

Wylie City Council Regular Meeting Minutes

January 27, 2026 – 6:00 PM

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



CALL TO ORDER

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

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; City Secretary Stephanie Storm; Police Chief Anthony Henderson; Community Services Director Jasen Haskins; Public Works Director Tommy Weir; Communications and Marketing Director Craig Kelly; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

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

PRESENTATIONS & RECOGNITIONS

PR1. Eagle Scout - Jacob Crabtree.

Mayor Porter announced that this Item has been moved to the February 10, 2026, City Council meeting.

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.

Dennis Knechtle addressed the Council regarding concerns about the lithium storage facility being developed at the intersection of Brown Street and Eubanks Lane.

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 January 13, 2026 Regular City Council Meeting minutes.
- B. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for December 31, 2025.
- C. Consider, and place on file, the City of Wylie Monthly Investment Report for December 31, 2025.

- D. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of December 31, 2025.
- E. Consider, and act upon, Ordinance No. 2026-03 for a change of zoning to amend Planned Development 2024-10 to a Planned Development (PD) with single-family detached, commercial development, and open space on 25.037 acres, generally located at 605 Country Club Road (ZC 2025-16).
- F. Consider, and act upon, Ordinance No. 2026-04 for a change of zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP) on 0.88 acres to allow for Vehicle Display, Sales, or Service. Property located at 114 Regency Drive (ZC 2025-17).
- G. Consider, and act upon, Ordinance No. 2026-05 for a change in zoning from Planned Development 2020-27 (PD 2020-27) to Commercial Corridor and Planned Development - Townhouse District (CC and PD-TH) on 20.381 acres to allow for commercial and townhome development (ZC 2025-19).
- H. Consider, and act upon, Ordinance No. 2026-06 for a change in zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP) on 5.578 acres to allow for a warehouse use. Property located at 603 Sanden Blvd. (ZC 2025-18).
- I. Consider, and act upon, a Preliminary Plat of Lots 1 and 2, Block A of Fathullah Addition, creating two commercial lots on 2.00 acres. Property located at 2720 Hensley Lane.
- J. Consider, and act upon, a recommendation to City Council regarding a Final Plat for Ladera Wylie, Phase 1, creating three lots on 33.629 acres, generally located at 2301 FM 1378.
- K. Consider, and act upon, a Final Plat of Lot 1, Block A of Kreymer Elementary School, establishing one lot on 10.120 acres. Property located at 1200 East Brown.
- L. Consider, and act upon, a Preliminary Plat of Lots 1-8, Block A of Wylie Hooper Addition, creating six commercial lots and two open space lots on 13.17 acres generally located at 2710 W. FM 544.
- M. Consider and act upon Ordinance No. 2026-07 amending Ordinance No. 2025-32, which established the fiscal year 2025-2026 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.

Council Action

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

REGULAR AGENDA

- 1. Consider, and act upon, acceptance of the Annual Comprehensive Financial Report (ACFR) for FY 2024-25 following a presentation by the audit firm Weaver, LLP.

Mayor Porter stated that due to road conditions, the auditors were unable to attend the meeting and requested that this Item be tabled until February 10th.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Williams, to table Item 1 to the February 10, 2026, City Council meeting. A vote was taken, and the motion passed 7-0.

- 2. Consider, and act upon, the acceptance of the resignation of Brian Arnold, and the appointment of a new board member to the City of Wylie Parks and Recreation Board to fill the term of January 27, 2026 to June 30, 2027.

Staff Comments

City Secretary Storm addressed Council, stating that staff had received a resignation from a Parks and Recreation Board member and were recommending the appointment of Replacement 1 for the remainder of the term.

Council Action

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

3. **Consider, and act upon, Ordinance No. 2026-08 amending certain sections of the Wylie Code of Ordinances, Ordinance No. 2021-17, as amended, relating to qualifications for membership on specified boards and commissions; establishing residency, voter registration, and employment restrictions; and providing limited exceptions.**

Staff Comments

City Secretary Storm addressed Council, stating that staff discussed qualifications for board and commission members during a work session on August 26, 2025. The meeting packet includes a proposed ordinance that would allow all current board members to continue serving and complete their terms, and would apply to all appointments made on or after the effective date. Storm stated that the ordinance applies to all boards and commissions except the Parks and Recreation 4B Board, which is addressed in the next agenda item, and the Wylie Economic Development Corporation Board, whose bylaw amendments must first be considered by that Board.

Council Action

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

4. **Consider, and act upon, Resolution No. 2026-02(R) of the City Council of the City of Wylie, Texas, amending Resolution Nos. 1994-21(R), 2005-37(R), and 2020-01(R) approving Amended and Restated Bylaws of the Park and Recreation Facilities Corporation; approving new qualifications for membership on the Park and Recreation Facilities Development Corporation, including residency, voter registration, and employment restrictions, and other updates.**

Staff Comments

City Secretary Storm addressed Council, stating that staff discussed qualifications for board and commission members during a work session on August 26, 2025. The meeting packet includes a proposed resolution with amended bylaws that incorporate additional changes to ensure compliance with state law and update outdated information. If approved by Council, the Parks and Recreation 4B Board will convene during the next Council meeting to consider and adopt the revised bylaws.

Council Action

A motion was made by Councilman Williams, seconded by Councilman Hoover, to approve Item 4 as presented. A vote was taken, and the motion passed 7-0.

WORK SESSION

Mayor Porter convened the Council into a Work Session at 6:21 p.m.

WS1. Discuss authorizing a donation by the City of Wylie to The Regimen Trained in support of The Regimen Cup fitness competition to be held on April 18, 2026, benefiting Hope for the Cities.

Councilman Duke and Logan Collins, owner of The Regimen Trained Gym, discussed The Regimen Cup fitness competition and its partnership with Hope for the Cities, and answered questions from Council. City staff also answered questions from the Council regarding the City's not-for-profit donation ordinances.

Council provided direction to begin discussions with the Wylie Economic Development Corporation to determine interest in providing a sponsorship or partnership, or in assisting with promotion of the event, and directed staff to look into bringing back information on an option for a direct donation to Hope for the Cities as a secondary action.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 6:39 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 6:39 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 the relocation of the Stonehaven House.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter reconvened the Council into Open Session at 7:43 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. 2026-03, 2026-04, 2026-05, 2026-06, 2026-07, and 2026-08 into the official record.

ADJOURNMENT

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

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary