# Wylie Planning and Zoning Commission Regular Meeting

October 20, 2026 – 6:00 PM
Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098

CITY OF WYLIE

## CALL TO ORDER

Chair Harold Gouge called the meeting to order at 6:00 PM. In attendance were Chair Harold Gouge, Vice-Chair Joe Chandler, Commissioner Zewge Kagnew, Commissioner Joshua Butler, Commissioner Zeb Black, and Commissioner Michael Schwerin. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent was Commissioner Daniel Marengo.

## INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Black gave the Invocation, and Vice-Chair Chandler led the Pledge of Allegiance.

## COMMENTS ON NON-AGENDA ITEMS

*Any member of the public may address the Commission 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. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, the Commission is not permitted to discuss, deliberate on, or take action on any matter raised during citizen participation.*

None approached the Commission.

## CONSENT AGENDA

*All matters listed under the Consent Agenda are considered to be routine by the Commission 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 the approval of the meeting minutes from the October 6, 2026, Planning and Zoning Commission Meeting.**

**B. Consider, and act upon, a recommendation to the City Council regarding a Final Plat of Compton Addition establishing one residential lot on 3.189 acres, generally located at 1201 E Stone Road and 720 S W.A. Allen Boulevard.**

**C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1-8, Block A of Wylie Hooper addition, creating seven commercial lots and one open space lot on 15.485 acres generally located at 2710 W FM 544.**

**D. Consider, and act upon, a recommendation to the City Council regarding a Final Plat being a Replat of Lots 7 and 8 of Wylie Ranch East Commercial Park, First Revision to create Lot 8R, Block A of Wylie Ranch East Commercial Park Second Revision on 2.228 acres, generally located at 2207 and 2209 N State Highway 78.**

**BOARD ACTION**

A motion was made by Commissioner Schwerin, seconded by Commissioner Butler, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 6 – 0.

**REGULAR AGENDA**

1. **Consider and act upon a site plan for a commercial development on Lot 8, Block A of Wylie Hooper addition. Property located at 2780 W FM 544.**

**BOARD ACTION**

A motion was made by Commissioner Butler and seconded by Vice-Chair Chandler to approve Regular Agenda item 1 as presented. A vote was taken and carried 6-0.

2. **Consider and act upon a site plan for a health club development on Lot 8R, Block A of Wylie Ranch East Commercial Park Second Revision. Property located at 2209 N State Highway 78.**

**BOARD ACTION**

A motion was made by Commissioner Schwerin and seconded by Commissioner Black to approve Regular Agenda item 2 with conditions. A vote was taken and carried 6-0.

**ADJOURNMENT**

A motion was made by Commissioner Black and seconded by Commissioner Butler to adjourn the meeting at 6:14 PM. A vote was taken and carried 6–0.

*Harold Gouge, Chair*

**ATTEST**

*Gabby Fernandez, Secretary*