

# Wylie City Council Regular Meeting

December 09, 2025 – 6:00 PM

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



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## CALL TO ORDER

## INVOCATION & PLEDGE OF ALLEGIANCE

## PRESENTATIONS & RECOGNITIONS

PR1. Junior Mayor for the Day - Emily Lay.

PR2. Eagle Scouts - Ronan Herrick and Jacob Crabtree.

## 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 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.

## **REGULAR AGENDA**

- 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.

## **WORK SESSION**

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

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

## **RECONVENE INTO REGULAR SESSION**

## **EXECUTIVE SESSION**

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

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

- ES1. Consider the sale or acquisition of properties located at Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, 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).

- 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.*

## **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 December 3, 2025 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

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*Stephanie Storm, City Secretary*

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*Date Notice Removed*

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

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

Texas Government Code Section:

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



# Wylie City Council

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## AGENDA REPORT

Department: City Secretary  
Prepared By: Stephanie Storm

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

### Subject

Consider, and act upon, approval of November 18, 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

November 18, 2025 – 6:00 PM

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



## CALL TO ORDER

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

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Prevention Division Chief Cory Claborn; Finance Director Melissa Brown; Marketing and Communications Director Craig Kelly; City Secretary Stephanie Storm; Police Lieutenant Matt Miller; Community Services Director Jasen Haskins; Assistant Parks and Recreation Director Brent Stowers; Library Director Ofilia Barrera; Utility Service Manager Orie Cross; Interim Animal Services Manager Chris Marren; Operations Director James Brown; and various support staff.

## INVOCATION & PLEDGE OF ALLEGIANCE

### Pledge of Allegiance - Girl Scout Troop 582.

Mayor Porter led the invocation, and Girl Scout Troop 582 led the Pledge of Allegiance.

## PRESENTATIONS & RECOGNITIONS

### PR1. Shining The Way Student - Term 1, Wylie High School.

The student was not present to be recognized.

### PR2. Hunger and Homelessness Awareness Week.

Mayor Porter presented a proclamation proclaiming November 16-22, 2025, as National Hunger and Homelessness Awareness Week in Wylie, Texas. Representatives from the Wylie Christian Care Center, St. Vincent de Paul Society, Hope for the Cities, Agape Resource & Assistance Center, Inc., Amazing Grace Food Pantry, 5 Loaves Food Pantry, Waterbrook Bible Fellowship, Hope Bridge Pregnancy Resource Center, Children's Health, Community ISD, Wylie Police Department, and The Cross Church were present to accept the proclamation.

### PR3. The Wall That Heals Update.

Mayor Porter and Communications and Marketing Director Kelly recognized various individuals and organizations for their work with The Wall that Heals. Mayor Porter proclaimed November 18, 2025, as Mary Lange Day in Wylie, Texas.

## COMMENTS ON NON-AGENDA ITEMS

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individual, six minutes for a group. In addition, Council is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

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

Douglas Roger Holt addressed the City Council regarding a sidewalk being installed along FM 544 from Sanden Boulevard to Westgate Way, and the area near the intersection of Westgate Way.

## **CONSENT AGENDA**

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

- A. Consider, and act upon, approval of October 28, 2025 Regular City Council Meeting minutes.**
- B. Consider, and act upon, Ordinance No. 2025-40 amending Wylie's Code of Ordinances, Ordinance No. 2021-17, as amended, Appendix A (Comprehensive Fee Schedule), Section II (Garbage, Trash and Brush Fees).**
- C. Consider, and act upon, the approval of exercise equipment from Marathon Fitness for the Parks and Recreation Department in the estimated amount of \$60,531.00 through a cooperative purchasing contract with Buy Board and authorizing the City Manager to execute any necessary documents.**
- D. Consider, and act upon, the approval for the purchase of four (4) vehicles for the Police Department in an estimated amount of \$186,514.00 through a cooperative with The Interlocal Purchasing System (TIPS) purchasing agreement and authorizing the City Manager to execute any and all necessary documents.**
- E. Consider, and act upon, the purchase of a 2026 Chevrolet 2500 HD Silverado in an estimated amount of \$90,889.00 from Caldwell County Chevrolet for the Animal Shelter through a cooperative purchasing agreement with BuyBoard, and authorize the City Manager to execute any necessary documents.**
- F. Consider, and act upon, the approval of the purchase of eighteen (18) new sets of Viking Personal Protective Equipment (PPE) from Responder Gear Supply in the estimated amount of \$56,985.00 through a cooperative purchasing contract with BuyBoard and authorizing the City Manager to execute any and all necessary documents.**
- G. Consider, and act upon, the approval of the purchase of Annual Maintenance and Software Upgrades for Public Safety Radios and Network Software from Motorola in the estimated amount of \$58,844.20 through a cooperative purchasing contract with Texas DIR-CPO-5433 and authorizing the City Manager to execute any and all necessary documents.**
- H. Consider, and act upon, Ordinance No. 2025-41 for a change of zoning from Agricultural District (AG/30) to Planned Development (PD), amending PD 2020-54, to allow for single-family residential development on 4.04 acres, located at 2601 and 2701 Sachse Road (ZC 2025-12).**
- I. Consider, and act upon, a Final Plat being a replat to create one light industrial lot on Lot 3R, Block B of Regency Business Park, Phase One on 1.949 acres, generally located at 117 Regency Drive and 25 Steel Road.**
- J. Consider, and act upon, Resolution No. 2025-26(R) authorizing the City Manager of the City of Wylie, Texas, to execute an Interlocal Agreement by and between the City of Wylie and the City of Lavon for**

**the performance of governmental functions and service specifically, emergency dispatch services associated with fire, rescue, and emergency medical services first responder general fire services.**

### **Council Action**

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

### **REGULAR AGENDA**

- 1. Hold a Public Hearing, consider, and act upon, the writing of an ordinance 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).**

### **Staff Comments**

Community Services Director Haskins addressed the Council, providing a brief update on the Item, and answered questions from the Council.

Tyler Adams, representing Greenlight Studio, presented a brief presentation.

### **Public Hearing**

Mayor Porter opened the public hearing on Item 1 at 6:49 p.m.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 6:49 p.m.

### **Council Action**

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

- 2. Hold a Public Hearing, consider, and act upon, the writing of an ordinance for an amendment to Planned Development 2022-38 (PD 2022-38) to allow for a modified light industrial development on 4.737 acres located on Lot 6, Block A of Woodlake Village at 1820 N. State Highway 78 (ZC 2025-13).**

Mayor *Pro Tem* Mulliqi stated that he had filed a Conflict of Interest with the City Secretary prior to the meeting and would be stepping out during the discussion and vote on this Item. Mayor *Pro Tem* Mulliqi stepped out of the meeting at 6:54 p.m.

### **Staff Comments**

Community Services Director Haskins addressed the Council, providing a brief update on the Item, and answered questions from the Council.

Carl Fleming, representing Urban Garages, answered questions from the Council.

### **Public Hearing**

Mayor Porter opened the public hearing on Item 2 at 6:57 p.m.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 6:57 p.m.

**Council Action**

A motion was made by Councilman Strang, seconded by Councilman Duke, to approve Item 2 as presented. A vote was taken, and the motion passed 6-0 with Mayor *Pro Tem* Mulliqi abstaining (Conflict of Interest on file with the City Secretary).

Mayor *Pro Tem* Mulliqi took his seat at the dais at 7:02 p.m.

3. **Consider, and act upon, Ordinance No. 2025-42 for a change in zoning from Agricultural (AG/30) to Planned Development - Commercial Corridor (PD-CC) on 8.5 acres located at 2710 and 2722 West FM 544 (ZC 2025-10).**

**Staff Comments**

Community Services Director Haskins addressed the Council, providing a brief update on the Item.

**Council Action**

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

4. **Consider, and act upon, Ordinance No. 2025-43 for a change in zoning from Single Family - 10 District (SF-10/24) to Planned Development - Townhouse District (PD-TH) on 0.25 acres to allow for single-family attached development. Property located at 603 E. Marble (ZC 2025-07).**

Mayor *Pro Tem* Mulliqi stated that he had a Conflict of Interest and would be stepping out during the discussion and vote on this Item. Mayor *Pro Tem* Mulliqi stepped out of the meeting at 7:04 p.m.

**Staff Comments**

Community Services Director Haskins addressed the Council, providing a brief update on the Item.

**Council Action**

A motion was made by Councilman Strang, seconded by Councilman Williams, to approve Item 4 as presented. A vote was taken, and the motion passed 6-0 with Mayor *Pro Tem* Mulliqi abstaining (Conflict of Interest on file with the City Secretary).

5. **Consider, and act upon, Resolution No. 2025-27(R) casting a vote for a candidate(s) to the Board of Directors of the Collin Central Appraisal District for a four-year term beginning January 1, 2026.**

**Council Action**

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Strang, to approve Resolution No. 2025-27(R) casting 22 votes for Baine Brooks to the Board of Directors of the Collin Central Appraisal District for a four-year term beginning January 1, 2026. A vote was taken, and the motion passed 7-0.

6. **Consider, and act upon, approval of a proclamation establishing a Sister City relationship between the City of Wylie, Texas, and the City of Mitrovica North, Kosovo, and authorize the Mayor to execute any and all necessary documents.**

**Council Comments**

Mayor *Pro Tem* Mulliqi addressed the Council, providing a brief explanation of the item and answering questions.

**Council Action**

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Duke, to approve Item 6 as presented. A vote was taken, and the motion passed 6-1 with Councilman Williams abstaining (no Conflict of Interest form on file with the City Secretary; therefore, per the City Charter, this abstention is recorded as a negative vote).



## EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 7:17 p.m.

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

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

#### **ES1. Discuss options for the Stonehaven House.**

#### **ES2. Consider the sale or acquisition of properties located at Brown/Eubanks, FM 544/Cooper, FM 544/Sanden, Jackson/Oak, Regency/Steel, State Hwy 78/Alanis, State Hwy 78/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, 2022-1c, 2022-10c, 2023-1c, 2024-5a, 2024-12c, 2025-4a, 2025-4d, 2025-5g, 2025-5h, 2025-8d, 2025-8i, 2025-9b, 2025-2025-9d, 2025-10c, 2025-10d, 2025-10e, 2025-10f, 2025-11a, 2025-11b, 2025-11c, and 2025-11d.**

## RECONVENE INTO OPEN SESSION

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

Mayor Porter convened the Council into Open Session at 8:43 p.m.

## READING OF ORDINANCES

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

City Secretary Storm read the captions of Ordinance Nos. 2025-40, 2025-41, 2025-42, and 2025-43 into the official record.

## ADJOURNMENT

A motion was made by Councilman Strang, seconded by Councilman Hooker, to adjourn the meeting at 8:46 p.m. A vote was taken, and the motion passed 7-0.

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

**ATTEST:**

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**Stephanie Storm, City Secretary**



# Wylie City Council

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## AGENDA REPORT

Department: Finance  
Prepared By: Melissa Brown

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

### Subject

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

10/31/2025

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2025-2026	CURRENT MONTH ACTUAL 2025-2026	YTD ACTUAL 2025-2026	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 8.33%
<b>GENERAL FUND REVENUE SUMMARY</b>					
TAXES	48,362,681	157,016	157,016	0.32%	A
FRANCHISE FEES	3,056,091	13,734	13,734	0.45%	B
LICENSES AND PERMITS	787,000	100,455	100,455	12.76%	
INTERGOVERNMENTAL REV.	4,142,845	355,843	355,843	8.59%	C
SERVICE FEES	7,054,326	63,456	63,456	0.90%	D
COURT FEES	368,800	35,189	35,189	9.54%	
INTEREST INCOME	1,190,864	63,682	63,682	5.35%	E
MISCELLANEOUS INCOME	224,835	84,043	84,043	37.38%	
OTHER FINANCING SOURCES	2,950,992	2,816,019	2,816,019	95.43%	F
<b>REVENUES</b>	<b>68,138,434</b>	<b>3,689,436</b>	<b>3,689,436</b>	<b>5.41%</b>	
USE OF FUND BALANCE	0	0	0	0.00%	
USE OF CARRY-FORWARD FUNDS	929,417	NA	NA	NA	G
<b>TOTAL REVENUES</b>	<b>69,067,851</b>	<b>3,689,436</b>	<b>3,689,436</b>	<b>5.34%</b>	
<b>GENERAL FUND EXPENDITURE SUMMARY</b>					
CITY COUNCIL	111,092	12,812	12,812	11.53%	
CITY MANAGER	1,508,389	104,412	104,412	6.92%	
CITY SECRETARY	667,130	28,907	28,907	4.33%	
CITY ATTORNEY	300,000	0	0	0.00%	
FINANCE	1,565,094	73,504	73,504	4.70%	
FACILITIES	1,193,728	50,423	50,423	4.22%	
MUNICIPAL COURT	736,112	40,672	40,672	5.53%	
HUMAN RESOURCES	999,037	53,530	53,530	5.36%	
PURCHASING	369,049	22,438	22,438	6.08%	
INFORMATION TECHNOLOGY	2,776,888	560,373	560,373	20.18%	H
POLICE	17,712,935	1,152,048	1,152,048	6.50%	
FIRE	15,278,903	1,061,084	1,061,084	6.94%	
EMERGENCY COMMUNICATIONS	3,507,492	163,842	163,842	4.67%	
ANIMAL CONTROL	1,024,992	49,616	49,616	4.84%	
EMERGENCY MEDICAL SERVICES	3,090,004	216,105	216,105	6.99%	
PLANNING	444,624	27,241	27,241	6.13%	
BUILDING INSPECTION	619,247	36,538	36,538	5.90%	
CODE ENFORCEMENT	370,196	18,960	18,960	5.12%	
STREETS	5,228,898	186,153	186,153	3.56%	
PARKS	2,645,331	133,038	133,038	5.03%	
LIBRARY	2,882,328	222,494	222,494	7.72%	
COMBINED SERVICES	6,673,657	575,971	575,971	8.63%	
<b>TOTAL EXPENDITURES</b>	<b>69,705,125</b>	<b>4,790,160</b>	<b>4,790,160</b>	<b>6.87%</b>	
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>-637,274</b>	<b>-1,100,724</b>	<b>-1,100,723</b>	<b>-1.53%</b>	
<p>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.</p> <p>B. Franchise Fees: Most franchise fees are recognized quarterly with electric fees making up the majority.</p> <p>C. 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.</p> <p>D. Service Fees: Trash fees billed in October are applicable towards FY 2024-25 revenue with the remaining fees coming from other seasonal fees.</p> <p>E. Interest Rates have gone down slightly since budget was developed in June.</p> <p>F. Yearly transfer from Utility Fund.</p> <p>G. Largest Carry Forward items: \$257,314 for Hail Damage Vehicle Repair, \$317,939 for Armored Vehicle, \$160,000 for Striping of Country Club, \$107,900 for 2023 TXDOT HSIP FM544 Program Signals and Lights, \$123,208 Dump Truck</p> <p>H. Annual maintenance agreements</p>					

