2" = 1'0"

*Yasser Chaga
4/5/99*

PRP CONSULTING GROUP
PLANNING SURVEYING LANDSCAPE DESIGN
CONSTRUCTION MANAGEMENT

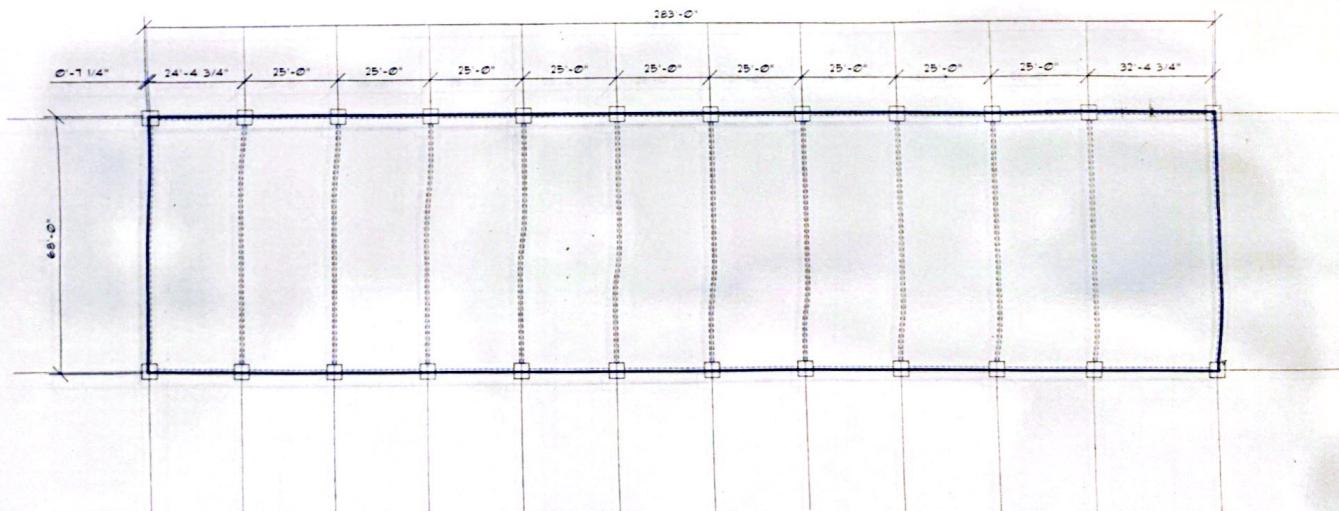
DRAWN
PDP
CHECKED
DATE
5 APRIL
SCALE
1/2" = 1'
JOB NO
9956012
SHEET
3

DR 35

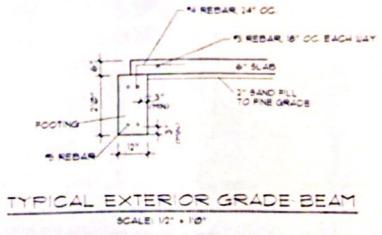
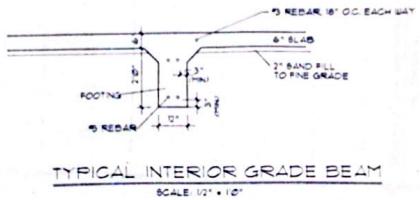
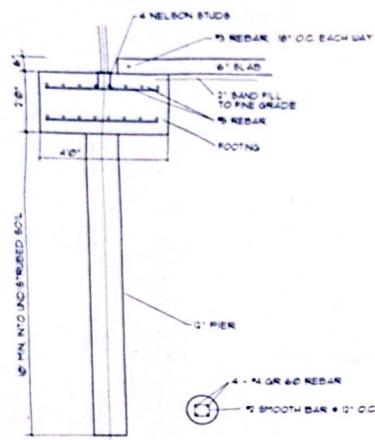


6 - 2" Gas every 3'-0"

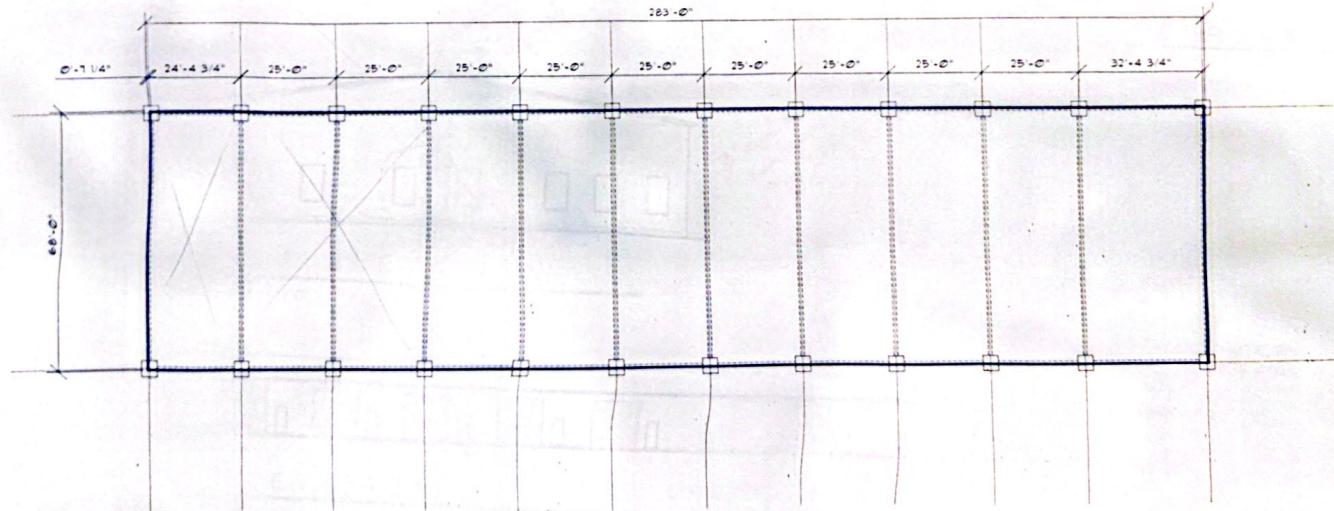
COLUMN FOOTING DETAIL
SCALE 1/2" = 1'-0"




Xavier Chope



COLUMN FOOTING DETAIL
SCALE 1/2" = 1'-0"



Xavier Chope

RDGS&
associates

architects

1 7 8 1 8
Davenport Road
Suite 119
Dallas, Texas
75252
(972) 407-6056
REVISED: _____

LONE STAR GARDEN
1114 Regency Drive
Wylie, Texas

#98093

1.00

STAIRS

- MAX. RISE - 7"
- MIN. Rise - 4"
- Highest + Smallest rise
height cannot deviate
more than $\frac{3}{8}$ "
- Handrail required
Both sides. Top of
rail located $3\frac{1}{2}$ " - $3\frac{3}{8}$ "
above nosings of treads.
- Open sides of stairs
and landings must
have 42" mid height
guardrail from finished
floor.
- No openings in handrail
or guardrail that a 4" ^{dia}
sphere will pass through
- Handrail on 1 side
must extend 12" beyond
Top and bottom rail.
- Handrails must end
in newel posts or be
returned
(Not open on ends)

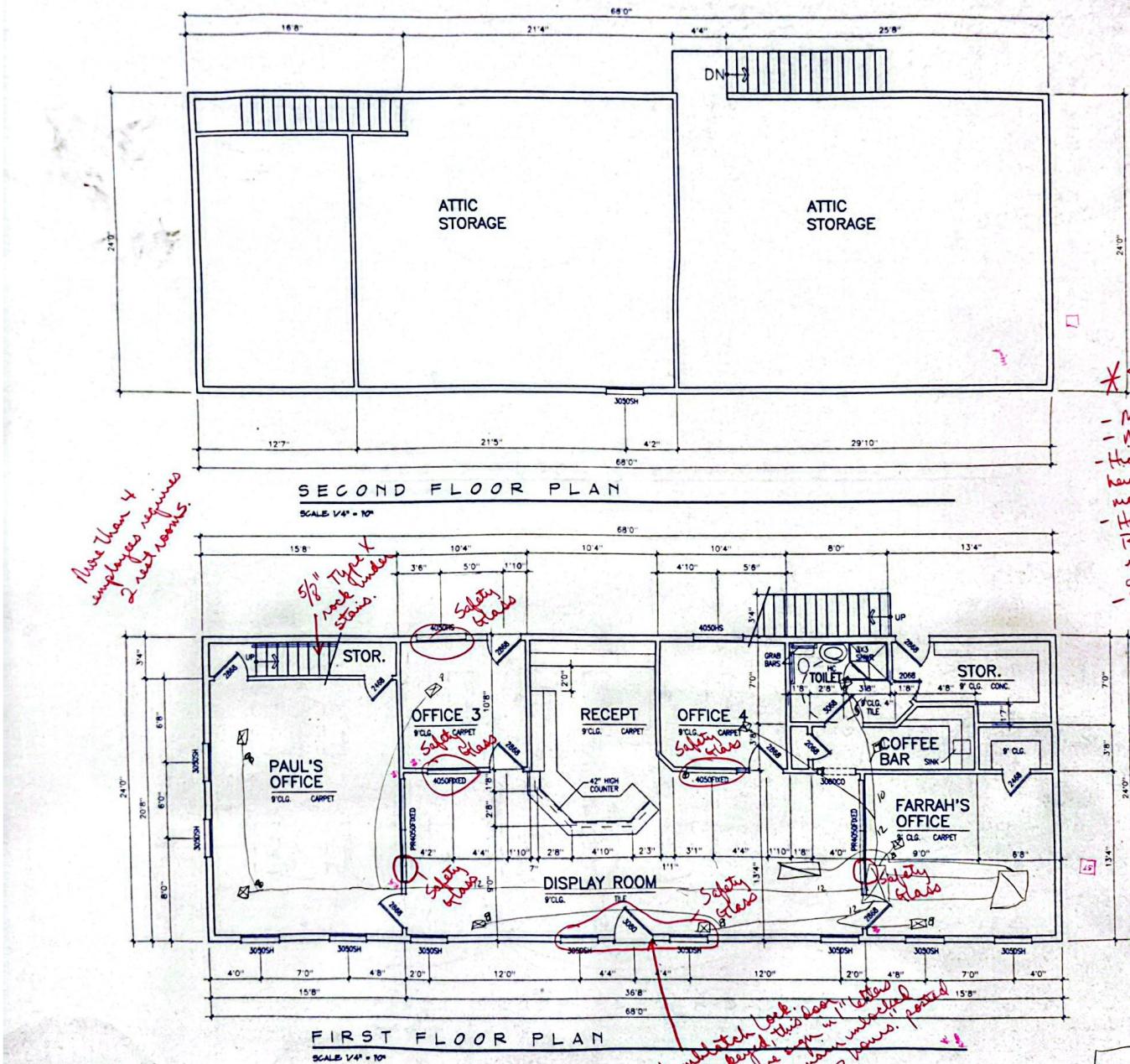


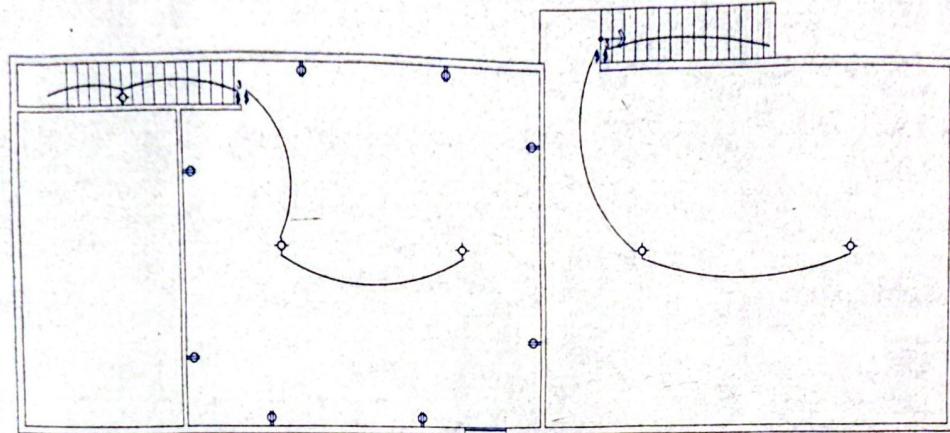
 ARCHITECTURAL
 ASSOCIATION
 OF CANADA

ONE STAR GRANITE



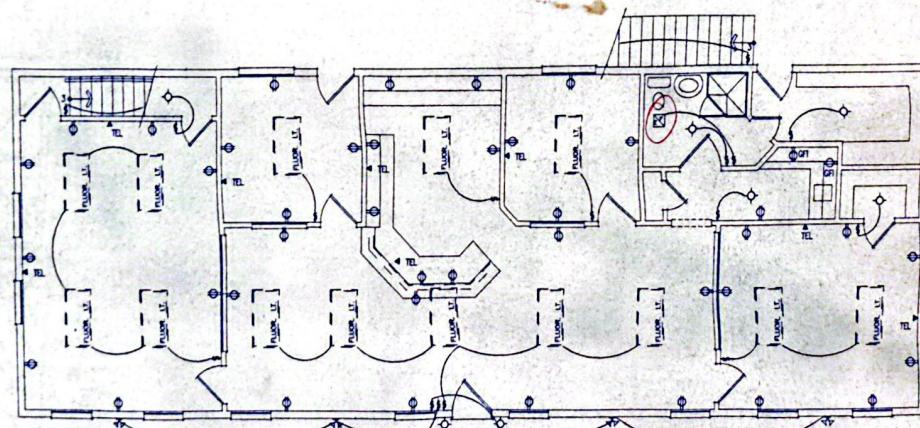
8-
0-
Thumblated back to see if I could
If double kept, this bear
very much like our "big bear".
This bear to resemble our "big bear".
This being business have posted
in a big bear.





SECOND FLOOR ELECTRICAL PLAN

SCALE 1/4" = 10'



FIRST FLOOR ELECTRICAL PLAN

SCALE 1/4" = 10'



LONE STAR GRANITE
 114 Regency Drive
 Wylie, Texas

#98093

3.00

RDG
 associates

architect

17815

Davenport Rd

Suite 119

Dallas, Texas

75252

(972) 407-605

REVISED:

STAIRS

- MAX. RISE - 7"
- MIN. RISE - 4"
- Highest + Smallest rise height cannot deviate more than $3/8$ ".
- Handrail required Both sides. Top of rail located $3\frac{1}{4}$ " - $3\frac{3}{8}$ " above nosings of treads.
- Open sides of stairs and landings must have 42" min. height guardrail from finished floor.
- No openings in hand or guardrail that a 4" sphere will pass through.
- Handrail on 1 side must extend 12" beyond top and bottom rise.
- Handrails must end in newel posts or be returned.
(Not open on ends)



114 Regency Drive
Wylie, Texas

Mann Vehicle Sales

EXHIBIT “C”

Conditions For Special Use Permit

I. PURPOSE:

1. The purpose of this Special Use Permit is to allow for an Vehicle Display, Sales or Service use within the Light Industrial district.

