Wylie Planning and Zoning Commission Regular Meeting

July 21, 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 Michael Schwerin, Commissioner Daniel Marengo, and Commissioner Joshua Butler. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent were Commissioner Zewge Kagnew and Commissioner Zeb Black.

INVOCATION & PLEDGE OF ALLEGIANCE

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

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address 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, Commission is not allowed to converse, deliberate or take action on any matter presented 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 July 7, 2026, Planning and Zoning Commission Meeting.

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

BOARD ACTION

A motion was made by Commissioner Butler, seconded by Commissioner Marengo, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 5 – 0.

REGULAR AGENDA

1. Hold a Public Hearing, consider, and act upon a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.49 acres to allow for a drone delivery service from Wing. Property located at 707 Cooper Drive (ZC 2026-07).

Chair Gouge opened the public hearing at 6:08 PM. 3 members of the public approached the Commission. Chair Gouge closed the public hearing at 6:20 PM.

BOARD ACTION

A motion was made by Commissioner Butler and seconded by Commissioner Marengo to recommend approval of Regular Agenda item 1 as presented. A vote was taken and carried 5-0.

2. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LISUP) on 2.0 acres to allow for a warehouse distribution use. Property located at 31 Steel Road (ZC 2026-08).

Chair Gouge opened the public hearing at 6:30 PM. None approached the Commission. Chair Gouge closed the public hearing at 6:31 PM.

BOARD ACTION

A motion was made by Commissioner Schwerin and seconded by Vice-Chair Chandler to recommend approval of Regular Agenda item 2 as presented. A vote was taken and carried 5-0.

3. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change of zoning from Light Industrial (LI) to Light Industrial - Special Use Permit (LISUP), to allow for a major auto repair use with vehicle display and sales on 0.71 acres located at 1506 Martinez Lane. (ZC2026-09).

Chair Gouge opened the public hearing at 6:37 PM. None approached the Commission. Chair Gouge closed the public hearing at 6:37 PM.

BOARD ACTION

A motion was made by Vice-Chair Chandler and seconded by Commissioner Marengo to recommend approval of Regular Agenda item 3 with conditions. A vote was taken and carried 5-0.

ADJOURNMENT

A motion was made by Commissioner Butler and seconded by Commissioner Marengo to adjourn the meeting at 6:44 PM. A vote was taken and carried 5 – 0.

Harold Gouge, Chair

ATTEST

Gabby Fernandez, Secretary