## CITY OF WYLIE

## MONTHLY FINANCIAL REPORT

October 31, 2025

ACCOUNT DESCRIPTION	ANNUAL BUDGET 2025-2026	CURRENT MONTH ACTUAL 2025-2026	YTD ACTUAL 2025-2026	YTD ACTUAL AS A PERCENT OF BUDGET	Benchmark 8.33%
<b>UTILITY FUND REVENUES SUMMARY</b>					
SERVICE FEES	33,948,189	58,143	58,143	0.17%	I
INTEREST INCOME	1,138,074	97,560	97,560	8.57%	J
MISCELLANEOUS INCOME	70,000	1,785	1,785	2.55%	
OTHER FINANCING SOURCES				0.00%	
<b>REVENUES</b>	<b>35,156,263</b>	<b>157,487</b>	<b>157,487</b>	<b>0.45%</b>	
USE OF FUND BALANCE	0	NA	0	0	
USE OF CARRY-FORWARD FUNDS	117,464	NA	NA	NA	K
<b>TOTAL REVENUES</b>	<b>35,273,727</b>	<b>NA</b>	<b>157,487</b>	<b>0.45%</b>	
<b>UTILITY FUND EXPENDITURE SUMMARY</b>					
UTILITY ADMINISTRATION	830,755	39,341	39,341	4.74%	
UTILITIES - WATER	3,598,308	114,653	114,653	3.19%	
CITY ENGINEER	1,761,708	32,317	32,317	1.83%	L
UTILITIES - SEWER	2,605,751	80,373	80,373	3.08%	
UTILITY BILLING	1,872,831	104,639	104,639	5.59%	
COMBINED SERVICES	24,224,235	3,001,836	3,001,836	12.39%	M
<b>TOTAL EXPENDITURES</b>	<b>34,893,588</b>	<b>3,373,159</b>	<b>3,373,159</b>	<b>9.67%</b>	
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>380,138</b>	<b>-3,215,672</b>	<b>-3,215,673</b>	<b>-9.22%</b>	
I. Most Utility Fund Revenue billed in October was applicable to FY 2024-25. J. Interest Rates have gone down slightly since the budget was developed in June; however, fund balance is higher than expected. K. Largest Carry Forward items: \$40,337 Dogwood Waterline Replacement Design, \$27,247 Stormwater Fee Study, \$90,000 SCADA Upgrades L. Open Engineer Position M. Annual transfer to the General Fund.					



# Wylie City Council

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## AGENDA REPORT

Department: Finance  
Prepared By: Melissa Brown

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

### Subject

Consider, and place on file, the City of Wylie Monthly Investment Report for October 31, 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 September 30, 2025

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

MMA
CCD
T-Bills
T-Notes
AN

Invest. Number	Principal Amount	Type Of Security	Interest Rate	Issuer	Purchase Date	Maturity Date
1	\$17,950,879.59	MMA	4.1418%	Texpool	12/31/2006	NA
2	\$18,571,093.28	MMA	4.1167%	TexStar	3/15/2011	NA
	\$36,521,972.87					

Total

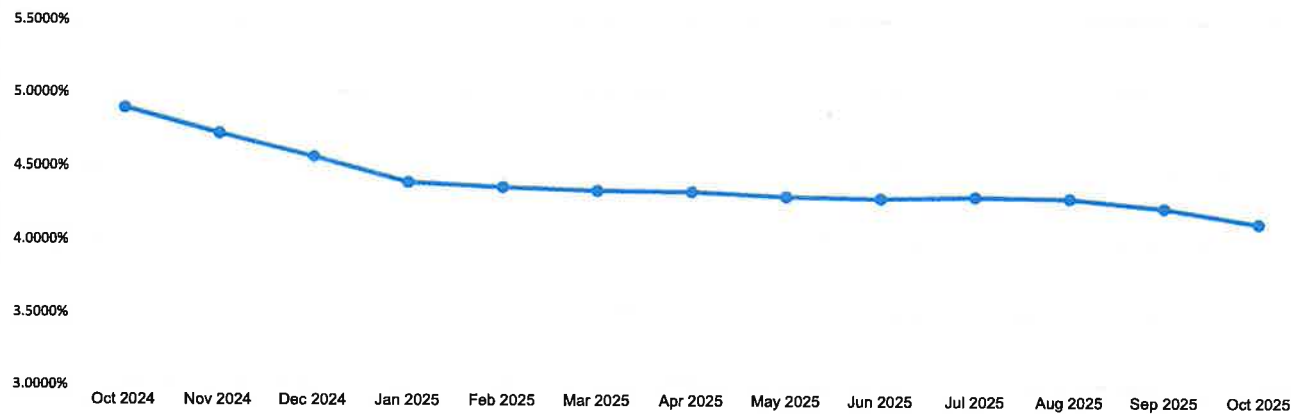
Weighted Average Coupon:  
Weighted Average Maturity (Days):

4.1290%
1.00

Money Markets:  
Certificates of Deposits:

\$36,521,972.87
\$0.00
\$36,521,972.87

Weighted Average Coupon



*Melinda Brown* 12-1-25  
Finance Director/Investment Officer



# Wylie City Council

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## AGENDA REPORT

Department: WEDC  
Prepared By: Jason Greiner

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

### Subject

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

### Recommendation

Motion to approve the Item as presented.

### Discussion

The Wylie Economic Development Corporation (WEDC) Board of Directors approved the attached financials on November 19, 2025.

# October Rev/Exp Report

## Account Summary

For Fiscal: 2025-2026 Period Ending: 10/31/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP</b>							
<b>Revenue</b>							
<b>Category: 400 - Taxes</b>							
<a href="#">111-4000-40210</a>	SALES TAX	5,389,434.00	5,389,434.00	0.00	0.00	-5,389,434.00	100.00 %
<b>Category: 400 - Taxes Total:</b>		<b>5,389,434.00</b>	<b>5,389,434.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-5,389,434.00</b>	<b>100.00%</b>
<b>Category: 460 - Interest Income</b>							
<a href="#">111-4000-46110</a>	ALLOCATED INTEREST EARNINGS	10,000.00	10,000.00	27,736.78	27,736.78	17,736.78	277.37 %
<b>Category: 460 - Interest Income Total:</b>		<b>10,000.00</b>	<b>10,000.00</b>	<b>27,736.78</b>	<b>27,736.78</b>	<b>17,736.78</b>	<b>177.37%</b>
<b>Category: 480 - Miscellaneous Income</b>							
<a href="#">111-4000-48110</a>	RENTAL INCOME	22,800.00	22,800.00	3,400.00	3,400.00	-19,400.00	85.09 %
<a href="#">111-4000-48430</a>	GAIN/(LOSS) SALE OF CAP ASSETS	2,898,313.00	2,898,313.00	0.00	0.00	-2,898,313.00	100.00 %
<b>Category: 480 - Miscellaneous Income Total:</b>		<b>2,921,113.00</b>	<b>2,921,113.00</b>	<b>3,400.00</b>	<b>3,400.00</b>	<b>-2,917,713.00</b>	<b>99.88%</b>
<b>Revenue Total:</b>		<b>8,320,547.00</b>	<b>8,320,547.00</b>	<b>31,136.78</b>	<b>31,136.78</b>	<b>-8,289,410.22</b>	<b>99.63%</b>
<b>Expense</b>							
<b>Category: 510 - Personnel Services</b>							
<a href="#">111-5611-51110</a>	SALARIES	549,044.03	549,044.03	36,201.88	36,201.88	512,842.15	93.41 %
<a href="#">111-5611-51140</a>	LONGEVITY PAY	3,089.89	3,089.89	0.00	0.00	3,089.89	100.00 %
<a href="#">111-5611-51310</a>	TMRS	89,445.70	89,445.70	5,709.06	5,709.06	83,736.64	93.62 %
<a href="#">111-5611-51410</a>	HOSPITAL & LIFE INSURANCE	90,827.45	90,827.45	3,038.46	3,038.46	87,788.99	96.65 %
<a href="#">111-5611-51420</a>	LONG-TERM DISABILITY	2,031.46	2,031.46	84.78	84.78	1,946.68	95.83 %
<a href="#">111-5611-51440</a>	FICA	34,232.30	34,232.30	2,164.07	2,164.07	32,068.23	93.68 %
<a href="#">111-5611-51450</a>	MEDICARE	8,005.94	8,005.94	506.13	506.13	7,499.81	93.68 %
<a href="#">111-5611-51470</a>	WORKERS COMP PREMIUM	552.13	552.13	362.72	362.72	189.41	34.31 %
<a href="#">111-5611-51480</a>	UNEMPLOYMENT COMP (TWC)	702.00	702.00	0.00	0.00	702.00	100.00 %
<b>Category: 510 - Personnel Services Total:</b>		<b>777,930.90</b>	<b>777,930.90</b>	<b>48,067.10</b>	<b>48,067.10</b>	<b>729,863.80</b>	<b>93.82%</b>
<b>Category: 520 - Supplies</b>							
<a href="#">111-5611-52010</a>	OFFICE SUPPLIES	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00 %
<a href="#">111-5611-52040</a>	POSTAGE & FREIGHT	300.00	300.00	0.00	0.00	300.00	100.00 %
<a href="#">111-5611-52810</a>	FOOD SUPPLIES	3,000.00	3,000.00	0.00	0.00	3,000.00	100.00 %
<b>Category: 520 - Supplies Total:</b>		<b>8,300.00</b>	<b>8,300.00</b>	<b>0.00</b>	<b>0.00</b>	<b>8,300.00</b>	<b>100.00%</b>
<b>Category: 540 - Materials for Maintenance</b>							
<a href="#">111-5611-54610</a>	FURNITURE & FIXTURES	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00 %
<a href="#">111-5611-54810</a>	COMPUTER HARD/SOFTWARE	7,650.00	7,650.00	0.00	0.00	7,650.00	100.00 %
<b>Category: 540 - Materials for Maintenance Total:</b>		<b>10,150.00</b>	<b>10,150.00</b>	<b>0.00</b>	<b>0.00</b>	<b>10,150.00</b>	<b>100.00%</b>
<b>Category: 560 - Contractual Services</b>							
<a href="#">111-5611-56030</a>	INCENTIVES	1,510,000.00	1,510,000.00	0.00	0.00	1,510,000.00	100.00 %
<a href="#">111-5611-56040</a>	SPECIAL SERVICES	87,270.00	87,270.00	157.50	157.50	87,112.50	99.82 %
<a href="#">111-5611-56041</a>	SPECIAL SERVICES-REAL ESTATE	221,000.00	221,000.00	0.00	0.00	221,000.00	100.00 %
<a href="#">111-5611-56042</a>	SPECIAL SERVICES-INFRASTRUCTUR	3,200,000.00	3,200,000.00	0.00	0.00	3,200,000.00	100.00 %
<a href="#">111-5611-56080</a>	ADVERTISING	276,125.00	276,125.00	17,250.00	17,250.00	258,875.00	93.75 %
<a href="#">111-5611-56090</a>	COMMUNITY DEVELOPMENT	74,450.00	74,450.00	0.00	0.00	74,450.00	100.00 %
<a href="#">111-5611-56110</a>	COMMUNICATIONS	7,900.00	7,900.00	0.00	0.00	7,900.00	100.00 %
<a href="#">111-5611-56180</a>	RENTAL	50,000.00	50,000.00	2,250.00	2,250.00	47,750.00	95.50 %
<a href="#">111-5611-56210</a>	TRAVEL & TRAINING	95,500.00	95,500.00	7,871.40	7,871.40	87,628.60	91.76 %
<a href="#">111-5611-56250</a>	DUES & SUBSCRIPTIONS	91,053.00	91,053.00	20,915.70	20,915.70	70,137.30	77.03 %
<a href="#">111-5611-56310</a>	INSURANCE	6,800.00	6,800.00	2,161.16	2,161.16	4,638.84	68.22 %
<a href="#">111-5611-56510</a>	AUDIT & LEGAL SERVICES	53,000.00	53,000.00	0.00	0.00	53,000.00	100.00 %
<a href="#">111-5611-56570</a>	ENGINEERING/ARCHITECTURAL	960,300.00	960,300.00	1,250.00	1,250.00	959,050.00	99.87 %
<a href="#">111-5611-56610</a>	UTILITIES-ELECTRIC	2,400.00	2,400.00	0.00	0.00	2,400.00	100.00 %
<b>Category: 560 - Contractual Services Total:</b>		<b>6,635,798.00</b>	<b>6,635,798.00</b>	<b>51,855.76</b>	<b>51,855.76</b>	<b>6,583,942.24</b>	<b>99.22%</b>



## Budget Report

For Fiscal: 2025-2026 Period Ending: 10/31/2025

	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Category: 570 - Debt Service &amp; Capital Replacement</b>						
<a href="#">111-5611-57410</a> PRINCIPAL PAYMENT	818,019.85	818,019.85	67,181.95	67,181.95	750,837.90	91.79 %
<a href="#">111-5611-57415</a> INTEREST EXPENSE	1,065,228.95	1,065,228.95	86,087.18	86,087.18	979,141.77	91.92 %
<b>Category: 570 - Debt Service &amp; Capital Replacement Total:</b>	<b>1,883,248.80</b>	<b>1,883,248.80</b>	<b>153,269.13</b>	<b>153,269.13</b>	<b>1,729,979.67</b>	<b>91.86%</b>
<b>Category: 580 - Capital Outlay</b>						
<a href="#">111-5611-58110</a> LAND-PURCHASE PRICE	1,000,000.00	1,000,000.00	25,000.00	25,000.00	975,000.00	97.50 %
<b>Category: 580 - Capital Outlay Total:</b>	<b>1,000,000.00</b>	<b>1,000,000.00</b>	<b>25,000.00</b>	<b>25,000.00</b>	<b>975,000.00</b>	<b>97.50%</b>
<b>Expense Total:</b>	<b>10,315,427.70</b>	<b>10,315,427.70</b>	<b>278,191.99</b>	<b>278,191.99</b>	<b>10,037,235.71</b>	<b>97.30%</b>
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):</b>	<b>-1,994,880.70</b>	<b>-1,994,880.70</b>	<b>-247,055.21</b>	<b>-247,055.21</b>	<b>1,747,825.49</b>	<b>87.62%</b>
<b>Report Surplus (Deficit):</b>	<b>-1,994,880.70</b>	<b>-1,994,880.70</b>	<b>-247,055.21</b>	<b>-247,055.21</b>	<b>1,747,825.49</b>	<b>87.62%</b>

## Budget Report

For Fiscal: 2025-2026 Period Ending: 10/31/2025

## Group Summary

Category	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Remaining
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP</b>						
<b>Revenue</b>						
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	27,736.78	27,736.78	17,736.78	177.37%
480 - Miscellaneous Income	2,921,113.00	2,921,113.00	3,400.00	3,400.00	-2,917,713.00	99.88%
<b>Revenue Total:</b>	<b>8,320,547.00</b>	<b>8,320,547.00</b>	<b>31,136.78</b>	<b>31,136.78</b>	<b>-8,289,410.22</b>	<b>99.63%</b>
<b>Expense</b>						
510 - Personnel Services	777,930.90	777,930.90	48,067.10	48,067.10	729,863.80	93.82%
520 - Supplies	8,300.00	8,300.00	0.00	0.00	8,300.00	100.00%
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	51,855.76	51,855.76	6,583,942.24	99.22%
570 - Debt Service & Capital Replacement	1,883,248.80	1,883,248.80	153,269.13	153,269.13	1,729,979.67	91.86%
580 - Capital Outlay	1,000,000.00	1,000,000.00	25,000.00	25,000.00	975,000.00	97.50%
<b>Expense Total:</b>	<b>10,315,427.70</b>	<b>10,315,427.70</b>	<b>278,191.99</b>	<b>278,191.99</b>	<b>10,037,235.71</b>	<b>97.30%</b>
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP Surplus (Deficit):</b>	<b>-1,994,880.70</b>	<b>-1,994,880.70</b>	<b>-247,055.21</b>	<b>-247,055.21</b>	<b>1,747,825.49</b>	<b>87.62%</b>
<b>Report Surplus (Deficit):</b>	<b>-1,994,880.70</b>	<b>-1,994,880.70</b>	<b>-247,055.21</b>	<b>-247,055.21</b>	<b>1,747,825.49</b>	<b>87.62%</b>

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	-247,055.21	-247,055.21	1,747,825.49
Report Surplus (Deficit):	-1,994,880.70	-1,994,880.70	-247,055.21	-247,055.21	1,747,825.49

Wylie Economic Development Corporation  
Statement of Net Position  
As of October 31, 2025

**Assets**

Cash and cash equivalents	\$ 10,773,986.33	
Receivables	\$ 1,109,000.00	Note 1
Inventories	\$ 15,994,175.91	
Prepaid Items	\$ -	
<b>Total Assets</b>	<b>\$ 27,877,162.24</b>	

**Deferred Outflows of Resources**

Pensions	\$ 84,397.55
<b>Total deferred outflows of resources</b>	<b>\$ 84,397.55</b>

**Liabilities**

Accounts Payable and other current liabilities	\$ 593,837.36	
Unearned Revenue	\$ 1,200.00	Note 2
Non current liabilities:		
Due within one year	\$ 833,403.89	Note 3
Due in more than one year	\$ 20,474,737.55	
<b>Total Liabilities</b>	<b>\$ 21,903,178.80</b>	

**Deferred Inflows of Resources**

Pensions	\$ (8,542.41)
<b>Total deferred inflows of resources</b>	<b>\$ (8,542.41)</b>

**Net Position**

Net investment in capital assets	\$ -
Unrestricted	\$ 6,049,838.58
<b>Total Net Position</b>	<b>\$ 6,049,838.58</b>

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

*Note 2: Deposits from rental property*

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

# Balance Sheet

## Account Summary

As Of 10/31/2025

	Name	Balance
<b>Fund: 111 - WYLIE ECONOMIC DEVEL CORP</b>		
<b>Assets</b>		
<a href="#">111-1000-10110</a>	CLAIM ON CASH AND CASH EQUIV.	10,771,986.33
<a href="#">111-1000-10115</a>	CASH - WEDC - INWOOD	0.00
<a href="#">111-1000-10135</a>	ESCROW	0.00
<a href="#">111-1000-10180</a>	DEPOSITS	2,000.00
<a href="#">111-1000-10198</a>	OTHER - MISC CLEARING	0.00
<a href="#">111-1000-10341</a>	TEXPOOL	0.00
<a href="#">111-1000-10343</a>	LOGIC	0.00
<a href="#">111-1000-10481</a>	INTEREST RECEIVABLE	0.00
<a href="#">111-1000-11511</a>	ACCTS REC - MISC	0.00
<a href="#">111-1000-11517</a>	ACCTS REC - SALES TAX	0.00
<a href="#">111-1000-12810</a>	LEASE PAYMENTS RECEIVABLE	0.00
<a href="#">111-1000-12950</a>	LOAN PROCEEDS RECEIVABLE	0.00
<a href="#">111-1000-12996</a>	LOAN RECEIVABLE	0.00
<a href="#">111-1000-12997</a>	ACCTS REC - JTM TECH	0.00
<a href="#">111-1000-12998</a>	ACCTS REC - FORGIVEABLE LOANS	1,109,000.00
<a href="#">111-1000-14112</a>	INVENTORY - MATERIAL/ SUPPLY	0.00
<a href="#">111-1000-14116</a>	INVENTORY - LAND & BUILDINGS	15,994,175.91
<a href="#">111-1000-14118</a>	INVENTORY - BAYCO/ SANDEN BLVD	0.00
<a href="#">111-1000-14310</a>	PREPAID EXPENSES - MISC	0.00
<a href="#">111-1000-14410</a>	DEFERRED OUTFLOWS	710,000.00
<b>Total Assets:</b>		<b>28,587,162.24</b>
		<b><u>28,587,162.24</u></b>
<b>Liability</b>		
<a href="#">111-2000-20110</a>	FEDERAL INCOME TAX PAYABLE	0.00
<a href="#">111-2000-20111</a>	MEDICARE PAYABLE	0.00
<a href="#">111-2000-20112</a>	CHILD SUPPORT PAYABLE	0.00
<a href="#">111-2000-20113</a>	CREDIT UNION PAYABLE	0.00
<a href="#">111-2000-20114</a>	IRS LEVY PAYABLE	0.00
<a href="#">111-2000-20115</a>	NATIONWIDE DEFERRED COMP	0.00
<a href="#">111-2000-20116</a>	HEALTH INSUR PAY-EMPLOYEE	-2,621.16
<a href="#">111-2000-20117</a>	TMRS PAYABLE	13,315.92
<a href="#">111-2000-20118</a>	ROTH IRA PAYABLE	0.00
<a href="#">111-2000-20119</a>	WORKERS COMP PAYABLE	0.00
<a href="#">111-2000-20120</a>	FICA PAYABLE	0.00
<a href="#">111-2000-20121</a>	TEC PAYABLE	0.00
<a href="#">111-2000-20122</a>	STUDENT LOAN LEVY PAYABLE	0.00
<a href="#">111-2000-20123</a>	ALIMONY PAYABLE	0.00
<a href="#">111-2000-20124</a>	BANKRUPTCY PAYABLE	0.00
<a href="#">111-2000-20125</a>	VALIC DEFERRED COMP	0.00
<a href="#">111-2000-20126</a>	ICMA PAYABLE	0.00
<a href="#">111-2000-20127</a>	EMP. LEGAL SERVICES PAYABLE	0.00
<a href="#">111-2000-20130</a>	FLEXIBLE SPENDING ACCOUNT	0.00
<a href="#">111-2000-20131</a>	EDWARD JONES DEFERRED COMP	0.00
<a href="#">111-2000-20132</a>	EMP CARE FLITE	0.00
<a href="#">111-2000-20133</a>	Unemployment Comp Payable	13.70
<a href="#">111-2000-20151</a>	ACCRUED WAGES PAYABLE	0.00
<a href="#">111-2000-20180</a>	ADDIT EMPLOYEE INSUR PAY	49.46
<a href="#">111-2000-20199</a>	MISC PAYROLL PAYABLE	0.00
<a href="#">111-2000-20201</a>	AP PENDING	0.00
<a href="#">111-2000-20210</a>	ACCOUNTS PAYABLE	20,639.82
<a href="#">111-2000-20530</a>	PROPERTY TAXES PAYABLE	0.00
<a href="#">111-2000-20540</a>	NOTES PAYABLE	710,000.00
<a href="#">111-2000-20610</a>	RETAINAGE PAYABLE	579,844.70

## Balance Sheet

As Of 10/31/2025

Account	Name	Balance
<a href="#">111-2000-20810</a>	DUE TO GENERAL FUND	0.00
<a href="#">111-2000-22270</a>	DEFERRED INFLOW	0.00
<a href="#">111-2000-22275</a>	DEF INFLOW - LEASE PRINCIPAL	0.00
<a href="#">111-2000-22280</a>	DEFERRED INFLOW - LEASE INT	0.00
<a href="#">111-2000-22915</a>	RENTAL DEPOSITS	1,200.00
<b>Total Liability:</b>		<b>1,322,442.44</b>

## Equity

<a href="#">111-3000-34110</a>	FUND BALANCE - RESERVED	0.00
<a href="#">111-3000-34590</a>	FUND BALANCE-UNRESERV/UNDESIG	27,511,002.09
<b>Total Beginning Equity:</b>		<b>27,511,002.09</b>
Total Revenue		31,136.78
Total Expense		278,191.99
<b>Revenues Over/Under Expenses</b>		<b>-247,055.21</b>
<b>Total Equity and Current Surplus (Deficit):</b>		<b>27,263,946.88</b>
<b>Total Liabilities, Equity and Current Surplus (Deficit):</b>		<b><u>28,586,389.32</u></b>
<b>*** FUND 111 OUT OF BALANCE ***</b>		<b>772.92</b>

\*\*\*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 10/31/2025

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

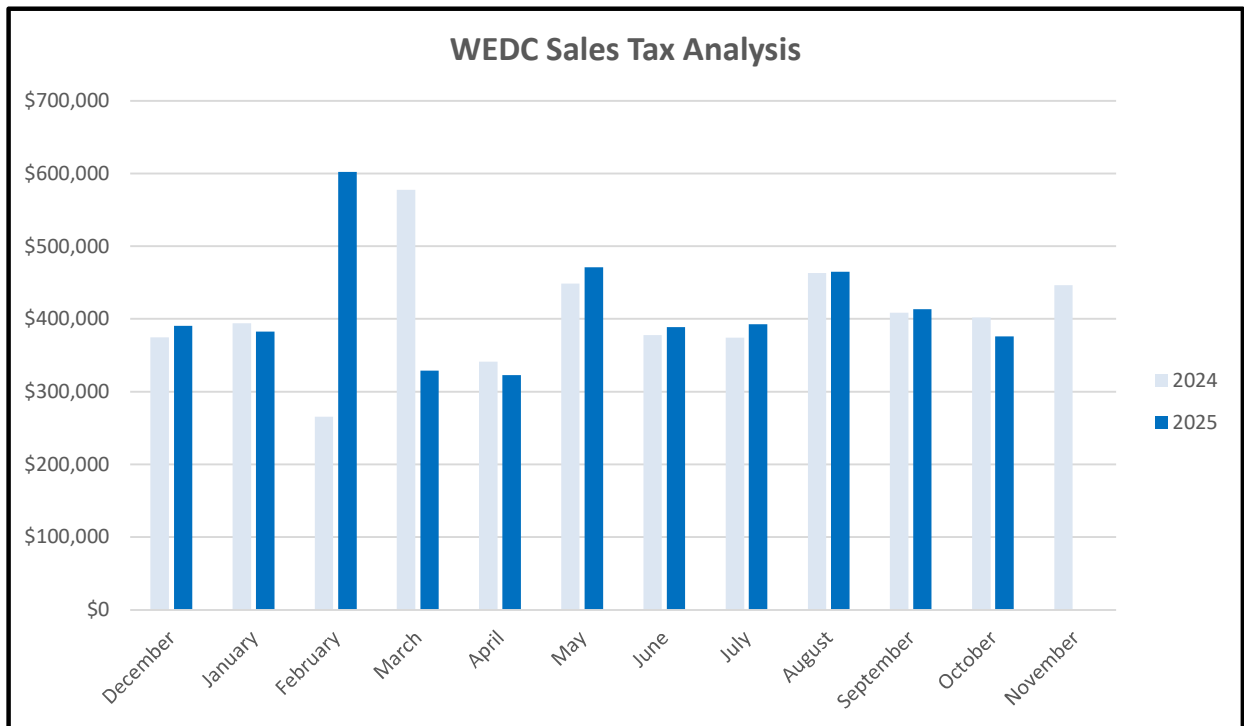
## Wylie Economic Development Corporation

## SALES TAX REPORT

October 31, 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	\$ -		0.00%
<b>Sub-Total</b>	<b>\$ 4,161,281.96</b>	<b>\$ 4,611,795.64</b>	<b>\$ 4,874,240.18</b>	<b>\$ 4,535,041.54</b>	<b>\$ 107,018.40</b>	7.32%
<b>Total</b>	<b>\$ 4,161,281.96</b>	<b>\$ 4,611,795.64</b>	<b>\$ 4,874,240.18</b>	<b>\$ 4,535,041.54</b>	<b>\$ 107,018.40</b>	7.32%



\*\*\* Sales Tax collections typically take 2 months to be reflected as Revenue. SlsTx receipts are then accrued back 2 months.  
 Example: October SlsTx Revenue is actually August SlsTx and is therefore the 11th allocation in FY25.



# Wylie Economic Development Corporation

## PERFORMANCE AGREEMENT REPORT

October 31, 2025

PERFORMANCE AGREEMENTS	TOTAL INCENTIVE	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	REMAINING AFTER CURRENT FY	PREVIOUS FY PAYMENTS	TOTAL INCENTIVE	
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	A
MLKJ	\$ 80,000.00	\$ 40,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ -	\$ 40,000.00	\$ -	\$ 80,000.00	B
PHOENIX ASCENDING	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	C
CATES/LANSRING INVESTMENTS	\$ 600,000.00	\$ -	\$ 300,000.00	\$ 300,000.00	\$ -	\$ -	\$ -	\$ 600,000.00	\$ -	\$ 600,000.00	D
	<u>\$ 815,000.00</u>	<u>\$ 70,000.00</u>	<u>\$ 340,000.00</u>	<u>\$ 300,000.00</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 640,000.00</u>	<u>\$ 105,000.00</u>	<u>\$ 815,000.00</u>	
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

413-5413-56040 West Zone  
 414-5412-56040 East Zone  
 613-5723-56040 Water  
 613-5724-56040 Sewer

**Department:** Engineering Department

**Account Code:**

**Prepared By:** Christopher Rodriguez

### Subject

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.

