

# Wylie Planning and Zoning Commission Regular Meeting

February 17, 2026 – 6:00 PM

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



---

## CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00 PM. In attendance were Chair Joshua Butler, Vice-Chair Rod Gouge, Commissioner Joe Chandler, Commissioner Zewge Kagnev, Commissioner Keith Scruggs and Commissioner Zeb Black. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent was Commissioner Franklin McMurrian.

## INVOCATION & PLEDGE OF ALLEGIANCE

Vice-Chair Gouge gave the Invocation, and Commissioner Black 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 approval of the meeting minutes from the January 6, 2026 Planning and Zoning Commission Meeting.**
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Dominion of Pleasant Valley Phase 8, creating 102 single family residential lots and six open space lots on 43.113 acres, generally located at the southwest corner of Sachse Road and Dominion Drive.**

## BOARD ACTION

A motion was made by Commissioner Chandler, seconded by Commissioner Scruggs, 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 Lot 6, Block A of Woodlake Village for the development of an office/warehouse development on 4.737 acres. Property located at 1820 N State Highway 78.**

**BOARD ACTION**

A motion was made by Vice-Chair Gouge and seconded by Commissioner Chandler to recommend approval of Regular Agenda Item 1 as presented. A vote was taken and carried 6-0.

- 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 2022-51 (PD 2022-51) to Commercial Corridor (CC) on 2.02 acres to allow for compatible retail uses. Property located at 703 N Highway 78 (ZC 2026-01).**

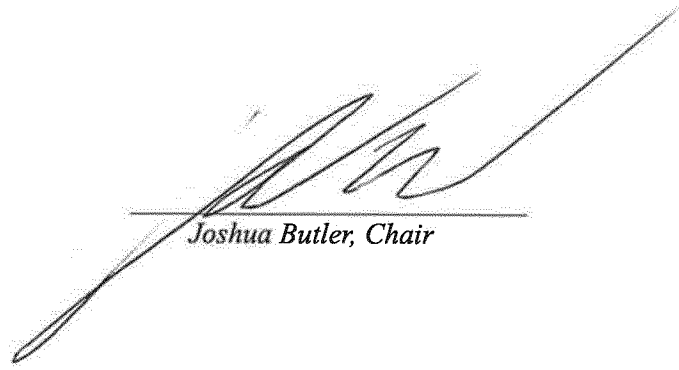
Chair Butler opened the public hearing at 6:09 PM. None approached the Commission. Chair Butler closed the public hearing at 6:09 PM.

**BOARD ACTION**

A motion was made by Commissioner Black and seconded by Commissioner Scruggs to recommend approval of Regular Agenda Item 2 as presented. A vote was taken and carried 6-0.


**ADJOURNMENT**

A motion was made by Vice-Chair Gouge and seconded by Chair Butler to adjourn the meeting at 6:13 PM. A vote was taken and carried 6 – 0.



*Joshua Butler, Chair*

**ATTEST**

---

*Gabby Fernandez, Secretary*