II. GENERAL CONDITIONS:

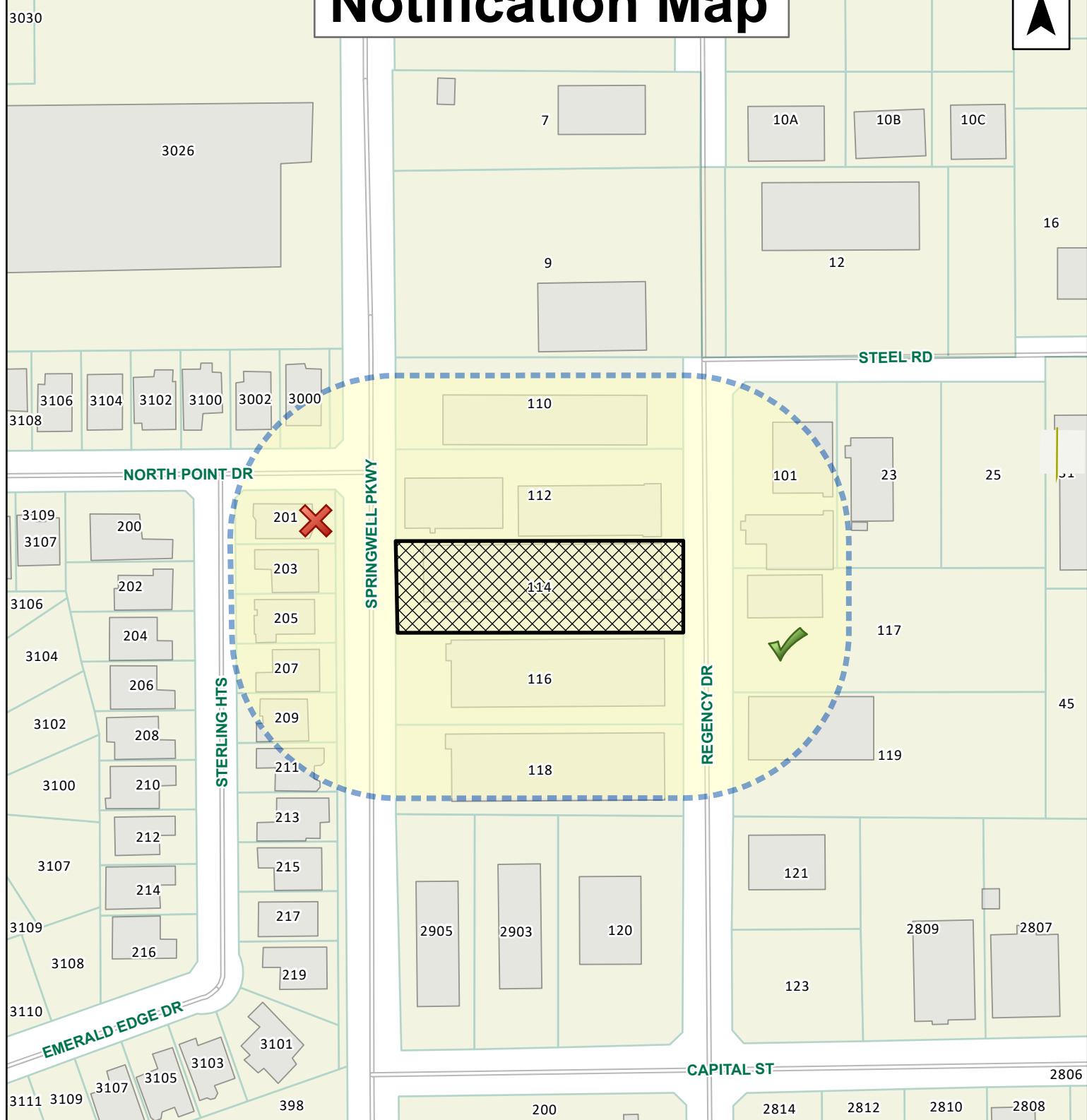
1. This Special Use Permit shall not affect any regulations of the Light Industrial District (CC) set forth in Article 4 and 5 of the Comprehensive Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
2. The design and development of the Mann Vehicle Sales development shall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

III. SPECIAL CONDITIONS:

1. This Special Use Permit shall allow for Vehicle Display, Sales or Service within the Light Industrial district limited to be inside a 5,400 square foot area as indicated in the Zoning Exhibit (Exhibit B).
2. The parking requirement for the development shall be 1 space for every 750 square feet being a total of 8 parking spaces.

Notification Map

4



ZONING CASE:
ZC 2025-17 114 Regency Drive



SUBJECT property



200 foot Notification Buffer

0 100 200 300 400 500 Feet

Date: 10/27/2025

COMPILED BY: G STAFFORD





Public Comment Form

First Name *

Kenneth

Middle Name**Last Name ***

Pewitt

Address *

Street Address

602 Stone Hearth Lane

Address Line 2

City

State / Province / Region

Wylie

TX

Postal / Zip Code

75098

Case # *

ZC2025-17 114 Regency

Response *

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

Comments

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

Signature *

A grayscale image of a handwritten signature, appearing to read 'Kenneth Pewitt'.

Date of Signature

12/1/2025



Public Comment Form

First Name *

Jamie

Middle Name**Last Name ***

Hawthorne

Address *

Street Address

329 Highland Creek Dr

Address Line 2

City

State / Province / Region

Wylie

TX

Postal / Zip Code

75098

Case # *

ZC2025-17 114 Regency

Response *

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

Comments

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

Signature ***Date of Signature**

12/5/2025



Public Comment Form

First Name *

Syed shamshalam

Middle Name
Last Name *

Hussaini

Address *

Street Address
201 Sterling Heights
Address Line 2
City
Wylie
Postal / Zip Code
75098

State / Province / Region

TX

Case # *

ZC2025-17 114 Regency

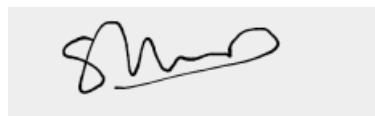
Response *

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

Comments

We have noise pollution starting 4 AM already, this change will worsen the noise problem. Additionally, this change will negatively impact our property valuations. Finally the increase local traffic and increase commercialization is a safety concern.

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

Signature *

Date of Signature

11/17/2025



Public Comment Form

First Name *

Anil

Middle Name**Last Name ***

Asher

Address *

Street Address

117 Regency Dr

Address Line 2

City

State / Province / Region

Wylie

TX

Postal / Zip Code

75098

Case # *

ZC2025-17 114 Regency

Response *

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

Comments

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

Signature ***Date of Signature**

11/19/2025



Wylie City Council

AGENDA REPORT

Department: Community Development

Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP) on 5.578 acres to allow for a warehouse use. Property located at 603 Sanden Blvd. (ZC 2025-18).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: RAK Equities

APPLICANT: Westwood Professional Services

The applicant is requesting that 603 Sanden Blvd. be rezoned from Light Industrial to Light Industrial - Special Use Permit to allow for a 62,908 sq. ft. warehouse use. The Special Use Permit (SUP) is needed as the Zoning Ordinance requires all warehouse buildings over 25,000 sq. ft. to have a SUP approval. The development is located on Lot 1R-4, Block A of Sanden Addition, and is proposed as shell space by RAK Equities.

The site is proposed to be accessed by a fire lane that loops around the entire structure with two drives that lead to connections to Sanden Blvd. and to FM 544. Truck loading areas are provided near the rear of the site. 102 parking spaces, with six being ADA accessible, are located along the front and sides of the building.

The site provides 60,546 sq. ft. of landscaping being approximately 25% of the overall landscaped area which is in compliance with the 10% minimum landscaping requirement. The landscape plan includes tree plantings primarily along the street frontage of Sanden Blvd. and throughout the parking areas.

The structure's exterior material consists of tilt wall construction with Sherwin-Williams: toque white, cityscape, and Iron Ore paint being used. The elevations provide architectural variation with the use of varying tilt wall heights and an enhanced entrance with awnings.

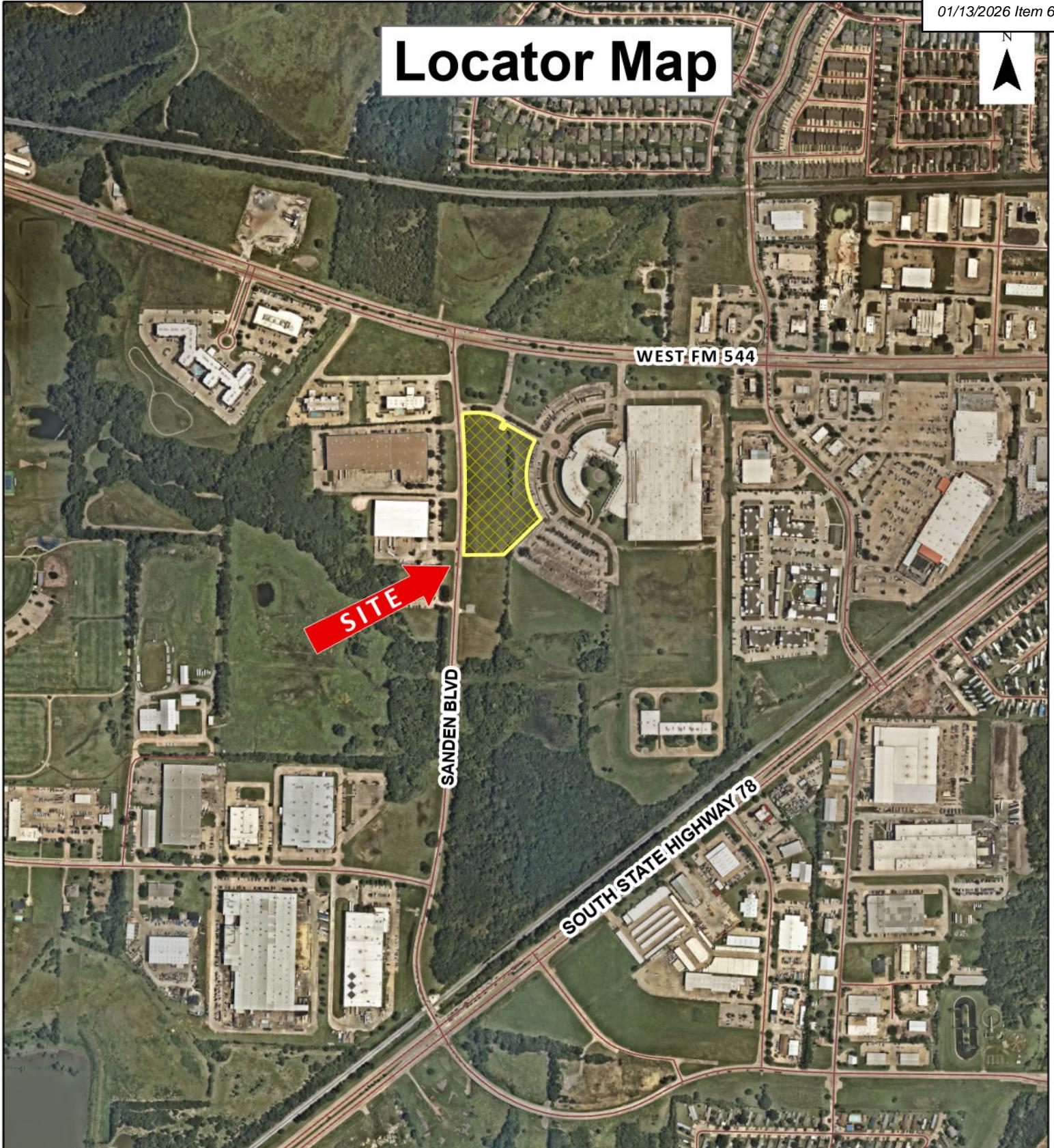
If approved, the zoning exhibit shall serve as the site plan for the warehouse development.

The adjacent properties to the north and south are undeveloped and zoned Light Industrial. The properties to the east and west are zoned Industrial and Industrial - Special Use Permit and contain similar warehouse industrial uses.

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

After some discussion regarding both the likely tenants, which include office warehouse type businesses such as plumbing or electrical companies, and the City's plans for improvements on Sanden, the P&Z Commission voted 4-1 to recommend approval.

Locator Map



ZONING CASE:
ZC 2025-18 603 SANDEN BLVD

SUBJECT property

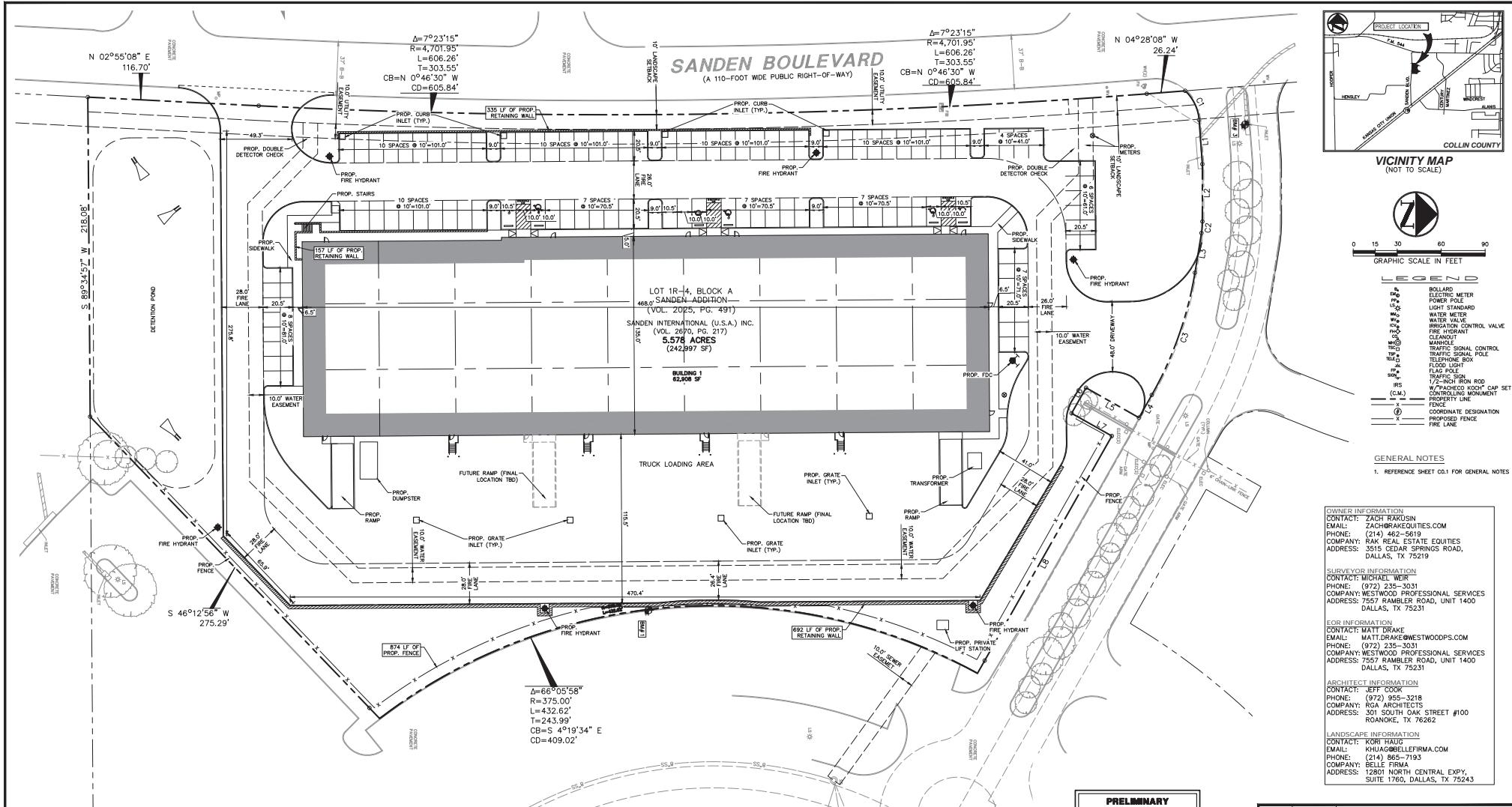
0 0.1 0.2 0.3 Miles



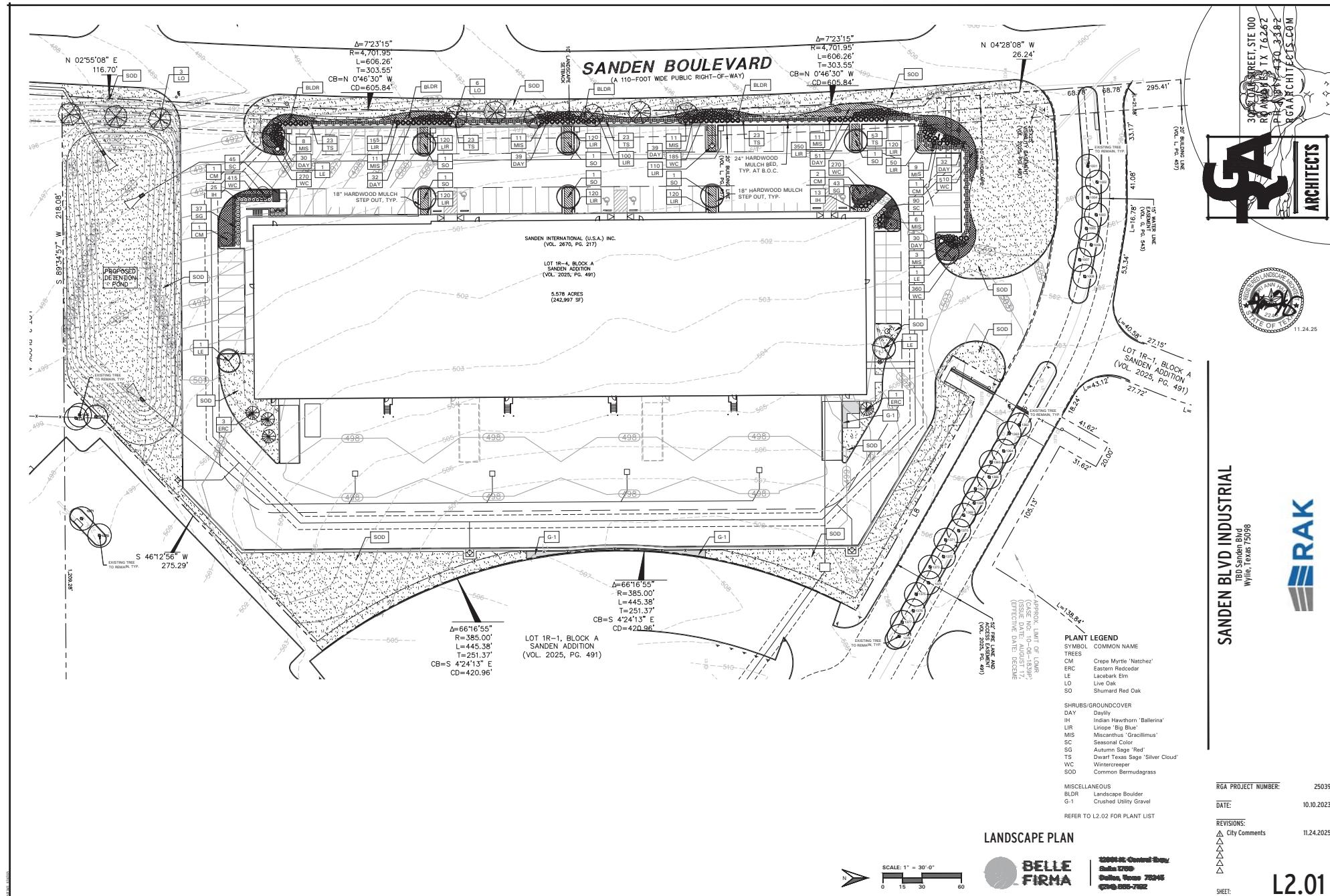
Date: 11/20/2025

COMPILED BY: G STAFFORD





NO.	DATE	REVISION
Westwood Westwood Professional Services, Inc.		
SUP SITE PLAN		
SANDEN INDUSTRIAL		
62,908 SF BUILDING		
603 SANDEN BLVD		
CITY OF WYLIE, COLLIN COUNTY, TEXAS		
DESIGN	DRAWN	DATE
TBG	RDD	NOV 2025
SCALE		
NOTES		
FILE		
NO.		



EXTRIOR PAINT KEY

MATL	DESCR.
P-1	EXTERIOR CONCRETE (PRIMARY COLOR - TILT WALL PANELS) SHERIN WILLIAMS SINTO61 'TOQUE WHITE'
P-2	EXTERIOR CONCRETE (ACCENT COLOR - TILT WALL PANELS) SHERIN WILLIAMS SINTO61 'GITSCAPE'
P-3	EXTERIOR CONCRETE (ACCENT COLOR - TILT WALL PANELS) SHERIN WILLIAMS SINTO61 'IRON ORE'
P-4	INTERIOR STRUCTURAL COLUMNS TO 2' AFF AND BULLDOZER (SAFETY YELLOW - SEMI-GLOSS)
P-5	METAL DOORS & FRAMES (COLOR TO MATCH WALL PANEL) - SEMI-GLOSS
GL-1	DURO-GLASS, 1/2" INSULATED, RINGOON FRAMING SYSTEM WITH 1" INSULATED LOW-E GLAZING, SOLARBAR TOKL + PACIFICA

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION
EXTERIOR STAIRS, LANDINGS & RAILS TO BE GALVANIZED

REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION
EXTERIOR STAIRS, LANDINGS & RAILS TO BE GALVANIZED



301 S. OAK STREET, STE 100
ROANOKE, TX 76262
PH | 817 430 3382
RGAARCHITECTS.COM

PVA
ARCHITECTS

PRELIMINARY

NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION.

THIS PRELIMINARY DOCUMENT IS
RELEASED UNDER THE AUTHORITY
OF

JEFFREY COOK

TEXAS REGISTRATION NO. 20832

ON DATE INDICATED BELOW.

SANDEN BIVD INDUSTRIAL

BLVD IND
TBD Sanden Blvd
Wylie, Texas 75098

RAK

RGA PROJECT NUMBER: 250
DATE: 10.10.20
REVISIONS:
△
△
△
△
△
△
△

A3.01

This architectural cross-section diagram illustrates a building's structural and functional elements. The diagram is labeled 'SECTION A-A' and shows a series of bays separated by vertical columns. Key features include:

- 1:** T.O. PANEL 32'-0" A.F.F. (at the top left)
- 2:** FIN. FLOOR 0'-0" (at the bottom left)
- 3:** 12'x14' OVERHEAD DOOR AND DRIVE UP RAMP (in the first bay)
- 4:** FIN. FLOOR 0'-0" (at the bottom center)
- 5:** PREFINISHED MTL GUTTER AND RECESSED DOWNSPOUTS, TYP. (along the roofline)
- 6:** GALV. STEEL STAIR WITH STL. GRATE LANDING AND TREADS, TYP. (in the center bay)
- 7:** 9'-10" OVERHEAD DOOR, TYP. (in the center-right bay)
- 8:** 12'x14' KNOCKOUT FOR FUTURE LEVELER, OVERSIZE DOOR, TYP. (in the rightmost bay)
- 9:** FIN. FLOOR 0'-0" (at the bottom right)
- 10:** T.O. PANEL 32'-0" A.F.F. (at the top right)
- 11:** FIN. FLOOR 0'-0" (at the very top right)

Annotations also describe a 'PREFINISHED ALUM. VENTILATION LOUVER, TYP. THERMAL' and 'GL-1 3/8" CLERESTORY WINDOW, TYP.' located in the upper right section of the building.

This architectural cross-section diagram illustrates the building's exterior wall and roof structure. The diagram is labeled with numbers 1 through 11, corresponding to the following descriptions:

- 11: FIN. FLOOR 0'-0"
- 10: T.O. PANEL 36'-0" A.F.F.
- 9: HORIZONTAL REVEALS, TYP.
- 8: TEXTURED AND PAINTED CONCRETE TILT WALL PANELS, TYP.
- 7: PANEL JOINT, TYP.
- 6: WALL-MOUNTED AREA LIGHT, REF. ELECTRICAL.
- 5: PERSONNEL DOOR, TYP. PAINT TO MATCH WALL COLOR KNOCKOUT FOR
- 4: GUS ALUMINUM WINDON TRAINING SYSTEM WITH INSULATED LOW-E GLAZING
- 3: PREFAB ALUM. CANOPY PAINT P-2 PAINT P-1
- 2: T.O. PANEL 36'-0" A.F.F.
- 1: FIN. FLOOR 0'-0"

The diagram shows a multi-story building with a textured concrete tilt wall panel system. It includes personnel doors, a canopy, and various lighting fixtures. The roof features T.O. panels and horizontal reveals. The base of the building is shown with a finished floor.