### Recommendation

Motion to approve the Item as presented.

### Discussion

Chapter 395 of the Texas Local Government Code outlines the process for the adoption and update of roadway, water, and wastewater impact fees. As mandated by State Law, impact fees must be reviewed and updated at least every five (5) years. The process includes three components: Land Use Planning, Capital Improvement Planning, and Fee Ordinance Adoption. The City last updated the Wylie Comprehensive Master Plan (or Comprehensive Land Use Plan) in 2022.

The Capital Improvements Plan (CIP) required must identify the capital improvements or facility expansions for which impact fees may be assessed. A capital improvement is defined as water supply and distribution facilities, wastewater collection and treatment facilities, storm water, and roadway facilities with a life expectancy of three or more years. The Capital Improvements Plan for Roadway Impact Fees (the Thoroughfare Plan) identifies and estimates the cost of all roadway improvements projected for each of the east and west Service Areas for a ten-year period. The Capital Improvements Plan for Utility Impact Fees identifies and estimates the costs of all water and wastewater infrastructure improvements projected over a 10-year period.

Council approved Ordinance Nos. 2020-20 and 2020-21, which updated the Thoroughfare Impact Fees and Water and Wastewater Impact Fees, respectively, in 2020 to be assessed by the City of Wylie. The scope provided by Freese and Nichols, Inc. (FNI) includes updates to the CIP (Water Distribution Master Plan, Wastewater System Master Plan, and Thoroughfare Plan), as well as an update to the Water, Wastewater, and Roadway Impact Fee Calculations.

Staff recommends the award of this agreement in the amount of \$240,000.00 for the above-referenced projects, and has determined that Freese and Nichols, Inc. is the most qualified firm for Category M (General Consulting, Analysis and/or Engineering Studies) in accordance with Government Code 2254. PSPO W2025-91 is issued under Master Agreement for Professional and Engineering Services (MAPES) #W2021-08-E.



# Wylie City Council

## AGENDA REPORT

**Department:** Fire      **Account Code:** 451-5451-58850  
**Prepared By:** Brandon Blythe

### Subject

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.

### Recommendation

Motion to approve the Item as presented.

### Discussion

Wylie Fire Rescue is seeking approval from the City Council to proceed with the purchase of Lifepak 35 Heart Monitors and all associated essential equipment. This purchase is essential to maintaining the readiness, safety, and professional appearance of our emergency personnel, which directly impacts the quality of service we provide to our community. The purchase also includes one LUCAS automated CPR device to ensure each licensed ambulance contains the same capabilities.

This purchase will be for an estimated amount of \$299,756.12, covering the procurement of LifePak 35 Heart Monitors for our department personnel, as well as all other essential equipment. These items are critical to ensuring the safety of our firefighters and emergency responders as they perform their duties under hazardous conditions.

In accordance with Chapter 791 of the Texas Government Code and Section 271, Subchapter F of the Local Government Code, the City is authorized to procure goods through cooperative purchasing agreements with other local governments or cooperative organizations. This method satisfies all State requirements for competitive bidding.

(City of Wylie No. W2026-32/Sourcewell Contract No. 041823)



# Wylie City Council

## AGENDA REPORT

**Department:** Community Development  
**Prepared By:** Jasen Haskins

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

### Subject

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).

### Recommendation

Motion to approve the Item as presented.

### Discussion

On November 18, 2025, the City Council approved the writing of an ordinance for a change of zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on one acre to allow for Automobile Repair Minor use. Property located at 990 N. State Highway 78 (ZC 2025-11).

Final approval of Zoning Case 2025-11 requires the adoption of the Ordinance to amend the zoning accordingly in the Official Zoning map of the City, and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

The subject ordinance allows for the rezoning. Exhibit A (Legal Description), Exhibit B (Zoning Exhibit), and Exhibit C (Development Standards) are included and made a part of this Ordinance.

The above-described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

**ORDINANCE NO. 2025-44**

**AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WYLIE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY, ZONING CASE NUMBER 2025-11, FROM COMMERCIAL CORRIDOR (CC) TO COMMERCIAL CORRIDOR - SPECIAL USE PERMIT (CC-SUP) ON ONE ACRE TO ALLOW FOR AUTOMOBILE REPAIR MINOR USE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission and the governing body of the City of Wylie, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to owners of the affected property, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

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

**SECTION 1:** That the Comprehensive Zoning Ordinance of the City of Wylie, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Wylie, to give the hereinafter described property a new zoning classification of Commercial Corridor - Special Use Permit, said property being described in Exhibit A (Legal Description), hereto and made a part hereof for all purposes.

**SECTION 2:** That a Zoning Exhibit and Development Standards are an integral component of the development of the property and are attached as Exhibit B and Exhibit C.

**SECTION 3:** That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 4:** That the above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

**SECTION 5:** Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, commits an unlawful act and shall be subject to the general penalty provisions of Section 1.5 of the Zoning Ordinance, as the same now exists or is hereafter amended.

**SECTION 6:** Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 7:** This ordinance shall be in full force and effect from and after its adoption by the City

Council and publication of its caption as the law and the City Charter provide in such cases.

**SECTION 8:** The repeal of any ordinance, or parts thereof, by the enactment of this Ordinance, shall not be construed as abandoning any action now pending under or by virtue of such ordinance; nor shall it have the effect of discontinuing, abating, modifying or altering any penalty accruing or to accrue, nor as affecting any rights of the municipality under any section or provisions of any ordinances at the time of passage of this ordinance.

**DULY PASSED AND APPROVED** by the City Council of the City of Wylie, Texas, this 9th day of December, 2025.

---

Matthew Porter, Mayor

ATTEST:

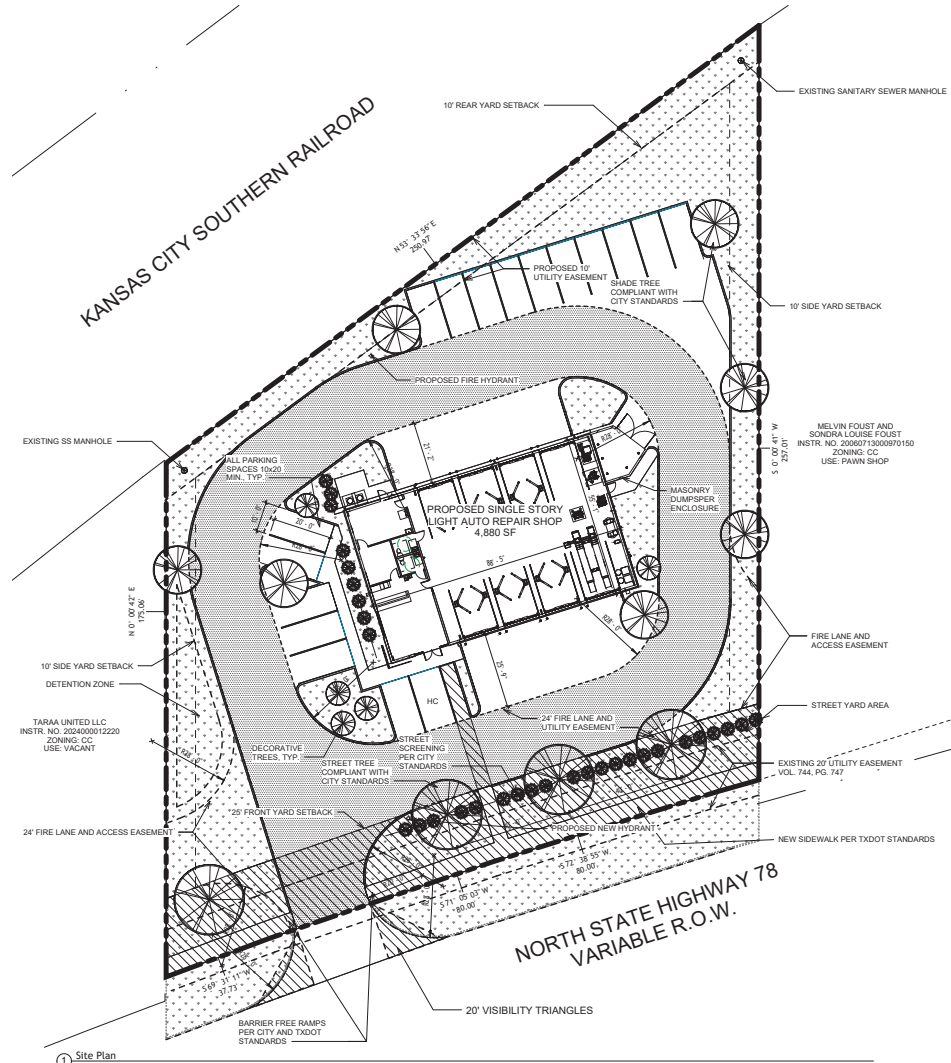
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Stephanie Storm, City Secretary

*Date of publication: December 18, 2025, in The Wylie News*

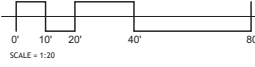
**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**ZC 2025-11**

Property located at 990 North State Highway 78, Wylie, Texas being all of Tract 226 of the A0688 F De La Pina Survey, City of Wylie, Texas



1 Site Plan  
1" = 20'-0"

- PRELIMINARY SITE PLAN NOTES**
1. Fire lanes shall be designed and constructed per city standards.
  2. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code.
  3. Sidewalks shall be provided per the City design Manual in the public Right of Way, unless a sidewalk easement is provided for a meandering sidewalk or an alternative design is approved by the city.
  4. Barrier-free ramps, per city standards, shall be provided on sidewalks at all curb crossings.
  5. All signage contingent upon approval by Building Inspections Department.
  6. Approval of the site plan is not final until all engineering plans are approved.
  7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
  8. Outdoor lighting shall comply with illumination standards within city ordinance.
  9. All private electrical transmission, distribution, and service lines must be underground.
  10. Uses shall conform in operation, location, and construction to the following performance standards in the Zoning Ordinance: noise, smoke and particulate matter, odorous matter, fire or explosive hazard materials, toxic and noxious matter, vibration, and/or other performance standards.
  11. All proposed paving shall be concrete per city of Wylie standards.
  12. Anticipated Construction Start: January, 2026
  13. Fire lands shall be in place prior to any vertical construction



**GREENLIGHT**

STUDIO, LLC  
www.greenlightcompany

**Applicant:**  
Greenlight Studio LLC  
1815 W. Commerce Street  
Suite 104  
McAllen, Texas 78501  
P: 214.810.4333  
info@greenlight.com

**Owner:**  
Doris Wylie Development LLC  
7021 Tilden Dr.  
Poncha, TX 75523-2074



Site Data Summary Table	
General Site Data	
Zoning	CC (Commercial Corridor)
Proposed Land Use	Auto Repair, Light (SUP)
Lot Area (per plat)	43,560
Lot Area	1.00
Building Footprint Area (Approximate)	4,880
Area Covered by Canopy	96
Maximum Building Height (# Stories)	1
Maximum Building Height (Feet)	35'
Lot Coverage	11%
Floor Area Ratio	1/9
Parking	
Parking Required: Per 300 SF	17
Standard Parking Provided	16
Accessible Parking Required	1
Accessible Parking Provided	1
Total Parking Provided	17

Landscaping Area	
Landscape area requirement (20% of site)	
Street Yard Area	5317
Street Yard Landscape Provided	3290
Internal LS Provided	11,437
Total LS Area Provided:	14,727
Permeable Areas	
Permeable Pavement	0
Other Permeable Area	0
Total permeable Area	14,727
Impervious Area	
Building Area	4,880
Sidewalks, Pavement, and other impervious flatwork	23,481
Other Impervious Area (curbs)	472
Total Impervious Area	28,833
Total Landscape Area, Impervious Area, Permeable Area	43,560
Total Area for Outdoor Storage	
Landscape Area (%)	33.8%

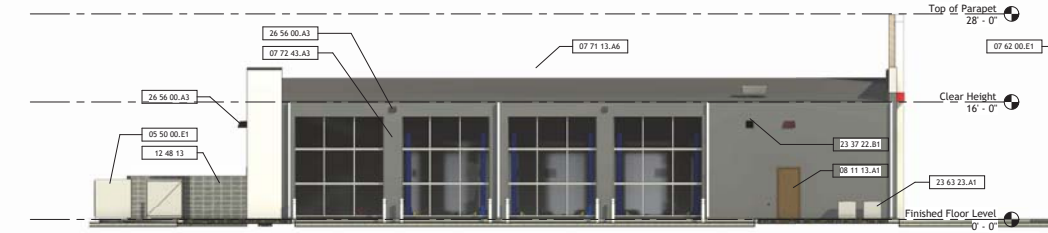


VICINITY MAP - NOT TO SCALE

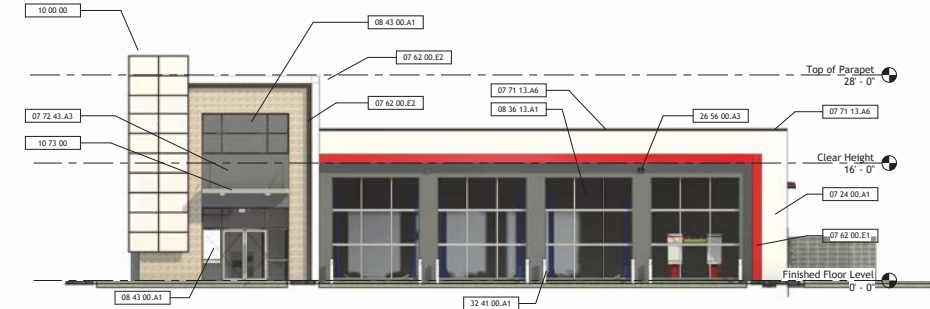
CITY OF WYLIE PROJECT: \_\_\_\_\_  
**SUP Site Plan**  
**I1 Addition**  
**BLOCK A, LOT 1**  
  
