

Wylie Planning and Zoning Commission Regular Meeting

September 15, 2026 – 6:00 PM

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



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 Zeb Black, Commissioner Michael Schwerin, 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 Daniel Marengo.

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 August 18, 2026, Planning and Zoning Commission Meeting.
- B. Consider and act upon a recommendation to City Council regarding a Final Plat for Lot 1, Block A of Wylie I.S.D. School Complex, creating one lot on 47.463 acres, generally located near 1400 Kreymer Lane.
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 9, creating 122 single-family residential lots and one open space lot on 54.935 acres, generally located at the southwest corner of Sachse Road and Dominion Drive.

BOARD ACTION

A motion was made by Vice-Chair Chandler, seconded by Commissioner Black, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 5 – 0.

REGULAR AGENDA

- 1. Consider and act upon a site plan amendment for Wal-Mart being on Lot 1, Block A of Creekside Retail Addition, for EV parking stall and pharmacy drive-through improvements. Property located at 1400 McCreary Road.**

BOARD ACTION

A motion was made by Commissioner Butler and seconded by Commissioner Schwerin to approve 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 Planned Development 2017-04 Single-Family District (PD2017- 04-SF) to Planned Development 2026-13-Single-Family (PD2026-XX-SF) to remove references, rights, and obligations with respect to the Stonehaven House. Property generally located at the northwest corner of Ballard Avenue and Alanis Drive. (ZC 2026-13).**

Chair Gouge opened the public hearing at 6:15 PM. One speaker addressed the Commission. Chair Gouge closed the public hearing at 6:17 PM.

BOARD ACTION

A motion was made by Commissioner Butler, seconded by Vice-Chair Chandler, to recommend approval of Regular Agenda Item 2 to the City Council. A vote was taken and carried 4-1 with Commissioner Schwerin in opposition.

- 3. 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 - Special Use Permit (CC-SUP) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for a new structure for vehicle car sales on 4.118 acres located near 2021 N State Highway 78 (ZC 2026-11).**

Chair Gouge opened the public hearing at 6:32 PM. None approached the Commission. Chair Gouge closed the public hearing at 6:32 PM.

BOARD ACTION

A motion was made by Commissioner Butler, seconded by Commissioner Schwerin, to recommend denial of Regular Agenda Item 3 to the City Council. A vote was taken and carried 5-0.

- 4. 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 Planned Development 2023-18 to Planned Development - Commercial Corridor (PD-CC) on P a g e | 2 10.485 acres generally located on the southeast corner of State Highway 78 and Kreymer Lane (ZC 2026- 12).**

Chair Gouge opened the public hearing at 6:41 PM. One speaker addressed the Commission. Chair Gouge closed the public hearing at 6:46 PM.

BOARD ACTION

A motion was made by Commissioner Butler, seconded by Vice-Chair Chandler, to recommend approval of Regular Agenda Item 4 to the City Council. A vote was taken and carried 5-0.

ADJOURNMENT

A motion was made by Vice-Chair Chandler and seconded by Commissioner Butler to adjourn the meeting at 6:47 PM. A vote was taken and carried 5-0.


Harold Gouge, Chair

ATTEST


Gabby Fernandez, Secretary