**RAK INDUSTRIAL
EXHIBIT "C"
CONDITIONS FOR SPECIAL USE PERMIT**

I. PURPOSE:

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

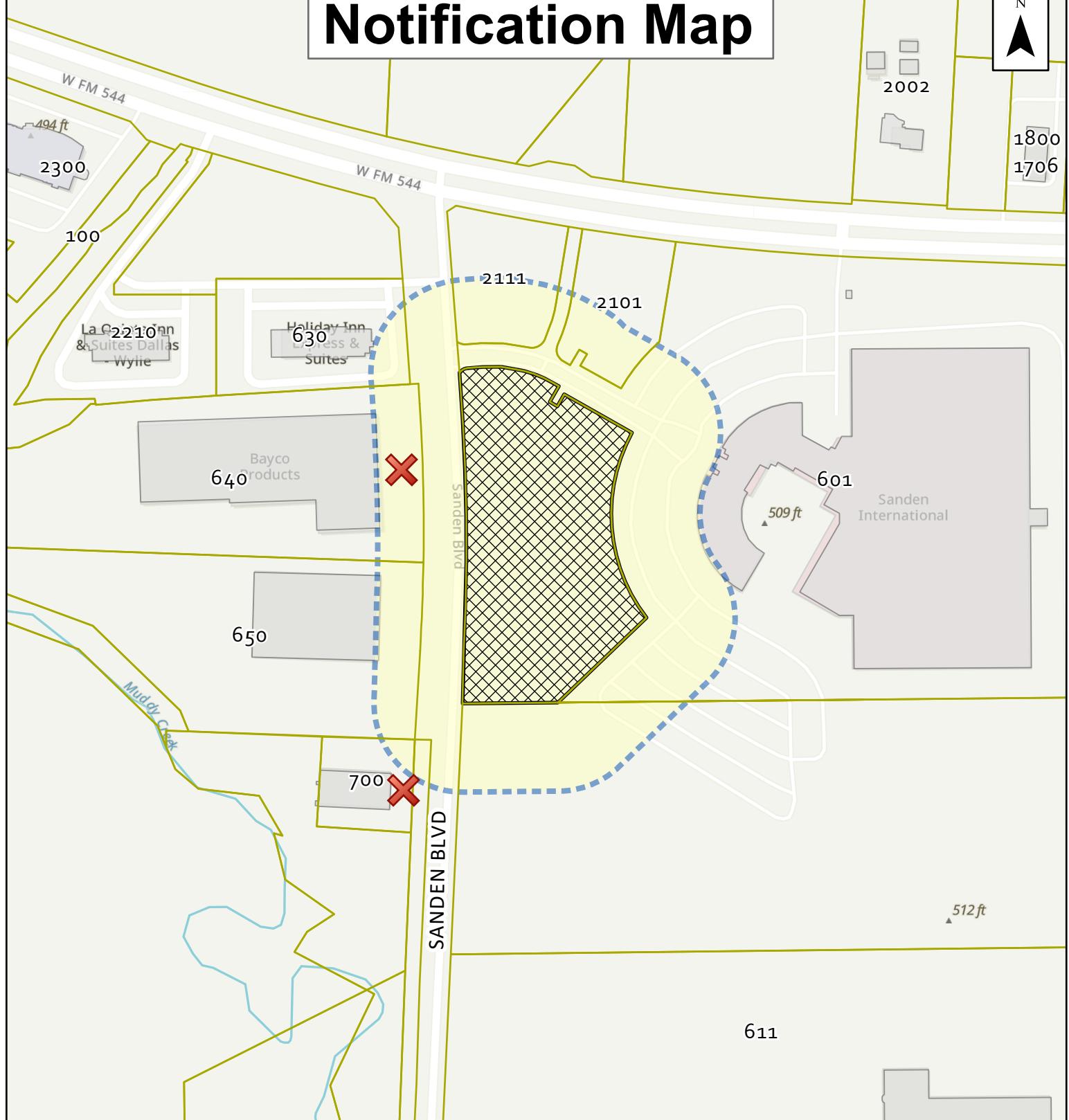
II. GENERAL CONDITIONS:

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

III. SPECIAL CONDITIONS:

1. The following uses as defined in the April 2021 Comprehensive Zoning Ordinance shall be expressly permitted on the subject property:
 - a. Industrial (Inside)
 - b. Office Showroom/Warehouse
 - c. Light Assembly & Fabrication
 - d. Warehouse/Distribution Center
2. The zoning exhibit (Exhibit B) shall serve as the Site Plan for the RAK Industrial development. Approval of the Special Use Permit shall act as site plan approval.

Notification Map



ZONING CASE:
ZC 2025-18 603 SANDEN BLVD



SUBJECT property



200 foot Notification Buffer

0 100 200 300 400 500 Feet



Date: 11/20/2025

COMPILED BY: G STAFFORD





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 #2025-18.

I am AGAINST the requested zoning as explained on the attached public notice for Zoning Case #2025-18.

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, December 16, 2025 6:00 pm
 Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of
 City Council meeting:

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

Name: Precision M/C Manufacturing, Inc.
 (please print)

Address: 700 Sanden Blvd.

Wylie, TX 75098

Signature: Karen Gantman

Date: 12/15/2025

COMMENTS:

Our main concern is we do not know what businesses will end up in these warehouses. Putting several businesses there will increase traffic which is already a problem.
 We would like to see businesses with similar business hours.
 Nothing opened late as we have already experienced people trespassing on our property several times after business hours.
 Run off and drainage is also a concern as the creek fills up quickly.

December 15, 2025

Re: Zoning Case Number: 2025-18

Precision M/C Manufacturing, Inc. is AGAINST the requested zoning change as presently proposed.

The concerns brought forward by Bayco Products, Inc. are also our concerns.

The information from the developer does make it seem like this will be a bigger operation than expressed. The current traffic and road conditions on Sanden are already concerning.

The water runoff and drainage are also concerns. When a good amount of rain is received, the creek now comes all the way up to our parking lot. This issue has increased over the years.

We would like to know who will be occupying the space/spaces. We would like to see similar business hours to our industrial area.

Thank you,



Kasey Gartman

Precision M/C Manufacturing, Inc.

700 Sanden Blvd., Wylie, TX 75098

(972)429-6200



December 10, 2025

**Re: Zoning Case #2025-18 – Request for Light Industrial Special Use Permit (603 Sanden Blvd)
City of Wylie Planning & Zoning Commission / City Council**

I am **AGAINST** the requested zoning change *as presently proposed*.

After reviewing the applicant's submitted plans, I have significant concerns about the traffic and safety impacts created by the proposed use. The plans include a **62,908 sq ft building**, yet the **elevation drawings on Page 4** of the submission clearly show **24 dock-high loading doors** spanning the long sides of the building. Likewise, the **site plan on Page 3** shows full-length truck courts and circulation areas designed to accommodate continuous tractor-trailer movements.

For a building of this size, a typical Light Industrial warehouse would normally include **5 to 8 dock doors**. The industry standard ratio for a building this size is approximately **1 dock door per 8,000–12,000 sq ft**. The applicant is proposing **1 door per 2,621 sq ft**, which is **three to four times higher** than normal.

This dock density is consistent with **high-throughput distribution, cross-dock operations, or LTL freight terminals**, not with the low- to moderate-impact uses anticipated under standard Light Industrial zoning.

The intensity of truck activity implied by the plan is incompatible with the surrounding infrastructure. **Sanden Blvd is only one lane in each direction**, and the roadway does not provide shoulders, turn lanes, or staging space for heavy truck traffic. With 24 dock doors, trucks are likely to arrive in clusters throughout the day. If the internal truck courts become full or if carriers arrive early, trucks may be forced to **queue or idle on Sanden Blvd**, blocking traffic in both directions and creating a risk to employees and visitors entering nearby businesses, including Bayco Products at 640 Sanden Blvd.

My concerns based on the submitted plans include:

- The **24 dock doors shown on Page 4** indicate a truck-intensive operation far beyond standard Light Industrial use.
- The **truck courts shown on Page 3** are oriented for continuous tractor-trailer flow, which increases traffic volume and turning movements.
- **Sanden Blvd's one-lane-each-way configuration** cannot safely support the anticipated volume of heavy trucks.

- **Truck queueing or staging** on Sanden Blvd is a foreseeable and significant safety hazard.
- The use, as designed, is effectively a **distribution terminal**, not a traditional Light Industrial warehouse.

I am not opposed to development, but any approval of a high-intensity distribution use on this roadway must include protections for traffic safety and surrounding businesses.

Accordingly, I respectfully request that the City require the following conditions before approving the SUP:

1. A full **Traffic Impact Analysis (TIA)** that specifically accounts for the 24 dock doors shown in the plans.
2. Demonstrated **on-site truck queueing capacity** sufficient to prevent any staging on Sanden Blvd.
3. A condition prohibiting **truck staging or idling on Sanden Blvd**, enforceable by the City.
4. Evaluation of whether **roadway or turn-lane improvements** are necessary to mitigate truck impacts.

Without these safeguards, the proposed Special Use Permit poses unacceptable traffic, operational, and safety impacts to neighboring properties.

Respectfully submitted,



Eric Wickstrom, Vice President
Neighboring Property Representative
640 Sanden Blvd, Wylie, TX 75098 (Bayco Products)

469-326-9420



Wylie City Council

AGENDA REPORT

Department: Community Development

Account Code: _____

Prepared By: Jasen Haskins

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Planned Development 2022-51 (PD 2022-51) to Commercial Corridor - Special Use Permit (CC-SUP) on 2.02 acres to allow for a landscaping contractor's maintenance yard. Property located at 703 N. Highway 78 (ZC 2025-14).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: FWIRE LLC

APPLICANT: Dakota Proscapes

The applicant is requesting to rezone a Planned Development (PD 2022-51) to Commercial Corridor with a Special Use Permit (SUP) to allow for a landscaping contractor's maintenance yard on 2.02 acres generally located at 703 N. Highway 78. The Special Use Permit is needed to allow for the outside storage of the landscaping business.