990 North State Highway 78  
  
1 ACRES  
City of Wylie, Collin County Texas  
FRANCISCO DE LA PINA SURVEY,  
ABSTRACT NO. 688  
  
Prepared September 26, 2025



Keynotes	
Key Value	Keynote Text
05 50 00.E1	Solid Steel Door on Metal PubFraming
06 20 13.A1	Stained Wood Rainscreen
07 24 00.A1	EPS On Insulation Board
07 40 00.B1	4"x4" Square Gutter
07 41 00	Standing Seam Metal Roofing
07 62 00.E1	Fascia Profile - Type 1
07 62 00.E2	Fascia Profile - Type 2
07 71 13.A6	4" Metal Coping
07 72 33.A1	36"x36" Roof Hatch
07 72 43.A3	Painted PEW 8-Panel
08 11 13.A1	Hollow Metal Door and Frame
08 36 13.A1	Overhead Section Door - Manual
08 43 00.A1	4"x2" Nom Storefront with Insulated Glazing
10 00 00	Specialty Construction By owner
10 73 00	Prefabricated Metal Awning
12 48 13	
12 48 13	Exterior Fresh Air Intake with bird screen
23 43 23.A1	Split System Condenser
26 27 13	Electricity Metering
26 56 00.A3	LED Wall Pack
32 41 00.A1	4" Steel Pipe Bollard



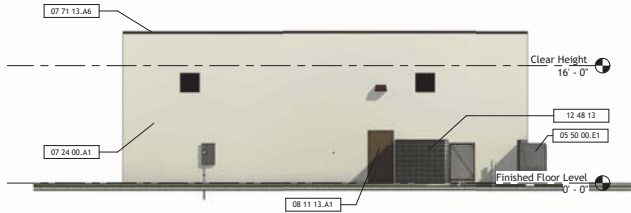
1 North Facade  
1/8" = 1'-0"



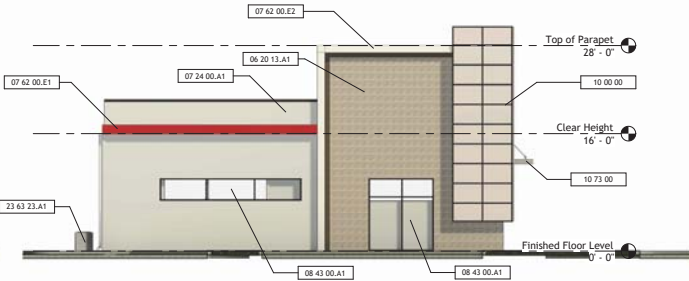
2 South Facade  
1/8" = 1'-0"



3 Elevation Key  
1" = 50'-0"



4 East Facade  
1/8" = 1'-0"



5 West Facade  
1/8" = 1'-0"

## GREENLIGHT

STUDIO, LLC  
www.greenlightcompany.com

Applicant:  
Greenlight Studio LLC  
180 N. California Drive  
Suite 104  
Richardson, Texas 75080  
P: 214.815.4333  
V: 214.815.4333  
V: 214.815.4333

Owner:  
Dale WYFA Development, LLC  
7021 Tullamore Dr.  
Frisco, TX 75033-2074

CITY OF WYLLIE PROJECT: \_\_\_\_\_  
Facade Plans

I1 Addition  
BLOCK A, LOT 1

990 North State Highway 78

1 ACRES  
City of Wyllie, Collin County Texas  
FRANCISCO DE LA PINA SURVEY,  
ABSTRACT NO. 688

Prepared August 22, 2025



## GREENLIGHT

STUDIO, LLC  
www.greenlightcompany.com

**Applicant:**  
Greenlight Studio, LLC  
100 N. Calhoun Street  
Suite 104  
Richardson, Texas 75080  
P: 214.815.4333  
info@greenlight.com

**Owner:**  
Dale W. Development, LLC  
7001 Tule Lake Dr.  
P.O. Box 1000  
P.O. Box 1000

CITY OF WYLLIE PROJECT: \_\_\_\_\_

Color Renderings

I1 Addition  
BLOCK A, LOT 1

990 North State Highway 78

1 ACRES  
City of Wyllie, Collin County Texas  
FRANCISCO DE LA PINA SURVEY,  
ABSTRACT NO. 688

Prepared August 22, 2025

© Greenlight Studio, LLC

## Integrity First Auto

### EXHIBIT "C"

#### Conditions For Special Use Permit

##### I. PURPOSE:

1. The purpose of this Special Use Permit is to allow for an automobile repair minor use within the Commercial Corridor district.

##### II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4 and 5 of the Comprehensive Zoning Ordinance (adopted as of June 2023), except as specifically provided herein.
2. The design and development of the Integrity First Auto 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 an automobile repair minor use within the Commercial Corridor district.
2. This Special Use Permit shall allow for service and loading areas to be visible from State Highway 78 with landscaping in accordance with Zoning Exhibit "B".
3. The zoning exhibit (Exhibit B) shall serve as the Site Plan for the Integrity First Auto development. Approval of the Special Use Permit shall act as site plan approval.



# Wylie City Council

## AGENDA REPORT

**Department:** Community Development  
**Prepared By:** Jasen Haskins

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

### Subject

Consider, and act upon, Ordinance No. 2025-45 for an amendment to Planned Development 2022-38 (PD 2022-38) to allow for a modified light industrial development on 4.737 acres located on Lot 6, Block A of Woodlake Village at 1820 N. State Highway 78 (ZC 2025-13).

### Recommendation

Motion to approve the Item as presented.

### Discussion

On November 18, 2025, the City Council approved the writing of an ordinance for an amendment to Planned Development 2022-38 (PD 2022-38) to allow for a modified light industrial development on 4.737 acres located on Lot 6, Block A of Woodlake Village at 1820 N. State Highway 78 (ZC 2025-13).

Final approval of Zoning Case 2025-13 requires the adoption of the Ordinance to amend the zoning accordingly in the Official Zoning map of the City, and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

The subject ordinance allows for the rezoning. Exhibit A (Legal Description), Exhibit B (Zoning Exhibit), and Exhibit C (Development Standards) are included and made a part of this Ordinance.

The above-described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

**ORDINANCE NO. 2025-45**

**AN ORDINANCE OF THE CITY OF WYLIE, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF WYLIE, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING ON THE HEREINAFTER DESCRIBED PROPERTY, ZONING CASE NUMBER 2025-13, FOR AN AMENDMENT TO PLANNED DEVELOPMENT 2022-38 (PD 2022-38) TO ALLOW FOR A MODIFIED LIGHT INDUSTRIAL DEVELOPMENT (ZC 2025-13); PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Planning and Zoning Commission and the governing body of the City of Wylie, Texas, in compliance with the laws of the State of Texas with reference to the amendment of the Comprehensive Zoning Ordinance, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally and to owners of the affected property, the governing body of the City is of the opinion and finds that the Comprehensive Zoning Ordinance and Map should be amended;

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

**SECTION 1:** That the Comprehensive Zoning Ordinance of the City of Wylie, Texas, be, and the same is hereby, amended by amending the Zoning Map of the City of Wylie, to give the hereinafter described property a new zoning classification of Planned Development - Commercial Industrial, said property being described in Exhibit A (Legal Description), hereto and made a part hereof for all purposes.

**SECTION 2:** That a Zoning Exhibit and Development Standards are an integral component of the development of the property and are attached as Exhibit B and Exhibit C.

**SECTION 3:** That all ordinances of the City in conflict with the provisions of this ordinance be, and the same are hereby, repealed and all other ordinances of the City not in conflict with the provisions of this ordinance shall remain in full force and effect.

**SECTION 4:** That the above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.

**SECTION 5:** Any person, firm or corporation violating any of the provisions of this ordinance or the Comprehensive Zoning Ordinance, as amended hereby, commits an unlawful act and shall be subject to the general penalty provisions of Section 1.5 of the Zoning Ordinance, as the same now exists or is hereafter amended.

**SECTION 6:** Should any paragraph, sentence, subdivision, clause, phrase or section of this ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Comprehensive Zoning Ordinance as a whole.

**SECTION 7:** This ordinance shall be in full force and effect from and after its adoption by the City

Council and publication of its caption as the law and the City Charter provide in such cases.

**SECTION 8:** The repeal of any ordinance, or parts thereof, by the enactment of this Ordinance, shall not be construed as abandoning any action now pending under or by virtue of such ordinance; nor shall it have the effect of discontinuing, abating, modifying or altering any penalty accruing or to accrue, nor as affecting any rights of the municipality under any section or provisions of any ordinances at the time of passage of this ordinance.

**DULY PASSED AND APPROVED** by the City Council of the City of Wylie, Texas, this 9th day of December, 2025.

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

ATTEST:

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

*Date of publication: December 18, 2025 in The Wylie News*

# Exhibit A

## SCHEDULE A DESCRIPTION

BEING A 7.79 ACRE TRACT OF LAND OUT OF THE FRANCISCO DE LA PENA SURVEY, ABSTRACT NUMBER 688, SITUATED IN THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK A, WOODLAKE VILLAGE, A SUBDIVISION OF RECORD IN CABINET G, PAGE 385, OF THE MAP RECORDS COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, AT A 1/2-INCH IRON ROD FOUND IN THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 78 (RIGHT-OF-WAY VARIES) BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK D, WOODLAKE VILLAGE ADDITION, A SUBDIVISION OF RECORD IN VOLUME 2020, PAGE 354 OF SAID MAP RECORDS, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK A, WOODLAKE VILLAGE AND HEREOF;

THENCE, N89°06'47"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 78, BEING THE COMMON SOUTH LINE OF SAID LOT 1, BLOCK A, WOODLAKE VILLAGE, A DISTANCE OF 311.48 FEET TO A 3/8-INCH IRON ROD FOUND AT THE NORTHEAST CORNER OF A CALLED 5,724 SQUARE FOOT TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY DEED OF RECORD IN VOLUME 5266, PAGE 5809 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS;

THENCE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 78, BEING THE NORTH LINE OF SAID 5,724 SQUARE FOOT TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

THENCE, CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 78, BEING THE NORTH LINE OF SAID 5,724 SQUARE FOOT TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. S88°37'56"W, A DISTANCE OF 54.20 FEET TO A 1/2-INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET;
2. N89°03'48"W, A DISTANCE OF 113.37 FEET TO A 1/2-INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET FOR THE SOUTHWEST CORNER HEREOF;

THENCE, N 00°53'13"E, DEPARTING THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 78, OVER AND ACROSS SAID LOT 1, BLOCK A, WOODLAKE VILLAGE, A DISTANCE OF 628.18 FEET TO A 1/2-INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET IN THE CURVING SOUTH RIGHT-OF-WAY LINE OF CENTENNIAL DRIVE (A 60-FOOT RIGHT-OF-WAY), BEING THE COMMON NORTH LINE OF SAID LOT 1, BLOCK A, WOODLAKE VILLAGE, FOR THE NORTHWEST CORNER HEREOF;

THENCE, ALONG THE CURVING SOUTH RIGHT-OF-WAY LINE OF CENTENNIAL DRIVE AND THE COMMON NORTH LINE OF SAID LOT 1, BLOCK A, WOODLAKE VILLAGE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1970.00 FEET, A CHORD BEARING OF N 71°42'45"E, A CHORD LENGTH OF 280.15 FEET, A DELTA ANGLE OF 08°09'17", AN ARC LENGTH OF 280.39 FEET TO A 1/2-INCH IRON ROD WITH GREEN PLASTIC CAP STAMPED "EAGLE SURVEYING" SET AT THE END OF SAID CURVE;
2. N75°47'24"E, A DISTANCE OF 222.06 FEET TO A 1/2-INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK D, WOODLAKE VILLAGE ADDITION, BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A, WOODLAKE VILLAGE AND HEREOF;

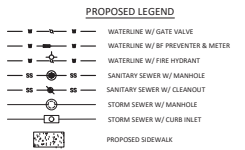
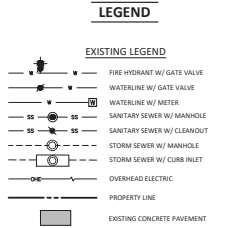
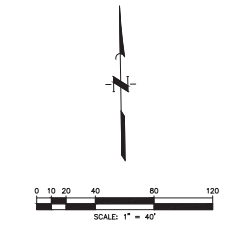
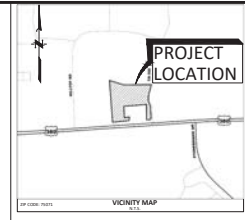
THENCE, S00°53'13"W, ALONG THE WEST LINE OF SAID LOT 1, BLOCK D, WOODLAKE VILLAGE ADDITION, BEING THE COMMON EAST LINE OF SAID LOT 1, BLOCK A, WOODLAKE VILLAGE, A DISTANCE OF 776.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING AN AREA OF 7.79 ACRES, (339,256 SQUARE FEET) OF LAND, MORE OR LESS.

THE LAND DESCRIBED ABOVE AND SHOWN HEREON IS THE SAME LAND AS DESCRIBED IN TITLE COMMITMENT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY, COMMITMENT #NO.21-50-NT, WITH AN EFFECTIVE DATE OF: 01/07/2022 AT 8:00 A.M









- NOTES**
1. ALL DIMENSIONS ARE SHOWN PERPENDICULAR TO AND TO THE FRONT OF THE CURB UNLESS OTHERWISE NOTED.
  2. ALL CURB IS PERMANENT UNLESS NOTED OTHERWISE.
  3. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.
  4. ALL PARKING ISLAND RADI ARE 5' UNLESS OTHERWISE NOTED.

