

# Wylie Planning and Zoning Commission Regular Meeting

April 07, 2026 – 6:00 PM

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



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## CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:01 PM. In attendance were Chair Joshua Butler, Vice-Chair Rod Gouge, Commissioner Zewge Kagnev, Commissioner Joe Chandler and Commissioner Zeb Black. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent were Commissioners Franklin McMurrin and Keith Scruggs.

## INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler gave the Invocation, and Vice-Chair Gouge 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 March 17, 2026, Planning and Zoning Commission Meeting.**
- B. **Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Integrity First addition, establishing one commercial lot on 0.97 acres. Property located at 990 N State Highway 78.**
- C. **Consider, and act upon a recommendation to City Council regarding a Final Plat for Lot 1, Block A, Jericho Village, establishing one lot on 2.472 acres, located at 511 West Brown Street.**
- D. **Consider, and act upon a recommendation to City Council regarding a Final Plat creating Lots 1 and 2, Block A of Galacino Lane Addition on 5.465 acres in the City of Wylie Extra Territorial Jurisdiction, property located at 950 Galacino Lane.**
- E. **Consider, and act upon a recommendation to City Council regarding a Final Plat for Lewis Ranch Phase 2, being 123 residential lots on 23.030 acres. Property located at the southeast corner of North State Highway 78 and Wylie East Drive.**

**BOARD ACTION**

A motion was made by Vice-Chair Gouge, seconded by Commissioner Chandler, 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 for a temporary batch plant use located on the southeast corner of Skyview Dr and Forrest Ross Road.**

**BOARD ACTION**

A motion was made by Commissioner Chandler and seconded by Vice-Chair Gouge to recommend approval of Regular Agenda Item 1 as presented. A vote was taken and carried 5-0.

- 2. Consider, and act upon, a Site Plan for Vista Wylie Retail, being Lot 1R, Block A of Woodbridge Crossing, for a commercial use on 2.59 acres, located west of 3440 W FM 544.**

**BOARD ACTION**

A motion was made by Vice-Chair Gouge and seconded by Commissioner Black 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 in zoning from Light Industrial to Planned Development - Light Industrial (PDLI) on 59.769 acres generally located at 611 Sanden Blvd and 2101 & 2111 W FM 544. ZC 2026-03.**

Chair Butler opened the public hearing at 7:05 PM. None approached the Commission. Chair Butler closed the public hearing at 7:05 PM.

**BOARD ACTION**

A motion was made by Vice-Chair Gouge and seconded by Commissioner Chandler to recommend approval of Regular Agenda Item 3 as presented with discussed amendments. A vote was taken and carried 5-0.

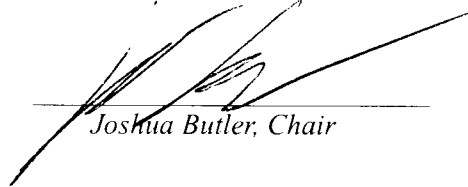
- 4. Consider and act upon adoption of amended Rules and Procedures for the Planning and Zoning Commission to reflect changes to State Law, City Ordinances, and other matters.**

**BOARD ACTION**

A motion was made by Vice-Chair Gouge and seconded by Commissioner Black to recommend approval of Regular Agenda Item 4 as presented. A vote was taken and carried 5-0.

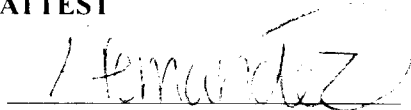
**ADJOURNMENT**

A motion was made by Chair Butler and seconded by Vice-Chair Gouge to adjourn the meeting at 7:27 PM. A vote was taken and carried 5 – 0.



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*Joshua Butler, Chair*

**ATTEST**



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*Gabby Fernandez, Secretary*