The property contains a 6,000 sq. ft. structure that was developed in 1994, which was recently renovated in 2023. The applicant is requesting to remove the previous Planned Development for an event center distillery use and have the base zoning of Commercial Corridor for the marketing of the existing structure, while using the remainder of the space for a landscaping contractor's maintenance yard.

The developer has an active Temporary Use Permit (TUP) on the property for the landscaping business with a contractor's yard on a smaller scale, which expires on January 31, 2026. This temporary use was allowed as an initial test to judge the compatibility of the use and its effect on the surrounding properties.

The provided zoning exhibit shows the proposed fenced areas, parking areas, and fire lane access from Marble Street and State Highway 78.

If approved, the development shall be required to complete a site plan for P&Z Commission consideration forthcoming.

The adjacent property to the north is zoned Commercial Corridor and developed with restaurant and retail uses. The properties to the east and west are zoned residential and developed with single-family homes. The property to the south contains the Hughes Cemetery.

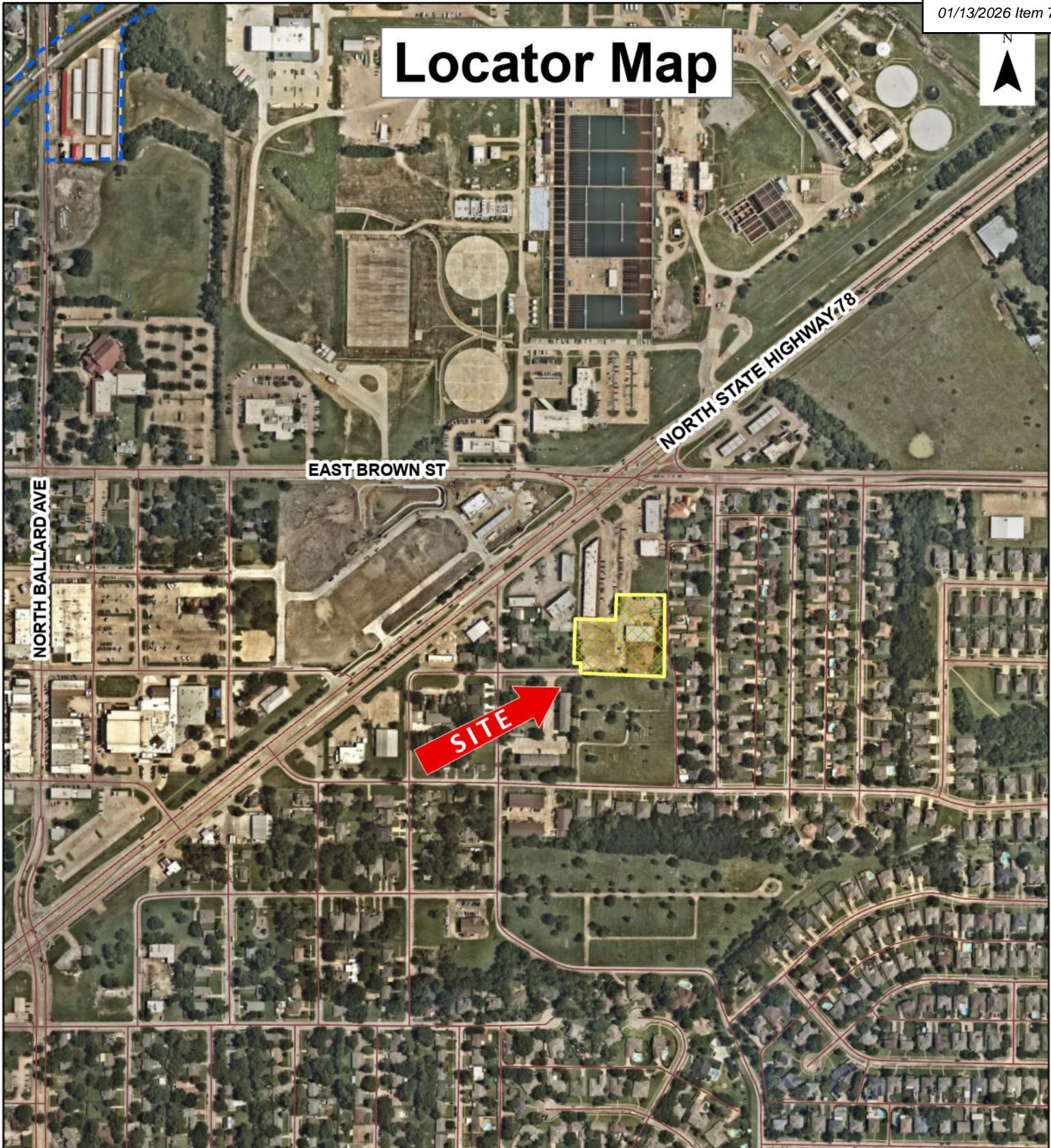
The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to 25 property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor of or in opposition to the request.

After some discussion regarding the TUP, to which staff mentioned we had received no complaints, the P&Z Commission voted 5-0 to recommend approval.



Locator Map



ZONING CASE:
ZC 2025-14 703 N STATE HWY 78

SUBJECT property

0 0.1 0.2 0.3 Miles



Date: 11/20/2025
COMPILED BY: G STAFFORD



Exhibit "C"**FWIRE****Conditions For Special Use Permit****I. PURPOSE:**

The purpose of this Special Use Permit is to allow for a landscaping contractor's maintenance yard.

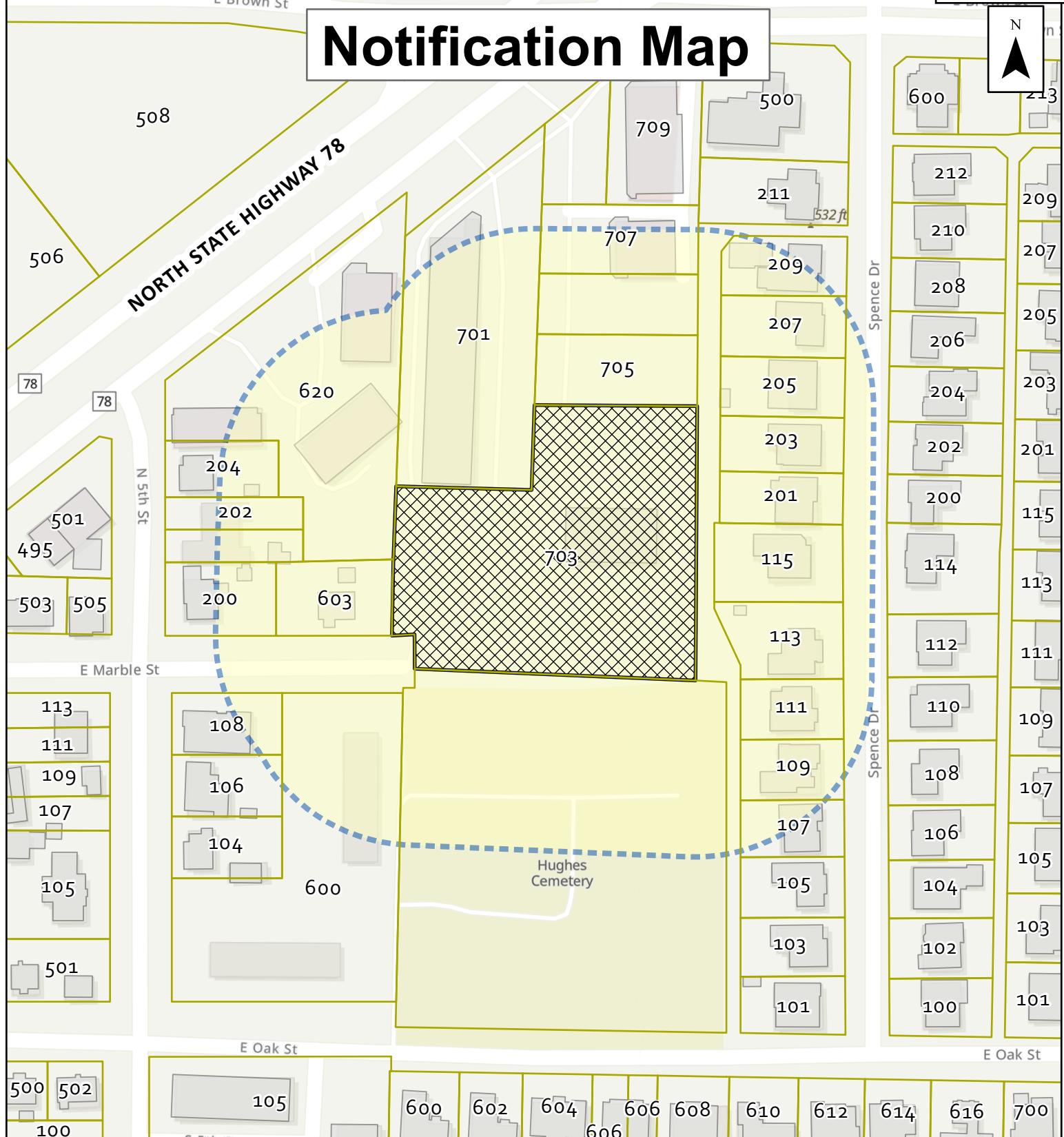
II. GENERAL CONDITIONS:

1. This exhibit shall not affect any regulations within the Zoning Ordinance (as of August 2025), except as specifically provided herein.
2. The design and development of the FWIRE development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit B).

III. SPECIAL CONDITIONS:

1. The underlying zoning for this development shall be Commercial Corridor (CC). All by-right uses allowed in CC as of the date of this Ordinance shall be allowed. In addition, the Contractor Maintenance Yard (5.2.I.2) use is allowed by-right.
2. The Special Use Permit shall expire and zoning revert to the base CC district shall the landscaping contractor's maintenance yard use cease to operate.

Notification Map



ZONING CASE:
ZC 2025-14 703 N STATE HWY 78

SUBJECT property 200 foot Notification Buffer

0 100 200 300 400 500 Feet



Date: 11/20/2025

COMPILED BY: G STAFFORD





Wylie City Council

AGENDA REPORT

Department: City Secretary
Prepared By: Stephanie Storm

Account Code: _____

Subject

Consider, and act upon, Resolution No. 2026-01(R) establishing a public newspaper of general circulation to be the “Official Newspaper” for the City of Wylie.

Recommendation

Motion to approve, Resolution No. 2026-01(R) establishing the _____ as the “Official Newspaper” of the City of Wylie.

Discussion

There are two requirements that must be met for a newspaper to meet the statutory requirements as a newspaper of general circulation.

(a) **Designating Official Newspaper.** The publication must be a newspaper as defined by §2051.044(a), Government Code. The section defines the term newspaper as:

- (1) devote not less than 25 percent of its total column lineage to general interest items;
- (2) be published at least once each week;
- (3) be entered as second-class postal matter in the county where published; and
- (4) have been published regularly and continuously for at least 12 months before the governmental entity or representative publishes notice.

(b) **Publication of Notice in Newspaper.** Where a law, which requires or authorizes the publication of a notice in a newspaper by a municipality, and does not specify the manner of the publication, including the number of times that the notice is required to be published and the period during which the notice is required to be published, the above requirements pertain; additionally, a municipality shall publish notices in a newspaper that is published in the municipality, and which meets the above requirements and will publish the notice at or below the legal rate. If no newspaper published in the municipality meets these requirements, then the municipality shall publish the notice in a newspaper that is published in the county in which the municipality is located and will charge the legal rate or a lower rate. GC §2051.048.

Publication rates for the Dallas Morning News have not changed from 2019 and are \$5.55/per line for \$3,000/yr., \$2.70/per line for \$10,000/yr., and \$5.55/per line with contract (\$3,000/yr.).

The Wylie News Legal Notices increased from \$4.60 to \$4.95 per line and Display Rates increased from \$19.00 to \$19.95 per column inch.

The City of Wylie Home Rule Charter additionally states in Article X1, Section 2, that the City Council shall declare annually one or more official media for the communication of all notices and other matters required by this Charter, City ordinance, or the constitution and laws of the State of Texas to be published or made available by the City.

The Wylie News and Dallas Morning News meet the criteria for the official publication as provided by the statute.

RESOLUTION NO. 2026-01(R)**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WYLIE, TEXAS,
ESTABLISHING A PUBLIC NEWSPAPER OF GENERAL CIRCULATION TO
BE THE OFFICIAL NEWSPAPER FOR THE CITY OF WYLIE.**

WHEREAS, Section 52.004, Local Government Code, requires the City Council of the City of Wylie, Texas ("City Council") to determine, by ordinance or resolution, a public newspaper to be the official newspaper for the City of Wylie, Texas ("Wylie"); and

WHEREAS, the City Council finds that the _____ is a public newspaper of general circulation and:

- (1) devote not less than 25 percent of its total column lineage to general interest items;
- (2) be published at least once each week;
- (3) be entered as second-class postal matter in the county where published; and
- (4) have been published regularly and continuously for at least 12 months before the governmental entity or representative publishes notice.

WHEREAS, the City Council finds that the _____ is a publication that meets all of the criteria legally required of an officially designated newspaper for the City of Wylie; and

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

- (1) The _____ is designated as the official newspaper for the City of Wylie for the calendar year 2026, commencing January 1, 2026.
- (2) This Resolution is effective immediately upon passage.

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

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary

PUBLICATION COST SUMMARY

January 2026

DALLAS MORNING NEWS

Legal Notices (Ordinance Captions, Public Hearings P&Z)

Full Dallas Morning News Open	\$14.00 per line/\$35 liner-\$45 display online
Full Dallas Morning News (\$3,000/yr)	\$5.55 per line/\$35 liner-\$45 display online
Full Dallas Morning News (\$10,000/yr)	\$2.70 per line/\$35 liner-\$45 display online
Classified Rates (Election Notices) Full DMN only	\$14.00 per line/\$35 liner-\$45 display online
<i>With Contract</i> (\$3,000/yr.)	\$5.55 per line/\$35 liner-\$45 display online
Display Rates (Budget/Tax Notices) Open	\$3,500.00* (1/4 page-Mon, Tues, Wed) \$4,000.00* (1/4 page-Sunday)

THE WYLIE NEWS

Legal Notices (Ordinance Captions, Public Hearings P&Z)

Rate	\$4.95 per line (display online included)
Display Rates (Election/Budget/Tax Notices)	\$19.95 per column inch (includes both print and digital e-edition)
Affidavit Fee (for Ordinance publications)	\$60

CIRCULATION WITHIN THE CITY

Dallas Morning News	412 (for zip code 75098) 58,000 (Mon/Sat paper) 60,000 (Avg. Circulation Sunday)
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All legal notices are also published online at dallasnews.com and mypublicnotices.com, with 12.2 million unique visitors to dallasnews.com each month.

The Wylie News (Wylie)	6,162 (The Wylie News)
Includes circulation in Collin, Dallas, and Rockwall counties	

The Wylie News - Notices are published in the Murphy/Sachse/Wylie editions	19,561 (Wylie/Sachse/Murphy)
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Public notices are also included in C&S Media Publications' digital platforms, which average over 605,000 visitors per month. All public notices are also included on texaspublicnotices.com and can be accessed by anyone at no charge.



Wylie City Council

AGENDA REPORT

Department: City Council

Account Code: _____

Prepared By: Stephanie Storm

Subject

Consider, and act upon, Council input and approval to send a letter, thanking Spiritual Wildlife Rescue & Rehabilitation Sanctuary, Inc., for their assistance with wildlife rehabilitation services.

Recommendation

Motion to approve the Item as presented.

Discussion

This item was added at the request of the Mayor to allow for Council discussion and consideration of approval to send a letter, on City letterhead, recognizing and thanking Spiritual Wildlife Rescue & Rehabilitation Sanctuary, Inc. for their past assistance to the City in providing licensed wildlife rehabilitation services. The organization has assisted the City on multiple occasions, including the rehabilitation of baby bobcats.



Wylie City Council

AGENDA REPORT

Department: City Council

Account Code: _____

Prepared By: Stephanie Storm

Subject

Discuss and provide direction to staff on Contracts, Request for Proposals (RFP), and Request for Quotes (RFQ).

Recommendation

Direction.

Discussion

This Item was added at the request of the Mayor to allow Council to discuss and provide clear majority direction to staff on expectations, requested information, and review criteria for future contracts, RFPs, and RFQs.