CONTRACTOR TO VERIFY ELEVATION AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY NEW CONSTRUCTION

TEXAS811 NOTIFICATION SYSTEM  
CALL BEFORE YOU DIG!!!  
www.texas811.org  
Texas811 or 1-800-545-6005

**OWNER/DEVELOPER**

URBAN GARAGES MCKINNEY, LLC  
6136 FRISCO SQUARE BLVD, SUITE 400  
FRISCO, TX 75034  
TEL (469) 252-1123  
CONTACT: CARL FLEMING

**ARCHITECT**

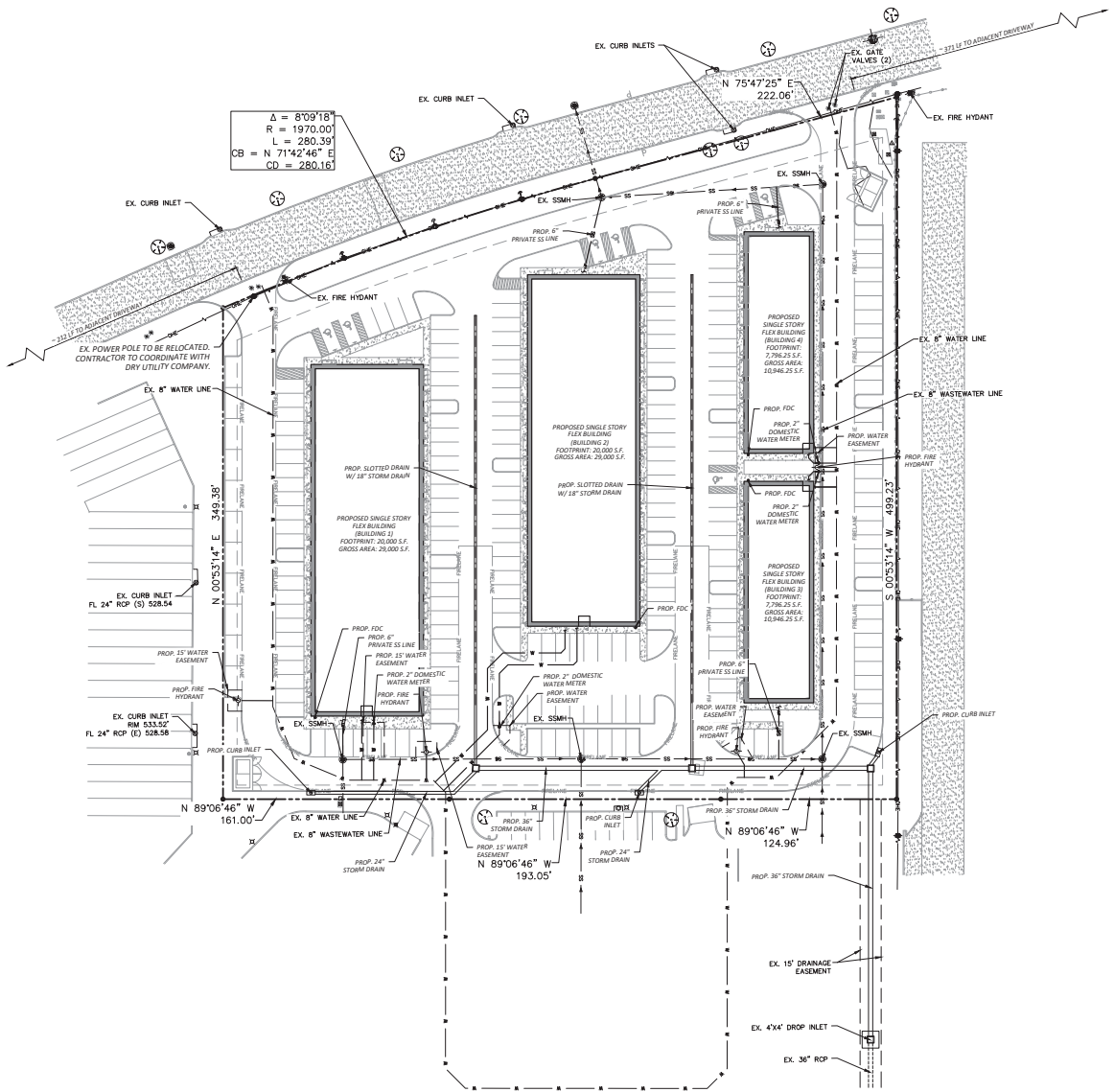
ATRIECON SDG, LLC  
P.O. BOX 700856  
SAN ANTONIO, TEXAS 78270  
TEL (210) 420-0635  
CONTACT: LAURA DUNCAN

**CIVIL ENGINEER**

QUIDDITY ENGINEERING, LLC  
2805 DALLAS PARKWAY, SUITE 600  
PLANO, TEXAS 75093  
TEL (972) 265-7174  
CONTACT: ALEK W. STRIMPLE, PE

**LANDSCAPE ARCHITECT**

QUIDDITY ENGINEERING, LLC  
2805 DALLAS PKWY, SUITE 600  
PLANO, TEXAS 75093  
TEL (972) 488-3880  
CONTACT: JORDAN KAYLOW, PLA



APP.	REVISION	DATE

**QUIDDITY**

DESIGNED BY: ALEK W. STRIMPLE, P.E.  
CHECKED BY: JORDAN KAYLOW, PLA  
DATE: SEPTEMBER 2025  
JOB NO.: 25024-000-01  
DRAWN BY: JACOT

**INTERIM REVIEW**  
Not intended for construction, building or permit purposes.  
Engineer: ALEK W. STRIMPLE, P.E.  
P.E. Serial No.: 142588  
Date: SEPTEMBER 2025

**URBAN GARAGES WYLIE**  
3820 STATE HWY 75, WYLIE, TX 75088

**PRELIMINARY UTILITY AND DRAINAGE PLAN**  
URBAN GARAGES ADDITION, LOT 6, BLOCK A  
09/08/2025

**EXHIBIT "C"**  
**CONDITIONS FOR PLANNED DEVELOPMENT**  
**WYLIE BUSINESS PARK AND SHOPS BY SLATE**

**I. PURPOSE:**

This Planned Development District shall be established to provide Commercial and Light Industrial uses, including restaurant, Retail, and Office/Warehouse to support the economic growth within the region.

**II. GENERAL CONDITIONS:**

1. This Planned Development District shall not affect any regulations within the Code of Ordinances, except as specifically provided herein.
2. This Planned Development District shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4, Section 4.1, of the Comprehensive Zoning Ordinance (adopted as of April 2021) except as specifically provided herein.

**III. SPECIAL CONDITIONS:**

1. All allowed uses in the Commercial Corridor District (CC), as set forth in Article 5 of the Comprehensive Zoning Ordinance (adopted as of April 2021), in addition to those listed in this paragraph shall be allowed by-right uses.
  - a. Restaurant with Drive-in or Drive Thru Service
  - b. Restaurant without Drive-in or Drive Thru Service
  - c. Warehouse Distribution Center (Lot 6 Only)
2. All other uses included in the Commercial Corridor Zoning District, as of the April 2021 Zoning Ordinance, shall be allowed under the requirements of that use.
3. The subject property shall be developed in conformance with all regulations of the Commercial Corridor Zoning District set forth in, Section 4.3, and Section 5.2 of the Zoning Ordinance (adopted as of April 2021) in every respect with exception to the uses indicated in Section III.1, above, and the following:
  - a. Lot 6 (Light Industrial) shall be developed as Office/Warehouse development, as generally depicted on the Zoning Exhibit (Exhibit B).
  - b. Lot 6 shall be parked at a parking ratio of one parking space for every 400 square feet of building area.

- c. Parking for Lots 3, 4, 5 (commercial) shall be parked at one parking per 200 square feet of building floor area located on those lots. Additionally, shared parking shall be allowed between all lots.
  - d. Maximum building height on Lot 6 shall be 60 feet.
  - e. Two rows of parking (one double loaded drive aisle) shall be allowed in front of buildings.
  - f. Landscaping of Lot 6 shall be 10% of the site as normally required in Light Industrial districts.
4. Design criteria shall be in conformance with Commercial Corridor Architectural Design Requirements of the Zoning Ordinance (adopted as of April 2021), except as follows:
- a. The use of Tilt Wall Construction shall be allowed for Lot 6.
  - b. Walls may not exceed a height to width ratio of 1 to 2 without variation in massing of façade. At least 25% of façade should be offset by 2'.
  - c. Commercial Buildings on Lots 3, 4, and 5 shall not be required to construct with stone.
5. Prior to development, approved plats and site plans shall be required.
6. No overnight parking of commercial tractor trucks shall be allowed.



# Wylie City Council

## AGENDA REPORT

**Department:** Community Development  
**Prepared By:** Jasen Haskins

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

### Subject

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.

### Recommendation

Motion to approve the Item as presented.

### Discussion

**OWNER: Wylie DPV, LP**

**APPLICANT: J. Volk Consulting**

The applicant has submitted a Final Plat for Dominion of Pleasant Valley Phase 6. The plat consists of 168 residential lots and three open space lots on 40.430 acres. The property is zoned within Planned Development Ordinance No. 2025-41 as of November 2025. A preliminary plat for this site was approved in May 2024.

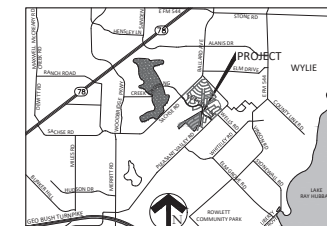
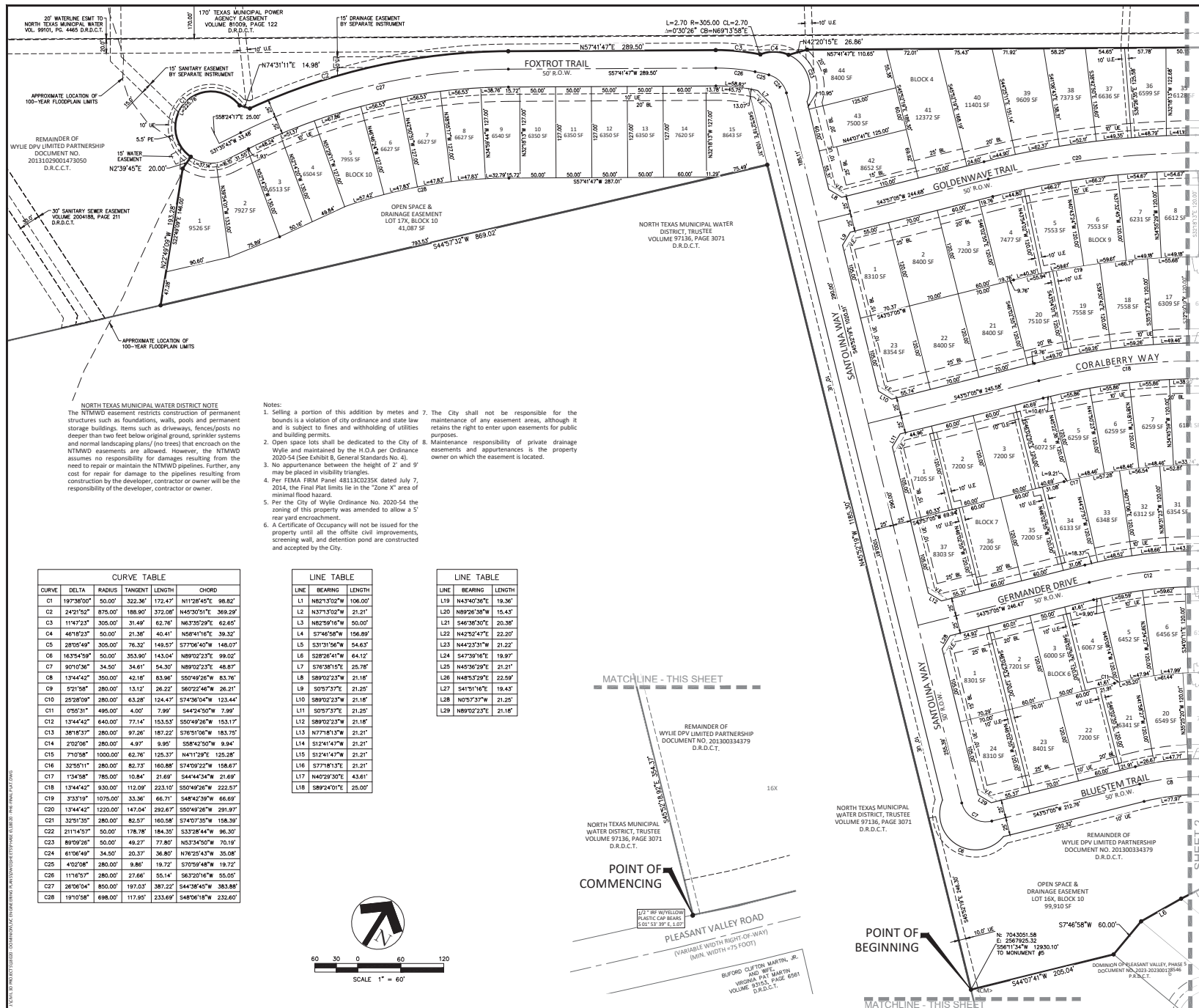
The Planned Development allows for a maximum of 1,123 single-family residential lots. Within Phases 1-6 of the Dominion of Pleasant Valley Development, there are 888 residential lots, leaving 235 residential lots that can be developed in future phases.

The plat dedicates the necessary rights-of-way and utility easements. Open space lots are to be dedicated to the City of Wylie and maintained by the H.O.A.

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

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

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



VICINITY MAP  
N.T.S.

### LEGEND

- Point of Curvature or Tangency on Center Line
  - 1/2" iron rod set with a yellow plastic cap stamped "RF" (unless otherwise noted)
  - 1/4" "RF"
- AC      Acres
- BL      Building Line
- C1      Curve No.
- <CM>      Control Monument
- DE      Drainage Easement
- Emst      Easement
- L1      Line No.
- R.O.W.      Right-of-Way
- SF      Square Feet
- UE      Utility Easement
- V.E.      Visibility Easement
- W.M.E.      Walk Maintenance Easement
- D.R.D.C.T.      = Deep Records of Dallas County, Texas
- R.R.C.      = Records of Collin County, Texas
- M.R.C.T.      = Map Records of Collin County, Texas

## BEARING BASE STATEMENT

BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NORTH  
CENTRAL ZONE 4202, NAD 83.

