

Wylie Planning and Zoning Commission Regular Meeting

April 21, 2026 – 6:00 PM

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



CALL TO ORDER

INVOCATION & 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.

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 April 7, 2026, Planning and Zoning Commission Meeting.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Cordero Construction Maintenance Yard, being Lot 9, Block E of Regency Business Park Phase 2, for a light industrial use on 0.26 acres, located at 2726 Exchange Street.
2. Consider and act upon the nomination of the P&Z Chair to serve on the upcoming Bond Committee.

WORK SESSION

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on April 15, 2026 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:
§ 551.071 – Private consultation with an attorney for the City.



Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item:** A
Prepared By: Gabby Fernandez

Subject

Consider and act upon the approval of the meeting minutes from the April 07, 2026, Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes from the April 07, 2026, Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

April 07, 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 6:01 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 McMurrian 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.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning Item Number: 1
 Prepared By: Kevin Molina

Subject

Consider, and act upon, a Site Plan for Cordero Construction Maintenance Yard, being Lot 9, Block E of Regency Business Park Phase 2, for a light industrial use on 0.26 acres, located at 2726 Exchange Street.

Recommendation

Motion to **approve** as presented

Discussion

OWNER: Luis & Francisco Cordero

APPLICANT: Design Draw Build

The applicant is proposing to develop a contractor's maintenance yard on 0.26 acres located at 2726 Exchange Street. The property is zoned within the Light Industrial zoning and allows for the use by right. The property is located on Lot 9, Block E of Regency Business Park Phase 2. The Final Plat for the property was recorded in February of 1987.

The contractor maintenance yard is phase 1 of the property owners development. The second phase will include the construction of a structure and shall require a new site plan review.

Phase 1 of the proposal contains a gated contractor's maintenance yard with two parking spaces and a total of 11,356 outside storage area. 1,475 sf of concrete paving is provided with access from Exchange street.

The maintenance yard shall be screened with an 8' tall wooden fence. Additional landscaping along with a meandering sidewalk shall be required adjacent to Hensley Lane due to the residential homes to the south of the subject property. Two additional trees are also proposed along Exchange Street. The development is in compliance with the landscaping and screening requirements by being in compliance with the 10% minimum lot area landscaping requirement.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item Number: 2

Prepared By: Jasen Haskins

Subject

Consider and act upon the nomination of the P&Z Chair to serve on the upcoming Bond Committee.

Recommendation

Motion to **approve** as presented

Discussion

The City Council is requesting that the P&Z Commission provide a member to serve on the 2026 Bond Committee. The preference is for the chairperson to serve in that capacity, if they are willing and able.

The Bond Committee is expected to meet 4-6 times over the next few months to assist in determining what projects, from a provided scope, should be presented to voters for consideration.