

Wylie City Council Regular Meeting Minutes

January 13, 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 6:02 p.m. The following City Council members were present: Councilman David R. Duke, Councilman Dave Strang, Councilman Todd Pickens, Councilman Sid Hoover, and Mayor *Pro Tem* Gino Mulliqi. Councilman Scott Williams was absent.

Staff present included: City Manager Brent Parker; Deputy City Manager Renae Ollie; Assistant City Manager Lety Yanez; Fire Chief Brandon Blythe; Assistant Finance Director Ron Arp; Digital Media Specialist Kristina Kelly; City Secretary Stephanie Storm; Assistant Police Chief Tommy Walters; Community Services Director Jasen Haskins; Parks and Recreation Director Carmen Powlen; Library Director Ofilia Barrera; Public Works Director Tommy Weir; Purchasing Manager Chris Rodriguez; Communications and Marketing Director Craig Kelly; Wylie Economic Development Corporation Executive Director Jason Greiner; and various support staff.

INVOCATION & PLEDGE OF ALLEGIANCE

Mayor Porter led the invocation, and Councilman Hoover led the Pledge of Allegiance.

PRESENTATIONS & RECOGNITIONS

PR1. Shining the Wylie Way Students - Term 2.

Mayor Porter, WISD Superintendent Dr. Kim Spicer, and WISD Board Vice President Kylie Reising presented medallions to students who demonstrated “Shining the Wylie Way.” Every nine weeks, one student from each WISD campus is chosen as the “Wylie Way Student.”

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.

Jennifer Wakefield and Alexis Tapp, representing the Wylie Historical Society, were present to address the Council about the Stonehaven House.

CONSENT AGENDA

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

A. Consider, and act upon, approval of December 9, 2025 Regular City Council Meeting minutes.

- B. Consider, and place on file, the City of Wylie Monthly Revenue and Expenditure Report for November 30, 2025.
- C. Consider, and place on file, the City of Wylie Monthly Investment Report for November 30, 2025.
- D. Consider, and act upon, Ordinance No. 2026-01 amending Ordinance No. 2025-32, which established the fiscal year 2025-2026 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.
- E. Consider, and act upon, Ordinance No. 2026-02 amending Ordinance No. 2025-32, which established the fiscal year 2025-2026 budget, providing for repealing, savings, and severability clauses, and the effective date of this ordinance.
- F. Consider, and place on file, the monthly Revenue and Expenditure Report for the Wylie Economic Development Corporation as of November 30, 2025.
- G. Consider, and act upon, a Preliminary Plat of Lot 1, Block A of BizSpace Wylie, creating one commercial lot on 5.274 acres. Property located at 2800 Hensley Lane.
- H. Consider, and act upon, a Final Plat of Lot 1, Block A of Bufflehead Addition, establishing one light industrial lot on 7.64 acres. Property is generally located at 3700 Eubanks Lane.
- I. Consider, and act upon, approval of the award of Contract W2026-23 to IRR Corporate & Public Finance in an amount not to exceed \$155,000 for fixed fees, plus contingent success fees and travel expenses as outlined in the agreement, and authorizing the City Manager to execute any necessary documents.

Council Action

A motion was made by Councilman Hoover, seconded by Councilman Duke, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 6-0 with Councilman Williams absent.

REGULAR AGENDA

- 1. **Tabled from 12-09-2025**
Remove from table and consider

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Duke, to remove Item 1 from the table and consider it. A vote was taken, and the motion passed 6-0 with Councilman Williams absent.

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

Staff Comments

Public Works Director Weir addressed Council, provided an update on the questions raised at the last Council meeting, and answered Council questions.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Pickens, to approve Item 1 as presented. A vote was taken, and the motion passed 6-0 with Councilman Williams absent.

- 2. **Hold a Public Hearing, consider, and act upon, the request to withdraw the writing of an ordinance for a change in zoning from Agricultural (AG) to Community Retail - Special Use Permit (CR-SUP)**

on 1.85 acres to allow for Office Showroom/Warehouse. Property located at 308 W. Alanis Drive (ZC 2025-09).

Staff Comments

Community Services Director Haskins addressed the Council, provided a brief update on the Item, noted that the applicant is requesting to withdraw it, and answered the Council's questions.

Public Hearing

Mayor Porter opened the public hearing on Item 2 at 7:01 p.m.

Larry Heath was present and wished to address the Council regarding concerns about the zoning on this property and its effect on the surrounding neighborhoods.

Mayor Porter closed the public hearing at 7:03 p.m.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Strang, to approve the withdrawal of Item 2 as presented. A vote was taken, and the motion passed 6-0 with Councilman Williams absent.

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

Staff Comments

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

Mohammad Qasim, representing Madewell Construction, and Addison Rogers, representing Toll Brothers, presented a brief overview of College Park, including community outreach meetings, a review of previously presented items, current and proposed development, renderings, and items added to the Zoning application, and answered questions from Council.

Public Hearing

Mayor Porter opened the public hearing on Item 3 at 7:26 p.m.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 7:26 p.m.

Council Action

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Duke, to approve Item 3 as presented. A vote was taken, and the motion passed 6-0 with Councilman Williams absent.

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

Staff Comments

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

James Delaune, representing Crestline Investors, Inc., was present to answer questions from the Council.

Public Hearing

Mayor Porter opened the public hearing on Item 4 at 7:39 p.m.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 7:40 p.m.

Council Action

A motion was made by Mayor Porter, seconded by Councilman Pickens, to approve Item 4 as presented. A vote was taken, and the motion passed 6-0 with Councilman Williams absent.

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

Staff Comments

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

Zuhair Imad Kato, representing Texas Autobody, and the property owner, answered questions from the Council.

Public Hearing

Mayor Porter opened the public hearing on Item 5 at 7:51 p.m.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 7:51 p.m.

Council Action

A motion was made by Councilman Strang, seconded by Councilman Duke, to approve Item 5 as presented. A vote was taken, and the motion passed 5-1 with Mayor *Pro Tem* Mulliqi voting against and Councilman Williams absent.

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

Staff Comments

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

Zach Rakusin, representing RAK Equities, answered questions from the Council.

Public Hearing

Mayor Porter opened the public hearing on Item 6 at 8:05 p.m.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 8:05 p.m.

Council Action

A motion was made by Councilman Pickens, seconded by Councilman Hoover, to approve Item 6 as presented. A vote was taken, and the motion passed 6-0 with Councilman Williams absent.

Mayor Porter recessed the Council for a break at 8:21 p.m.

Mayor Porter reconvened the Council into Regular Session at 8:28 p.m.

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

Staff Comments

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

Michael Thomas, representing Dakota Holdings LLC, answered questions from the Council.

Public Hearing

Mayor Porter opened the public hearing on Item 7 at 8:31 p.m.

No persons were present wishing to address the Council.

Mayor Porter closed the public hearing at 8:31 p.m.

Council Action

A motion was made by Mayor Porter, seconded by Councilman Pickens, to approve Item 7 as presented. A vote was taken, and the motion passed 6-0 with Councilman Williams absent.

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

Council Action

A motion was made by Councilman Duke, seconded by Councilman Strang, to approve Resolution No. 2026-01(R) establishing the Dallas Morning News as the “Official Newspaper” of the City of Wylie. A vote was taken, and the motion passed 4-2, with Mayor Porter and Councilman Pickens voting against, and Councilman Williams absent.

Mayor *Pro Tem* Mulliqi stated he accidentally voted for this Item and meant to vote against it.

Mayor Porter recessed the Council into a break at 8:55 p.m. to allow staff to research reconsidering an item in Robert’s Rules of Order.

Mayor Porter reconvened the Council into Regular Session at 8:56 p.m.

City Secretary Storm addressed the Council, stating that a member of the prevailing vote may make a motion to reconsider the item, a member may then second the motion, and a vote is held to determine whether the Council wishes to reconsider. If the vote to reconsider passes, the original motion will come back before the Council for discussion and a vote.

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Mayor Porter, to reconsider Item 8. A vote was taken, and the motion passed 5-1, with Councilman Strang voting against and Councilman Williams absent.

Council discussed selecting either The Dallas Morning News or the Wylie News as the City's official newspaper.

A motion was made by Councilman Duke, seconded by Councilman Strang, to approve Resolution No. 2026-01(R) establishing the Dallas Morning News as the “Official Newspaper” of the City of Wylie. A vote was taken, and the motion failed 3-3, with Mayor Porter, Mayor *Pro Tem* Mulliqi, and Councilman Pickens voting against, and Councilman Williams absent.

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Pickens, to approve Resolution No. 2026-01(R) establishing the Wylie News as the “Official Newspaper” of the City of Wylie. A vote was taken, and

the motion passed 4-2, with Councilman Strang and Councilman Duke voting against, and Councilman Williams absent.

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

Mayor Porter provided additional information on this Item.

Council Action

A motion was made by Councilman Pickens, seconded by Councilman Strang, to approve Item 9 as presented. A vote was taken, and the motion passed 6-0 with Councilman Williams absent.

WORK SESSION

Mayor Porter convened the Council into a Work Session at 9:09 p.m.

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

Mayor Porter opened the discussion to address questions raised at the December meeting regarding an engineering contract and to seek Council direction on the information to be provided with future contracts.

Council members requested that copies of proposed contracts be shared with Council in advance, on a confidential basis, due to proprietary and competitive considerations, along with a summary of the evaluation and grading criteria. Council emphasized the importance of receiving this information as early as possible to allow sufficient time for review and feedback prior to meetings, helping Council prepare and reducing delays in the contract approval process.

RECONVENE INTO REGULAR SESSION

Mayor Porter reconvened the Council into Regular Session at 9:18 p.m.

EXECUTIVE SESSION

Mayor Porter convened the Council into Executive Session at 9:19 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.

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

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

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

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

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

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

Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING.

(a) This chapter does not require a governmental body to conduct an open meeting:
(1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or
(2) to hear a complaint or charge against an officer or employee.
(b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

ES4. City Manager Quarterly Evaluation.

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

Mayor Porter convened the Council into Open Session at 12:41 a.m

Council Action

A motion was made by Councilman Pickens, seconded by Councilman Strang, to authorize the Wylie EDC to enter into a Performance Agreement with Project 2025-4d in an amount not to exceed \$200,000. A vote was taken, and the motion passed 6-0 with Councilman Williams absent.

A motion was made by Mayor *Pro Tem* Mulliqi, seconded by Councilman Strang, to authorize the Wylie EDC to enter into a Performance Agreement with Project 2025-8i in an amount not to exceed \$25,000. A vote was taken, and the motion passed 5-1, with Councilman Duke voting against and Councilman Williams absent.

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. 2026-01 and 2026-02 into the official record.

ADJOURNMENT

A motion was made by Councilman Strang, seconded by Mayor Porter, to adjourn the meeting at 12:44 a.m. A vote was taken, and the motion passed 6-0 with Councilman Williams absent.

Matthew Porter, Mayor

ATTEST:

Stephanie Storm, City Secretary