## CITY BENCHMARKS

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

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

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

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

**CITY MONUMENT #5:** Located north of  
of Troy Road and County Road 732 (Bea

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

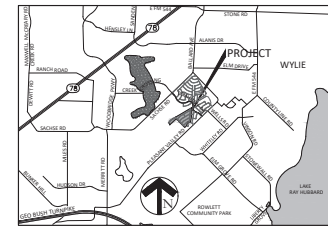
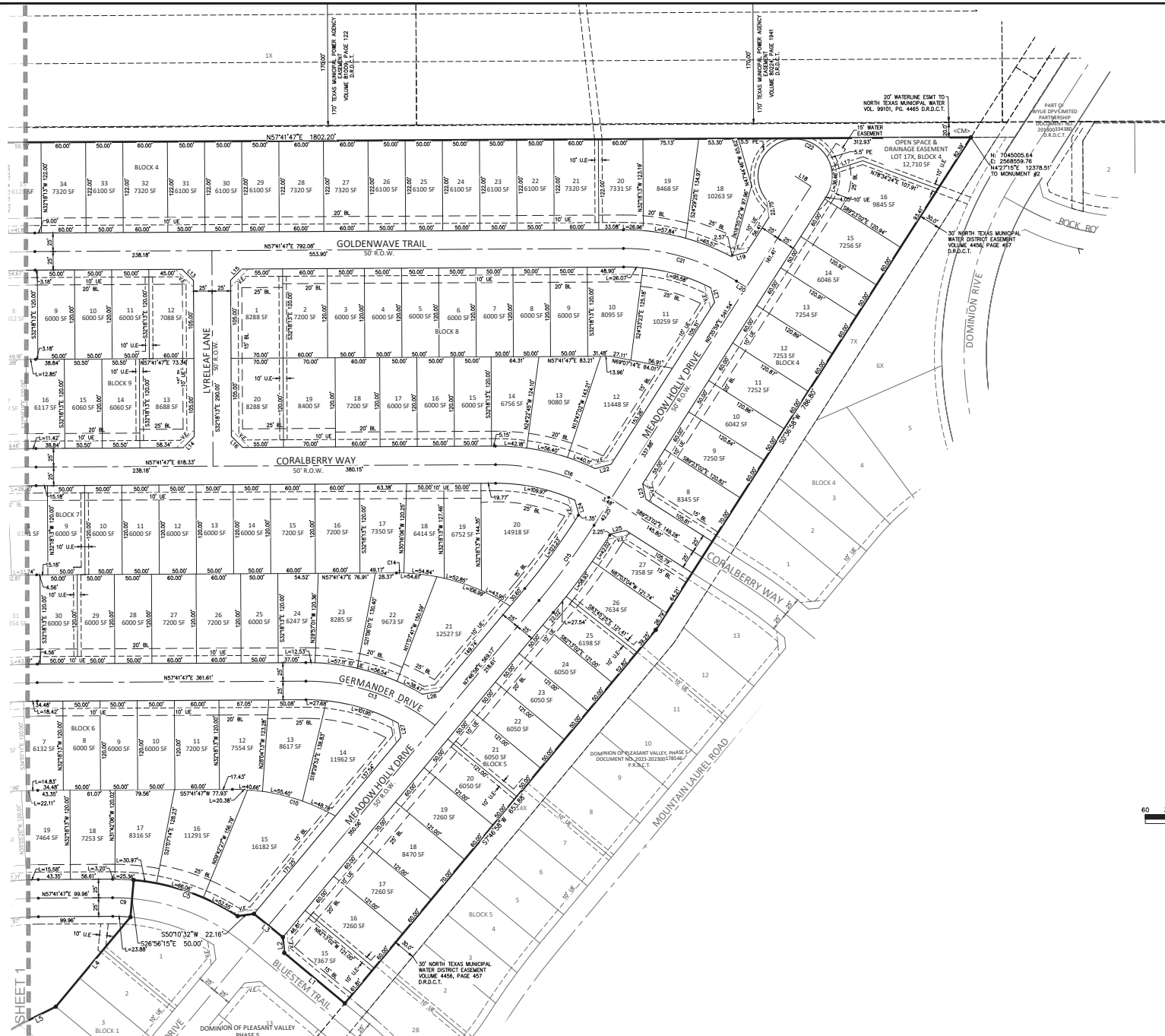
## FINAL PLAT

DOMINION OF  
PLEASANT VALLEY  
PHASE 6  
40.573 ACRES

LOTS 8-16, 17X, 18-44, BLOCK 4;  
 LOTS 15-27, BLOCK 5; LOTS 1-24, BLOCK 6;  
 LOTS 1-37, BLOCK 7; LOTS 1-20 BLOCK 8;  
 LOTS 1-23 BLOCK 9; LOTS 1-15, 16X, 17X,  
 BLOCK 10  
 168 SINGLE FAMILY LOTS  
 3 OPEN SPACES/COMMON AREAS  
 OUT OF THE  
 GUADALUPE DE LOS SANTOS SURVEY,  
 ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE  
DALLAS COUNTY, TEXAS  
13 October 2025  
SHEET 1 OF 3



VICINITY MAP  
N.T.S.

## LEGEND

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

BEARING BASE STATEMENT  
BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM NORTH  
CENTRAL ZONE 4202, NAD 83.

## CITY BENCHMARKS:

CITY MONUMENT #82: Located north of State Highway No. 78 and west of South Ballard Street approximately 10.0' west and 10.4' south of the southeast corner of the building located at 104 South Ballard Street.

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

CITY MONUMENT #84: Located in the northeast corner of Quail Meadow Park south of alley and west of White Iris Way. 14.5 feet south of the south line of alley concrete paving. 7.3' perpendicular to b.c. parking area.

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

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

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

## FINAL PLAT

DOMINION OF  
PLEASANT VALLEY  
PHASE 6

40.573 ACRES

LOTS 8-16, 17X, 18-44, BLOCK 4;  
LOTS 15-27, BLOCK 5; LOTS 1-24, BLOCK 6;  
LOTS 1-37, BLOCK 7; LOTS 1-20 BLOCK 8;  
LOTS 1-23 BLOCK 9; LOTS 1-15, 16X, 17X,  
BLOCK 10

168 SINGLE FAMILY LOTS  
3 OPEN SPACES/COMMON AREAS  
OUT OF THE  
GUADALUPE DE LOS SANTOS SURVEY,  
ABSTRACT NO. 1384 (DALLAS COUNTY)

CITY OF WYLIE  
DALLAS COUNTY, TEXAS

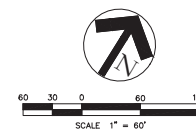
13 October 2025

SHEET 2 OF 3



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

Engineer/Surveyor:  
Johnson Volk Consulting, Inc.  
704 Central Parkway East,  
Suite 1200  
Plano, Texas 75074  
Phone: 972-201-3102  
Contact: Claudio Segovia, PE  
claudio.segovia@johnsonvolk.com





LEGAL DESCRIPTION  
DOMINION AT PLEASANT VALLEY  
PHASE SIX  
40.573 ACRES

BEING a tract of land situated in the Guadalupe De Los Santos Survey, Abstract Number 1384, Dallas County, Texas and being a portion of those tracts of land conveyed to Wylie DPV Limited Partnership, according to the documents filed of record in Document Number 201300334379 and 2013029001473050, Deed Record Dallas County, Texas (D.R.D.C.T.) said tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap stamped 'JVC' set in the southeasterly line of said Wylie DPV tract recorded in Document Number 201300334379, same being the common northeast line of that tract of land conveyed to North Texas Municipal Water District, Trustee, according to the document filed of record in Volume 97136, Page 3071 (D.R.D.C.T.) and being the south line of this tract, from which the south corner of said Wylie DPV tract bears S 45° 52' 19" E, 354.37 feet, from said corner a 1/2" iron rod with yellow plastic cap found for reference to said corner bears S 01° 53' 39" E, 1.07 feet;

THENCE, N 45° 52' 19" W, with said common line, a distance of 1185.30 feet to a 1/2" iron rod found in the southeasterly line of the above mentioned Wylie DPV Limited Partnership tract recorded in Document Number 2013029001473050, for the north corner of said North Texas Municipal Water District, Trustee tract, same being the common west corner of said Wylie DPV tract recorded in Document Number 201300334379 and for an interior 'ell' corner of this tract;

THENCE, S 44° 57' 32" W, with the northwesterly line of said North Texas Municipal Water District, Trustee tract, same being common with the south line of said Wylie DPV Limited Partnership tract recorded in Document Number 2013029001473050, a distance of 869.02 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the most westerly corner of this tract;

THENCE, leaving said common line over and across the above-mentioned Wylie DPV Limited Partnership tracts the following ten (10) courses and distances:

N 22° 49' 09" W, a distance of 193.28 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner;

N 2° 39' 45" E, a distance of 20.00 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the beginning of a non-tangent curve to the right, having a central angle of 197° 38' 00", a radius of 50.00 feet, a chord bearing and distance of N 11° 28' 45" E, 98.82 feet;

With said curve to the right an arc distance of 172.47 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner;

N 74° 31' 11" E, a distance of 14.98 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the beginning of a curve to the right, having a central angle of 24° 21' 52", a radius of 875.00 feet, a chord bearing and distance of N 45° 30' 51" E, 369.29 feet.

With said curve to the right an arc distance of 372.08 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner;

N 57° 41' 47" E, a distance of 289.50 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the beginning of a curve to the right, having a central angle of 11° 47' 23", a radius of 305.00 feet, a chord bearing and distances of N 63° 35' 29" E, 62.65 feet;

With said curve to the right an arc distance of 62.76 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the beginning of a non-tangent curve to the right having a central angle of 46° 18' 23", a radius of 50.00 feet, a chord bearing and distance of N 58° 41' 16" E, 39.32 feet;

With said curve to the right and arc distance of 40.41 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner;

N 42° 20' 15" E, a distance of 26.86 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

N 57° 41' 47" E, a distance of 1802.20 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for the most westerly northwest corner of Dominion of Pleasant Valley, Phase 6, an addition to the City of Wylie, according to the plat filed of record in Document Number 2023-202300178546, Plat Records Dallas County, Texas, same being the north corner of this tract;

THENCE with the northwest lines of said addition the following thirteen (13) course and distances:

S 00° 36' 58" W, a distance of 786.80 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 07° 46' 58" W, a distance of 653.88 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

N 82° 13' 02" W, a distance of 106.00 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

N 37° 13' 02" W, a distance of 21.21 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

N 82° 59' 16" W, a distance of 50.00 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 50° 10' 32" W, a distance of 22.16 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract at the beginning of a non-tangent curve to the left, having a central angle of 28° 08' 49", a radius of 305.00 feet, and a chord bearing and distance of S 77° 06' 40" W, 148.07 feet;

With said curve to the left an arc distance of 149.57 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 26° 16' 15" E, a distance of 50.00 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 07° 46' 58" W, a distance of 156.89 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 31° 31' 56" W, a distance of 54.63 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 28° 26' 41" W, a distance of 64.12 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 07° 46' 58" W, a distance of 60.00 feet to a 1/2" iron rod with plastic cap stamped 'JVC' set for a corner of this tract;

S 44° 07' 41" W, a distance of 205.04 feet to the POINT OF BEGINNING and containing 1,767,369 square feet or 40.573 acres of land.

OWNER'S DEDICATION:

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WYLIE DPV LIMITED PARTNERSHIP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the hereinabove described property as DOMINION OF PLEASANT VALLEY, PHASE 6, an addition to the City of Wylie, Texas, and does hereby dedicate, in fee simple, to the public use forever the streets, rights-of-way and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. If approved by the City Council of the City of Wylie, in addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinated to the public's and City of Wylie's use thereof.

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

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

WITNESS MY HAND this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

WYLIE DPV LIMITED PARTNERSHIP,  
A Texas Limited Partnership

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

By: \_\_\_\_\_  
Ronald N. Haynes, Jr., President

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this date personally appeared Ronald N. Haynes, Jr., President, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS: That I, Ryan S. Reynolds, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

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

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas on this day personally appeared Ryan S. Reynolds, Land Surveyor known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

"RECOMMENDED FOR APPROVAL"

Chairman, Planning & Zoning Commission  
City of Wylie, Texas

Date

"APPROVED FOR CONSTRUCTION"

Mayor City of Wylie, Texas

Date

"ACCEPTED"

Mayor City of Wylie, Texas

Date

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the DOMINION OF PLEASANT VALLEY, PHASE 6, subdivision or addition to the City of Wylie was submitted, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

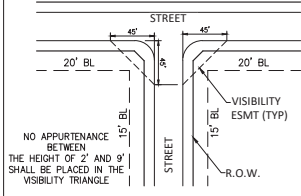
Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 2025.

City Secretary, City of Wylie, Texas

VISIBILITY, ACCESS, MAINTENANCE AND DRAINAGE EASEMENTS

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

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



FINAL PLAT

DOMINION OF  
PLEASANT VALLEY  
PHASE 6

40.573 ACRES

LOTS 8-16, 17X, 18-44, BLOCK 4;  
LOTS 15-27, BLOCK 5; LOTS 1-24, BLOCK 6;  
LOTS 1-37, BLOCK 7; LOTS 1-20 BLOCK 8;  
LOTS 1-23 BLOCK 9; LOTS 1-15, 16X, 17X,  
BLOCK 10

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

Engineer/Surveyor:  
Johnson Volk Consulting, Inc.  
704 Central Parkway East,  
Suite 1200  
Plano, Texas 75074  
Phone: 972-201-3102  
Contact: Claudio Segovia, PE  
claudio.segovia@johnsonvolk.com

CITY OF WYLIE  
DALLAS COUNTY, TEXAS  
13 October 2025  
SHEET # OF 3





# Wylie City Council

## AGENDA REPORT

**Department:** Community Development  
**Prepared By:** Jasen Haskins

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

### Subject

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.

### Recommendation

Motion to approve the Item as presented.

### Discussion

**OWNER: Wylie DPV, LP**

**APPLICANT: J. Volk Consulting**

The applicant has submitted a Final Plat for Dominion of Pleasant Valley Phase 7. The plat consists of 11 residential lots and two open space lots on 6.475 acres. The property is zoned within Planned Development Ordinance No. 2025-41 as of November 2025. A preliminary plat for this site was approved in May 2024.

The Planned Development allows for a maximum of 1,123 single-family residential lots. Within Phases 1-7 of the Dominion of Pleasant Valley Development, there are 899 residential lots, leaving 224 residential lots that can be developed in future phases.

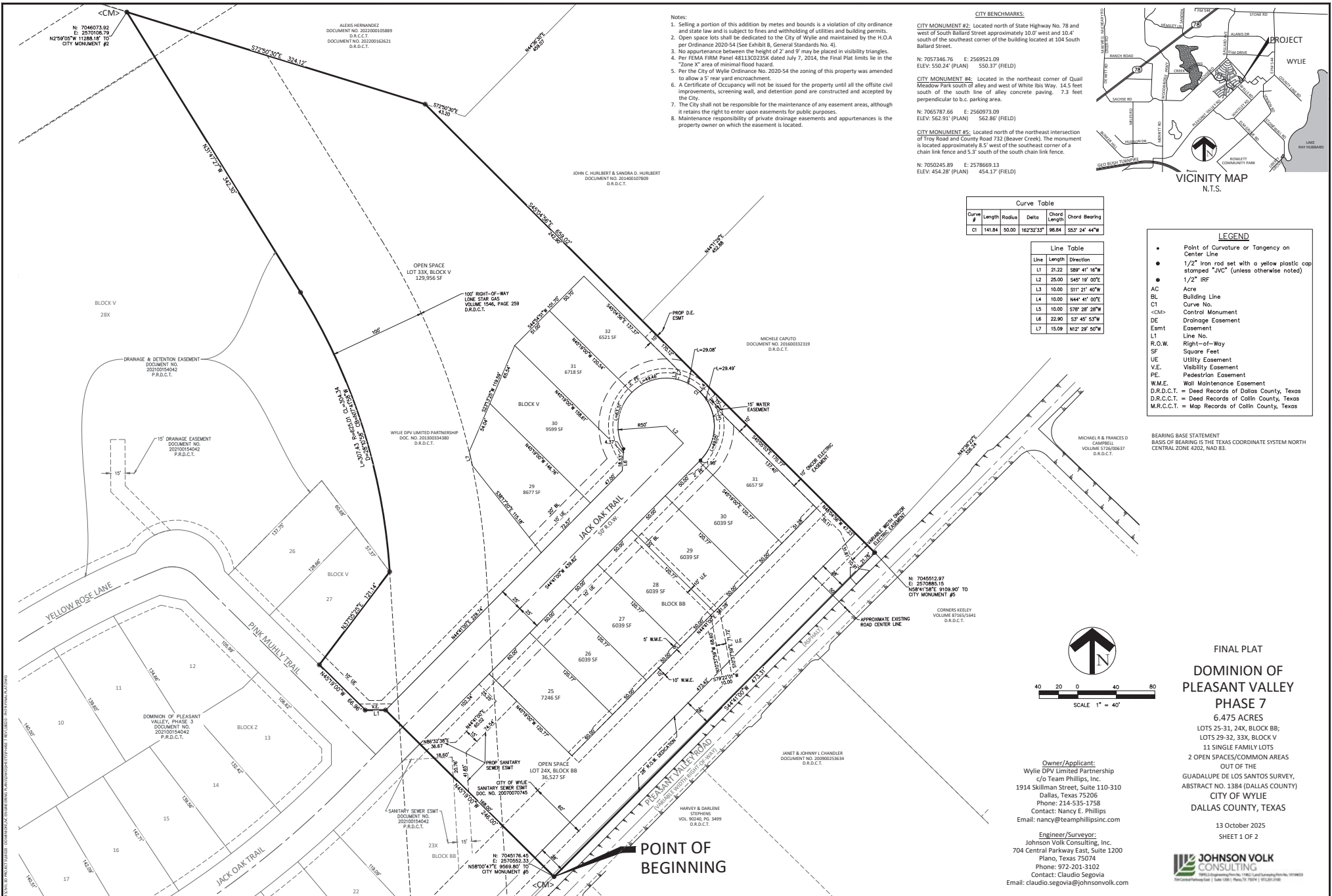
The plat dedicates the necessary rights-of-way and utility easements. Open space lots are to be dedicated to the City of Wylie and maintained by the H.O.A.

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

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

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





## 50



# Wylie City Council

## AGENDA REPORT

**Department:** Engineering  
**Prepared By:** Christopher Rodriguez

**Account Code:** 611-5713-5670

### Subject

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:** City Manager  
**Prepared By:** Renae' Ollie

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

### Subject

Discuss the relocation and restoration of the Historic Stonehaven House.

### Recommendation

Discussion and direction.

### Discussion

The Stonehaven House is a single-story building whose period of significance is between 1912 (earliest date of construction) to 1931 (death of William Stone), or the time period of construction and residence by William and Charlotte Stone.

The house was relocated 400' north of its original location and placed on temporary piers. No significant work has been done on the house since. The house sits on dedicated parkland within the Stone Ranch Subdivision.

Staff has been in conversation with two entities who have shown strong interest in the restoration of the house and will present their vision for the relocation, use, and financial stability of this historic landmark.

1. The Wylie Historical Society, various members are Historic House Specialists. Multiple historic house projects, including landmark designation of 405 N. Ballard as a recorded Texas Historic Landmark.
2. Mr. James Privitt, Preservationist. Multiple historic house projects, including the most recent relocation and active restoration of the Scott-Barker House, Melissa, TX.



# Wylie City Council

## AGENDA REPORT

Department: Community Development  
Prepared By: Jasen Haskins

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

### Subject

Discuss the development process within the City of Wylie.

### Recommendation

Discussion.

### Discussion

At the direction of the City Manager, Planning and Zoning is presenting the development process for information and discussion.

# The Development Process



# Authority to protect the Health, Safety, and Welfare of the City and Citizens

## Municipal Planning Authority



**Zoning Authority**  
(legislative)  
Chapter 211 LGC



**Subdivision Authority**  
(ministerial)  
Chapter 212 LGC



**Land Use Authority**  
(planning)  
Chapter 213 LGC

Chapters 41, 42, 43 - ETJ and Annexation  
Chapters 241, 242, 243 - Airports, some ETJ, and SOBs

# Land Use Plan

- Generally governed by State Law (LGC 213)
- Covers land use, demographics, social goals, capital improvements, environment, etc.
- Created through specially appointed commission with citizen and staff input.
- Reviewed by P&Z who makes a recommendation to City Council
- Legislative in nature
- Acts as a guide for all future planning activities, including zoning case decisions



# Ordinance and Regulations

- Initiated by Staff, P&Z Commission, Council, or ZBoA
- Covers Zoning Ordinance and Subdivision Regulations
- P&Z makes recommendation to City Council
- Legislative in nature
- Current is based off of 2003 with numerous amendments

# Types of Projects



## Zoning

Land use and legislative  
Chapter 211 LGC



## Plats

Subdivision Authority and  
ministerial  
Chapter 212 LGC



## Site Plans

Development and  
Ministerial  
Chapter 212 LGC

# Pre-Development

- Planning is contacted by developer / property owner. (sometimes after discussions with EDC)
- Vast majority of this contact is 'one-and-done'.
- Many more die at the due diligence phase
  - Property issues (PIRs)
  - Does it pencil
  - Staff support
- Two types of developers move on.
  - Good projects that meet with staff recommendation
  - Projects where developer ignores staff advice



# Development Application

- Automated since 2024 to increase productivity and efficiency.
- Reviewed by Planning for completeness (if complete, acceptance of application is mandatory LGC 212)
- Reviewed by Planning, Fire, Engineering, and Building for compliance
- Sent to numerous other agencies for comments if applicable (NTMWD, WISD)



# Zoning Changes

- Straight Zoning, Planned Development, Special Use Permit
- What is being decided
  - Land Use
  - Special Conditions that vary from Zoning or other City Ordinances
- What is NOT being decided
  - Engineering
  - Details that do not vary from the zoning ordinance





# Site Plans

- Generally governed by the Zoning Ordinance
- Covers bulk and architectural requirements, access, parking, and landscaping
- Generally Ministerial
- P&Z has approval authority

## NOTES BY SYMBOL

- 1 6" CONCRETE CURB, SEE SHEET C-7.1 FOR DETAILS
- 2 6' LONG PRECAST CONCRETE WHEEL STOP, SEE SHEET C-3.1 FOR DETAILS
- 3 DUMPSTER ENCLOSURE, REF. STRUCTURAL PLANS, SEE SHEET S-7.3, DETAIL A3
- 4 ADA CURB RAMP & SIGNAGE, SEE SHEET C-3.1 FOR DETAILS
- 5 90° PARKING & PAVEMENT STRIPING, SEE SHEET C-3.1 FOR DETAILS
- 6 BUILDING FORMER SIDEWALK, REF. STRUCTURAL PLANS FOR DETAILS
- 7 AREA LIGHT WITH POLE AND BASE, SEE SHEET S-7.1, DETAIL A1
- 8 ADA PARKING, SEE SHEET C-3.1 FOR DETAILS
- 9 LANDSCAPE AREA, REF. LANDSCAPING PLANS, SEE SHEET L-1.1 FOR DETAILS
- 10 MENU BOARD CANOPY, SEE SHEET A-0.1, DETAIL C1 AND S-7.1, DETAIL D3
- 11 EXTERIOR MENU BOARD, REF. ARCH. PLANS, SEE SHEET A-0.1, DETAIL B4
- 12 HEADACHE BAR, SEE SHEET S-7.1, DETAIL D4
- 13 CONCRETE SIDEWALK/ISLAND NOSE (TYP), SEE SHEET C-3.1 FOR DETAILS
- 14 FLAGPOLE WITH GROUND MOUNTED LIGHTS, UNITED FLAG AND BANNER, GARRISON TYPE OR OWNER APPROVED EQUAL, 30' HIGH, 5" BUTT ALUMINUM WITH 14 GAUGE ALUMINUM BALL FINAL, INCLUDE ALUMINUM ROLLER AND SLEEVE, HARDWARE TO INCLUDE STATIONARY TRUCK, NYLON FLAGCUPS, AND HANGERS, ENTIRE ASSEMBLY (INCLUDING FOUNDATION) TO CONFORM TO APPLICABLE CODES, INCLUDING WIND LOADS, SEE SHEET S-7.1, DETAIL A2 FOR FOUNDATION DETAILS
- 15 CONCRETE PAVEMENT, SEE SHEET C-7.1 FOR DETAILS
- 16 LOADING RAMP, SEE SHEET C-3.1 FOR DETAILS
- 17 MONUMENT SIGN, REF. SIGNAGE PLANS FOR DETAILS
- 18 FIRE LANE STRIPING, SEE SHEET C-3.1 FOR DETAILS
- 19 6" STEEL BOLLARD, SEE STRUCTURAL SHEET S-7.3, DETAIL C1, FINAL LOCATION OF THE 2 BOLLARDS NEAR ELECTRICAL CONNECTION TO BE COORDINATED WITH ELECTRICAL SUBMITTALS

- 20 SHEET C-5.8 FOR GRADING AND DRAINAGE
- 21 CONCRETE SHALE, SEE SHEET S-7.1 FOR DETAILS
- 22 CURB CUT, SEE SHEET C-7.1 FOR DETAILS
- 23 L.F. - SAW TOOTH CURB SEE SHEET C-7.1 FOR DETAILS
- 24 CURB RAMP, SEE LANDSCAPE PLAN, SHT. L-1.0
- 25 EXISTING 24" CLAY SANITARY SEWER MAIN
- 26 PROPOSED SANITARY SEWER SERVICE LATERAL
- 27 PROPOSED DOMESTIC WATER SERVICE LATERAL
- 28 PROPOSED FIRE DEPARTMENT CONNECTION
- 29 DREASE TRAP
- 30 TRANSFORMER PAD
- 31 UNDERGROUND PRIMARY ELECTRIC
- 32 PROPOSED 8" FIRELINE
- 33 MAIL BOX, SEE SHEET C-3.1 FOR DETAIL

## LEGEND

- 7 NUMBER OF PARKING SPACES
- PROPERTY LINE
- EASEMENT LINE
- CONCRETE CURB
- BUILDING
- AREA LIGHT POLE & BASE
- FIRE LANE

## SUMMARY OF SITE DESIGN DESIRABLES

- 4-7:
- INDIVIDUAL BUILDINGS W/FOOTPRINTS = OR < 10,000 SQUARE FEET.
  - FRONT FACADE ORIENTED TO THE STREET.
  - SITE PLAN WITH NO MORE THAN ONE ROW OF PARKING IN FRONT OF THE BUILDING.
  - BUILDING WITH NO MORE THAN ONE ROW OF PARKING IN FRONT.
  - COMBINED ACCESS POINTS WITH ADJACENT TRACTS.
- 4-8:
- LANDSCAPING THAT EXCEEDS THE MINIMUM BY 10%.
  - LANDSCAPING IN SIDE AND REAR YARD NOT OTHERWISE REQUIRED.
  - LANDSCAPE PEDESTRIAN CONNECTION TO MAIN ENTRANCE.
  - PARKING LOTS WITH NO SPACE FURTHER THAN 40 FEET FROM A LANDSCAPED AREA.
- 4-9:
- USE OF TWO COMPLEMENTARY PRIMARY FACADE MATERIALS TO HELP ACHIEVE FACADE ARTICULATION, VISUAL VARIETY AND/OR ARCHITECTURAL DETAILING.
  - COPY SAME STYLE ENTIRE BLOCK.
  - APPLICATION OF BASE STANDARDS TO FACADES NOT FACING A PUBLIC STREET.
  - USE OF ARCHITECTURAL DETAILING AND/OR MATERIALS TO PROVIDE VARIETY IN VISUAL APPEARANCE.
  - BUILDINGS WITH HIP ROOF SECTIONS, DORMERS OR TWO OR MORE GABLE ROOF SECTIONS AT RIGHT ANGLES TO EACH OTHER.

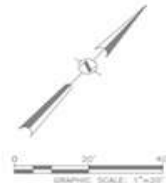
## SITE DATA TABLE

ZONING	CC COMMERCIAL CORRIDOR DISTRICT
EXISTING LAND USE	UNDEVELOPED
PROPOSED LAND USE	N.W. WHATABURGER RESTAURANT WITH DRIVE THRU SERVICE
LOT AREA	1,645.45 ± SQ. FT. (37.1 PLATTED)
BUILDING HEIGHT	50 FT.
FRONT YARD SETBACK	20 FT.
SIDE YARD SETBACK	10 FT.
REAR YARD SETBACK	10 FT.
24 SPACES (1 PER 150 GFA)	50 SPACES
LANDSCAPING (ON-SITE)	13,122 S.F.
ON-SITE CONCRETE PAVING	34,711 S.F.
CURB (ON-SITE)	1,358 L.F.
BUILDING PERIMETER WALK	1,974 S.F.
CONCRETE FLATWORK (ON-SITE)	230 S.F.
CONCRETE FLATWORK (OFF-SITE)	753 S.F.
CONCRETE SHALE	101 S.F.

## EASEMENTS

- 1 EXISTING 15' DRAINAGE EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
- 2 EXISTING 30' FIRE LANE ACCESS & UTILITY EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
- 3 10' x 15.5' WATERLINE EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
- 4 10' UNDER-ELECTRIC DELIVERY CO. LLC EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
- 5 10' DRAINAGE EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
- 6 10' WATERLINE EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)
- 7 VARIABLE WIDTH ACCESS EASEMENT (WHAB 07, S.F. 42010622000776 R.P.R.C.C.T.)
- 8 VARIABLE WIDTH ACCESS EASEMENT (WHAB 07, S.F. 42010622000776 R.P.R.C.C.T.)
- 9 24" FIRELINE ACCESS & UTILITY EASEMENT (DAB 2017, PG. 307 P.R.C.C.T.)

STATE HIGHWAY 78  
(VARIABLE WIDTH E.D.R.)



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES 24-HOURS PRIOR TO COMMENCING CONSTRUCTION.





## Post Approvals

- Zoning - Ordinance
- Platting - Signatures, county filing
- Site Plans
  - Civil Plans - detailed site construction plans
    - In-line with Site Plan and Plat
    - Street / parking details
    - Utility locations
    - Grading and Drainage
    - Final acceptance - Planning, Fire, Engineering, (some) Parks
  - Building Plans
    - In line with Site Plan
    - Architectural details
    - Building Code compliance
    - Certificate of Occupancy - Building, Planning, Fire, Engineering



## Wrap-Up

- Pre-meeting questions
- Planning & Zoning training

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