

Wylie Planning and Zoning Commission Regular Meeting

July 07, 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.

ELECTION OF CHAIR AND VICE-CHAIR

Nominate and motion for Chair

Nominate and motion for Vice-Chair

WORK SESSION

WS1. Hold a work session to discuss the Planning and Zoning Commissions rules, procedures, and responsibilities.

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 June 2, 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 Worthy Addition, establishing one commercial lot on two acres. Property generally located at 31 Steel Road.

REGULAR AGENDA

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 June 30, 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.



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item Number: WS 1

Prepared By: Jasen Haskins, AICP

Subject

Hold a work session to discuss the Planning and Zoning Commissions rules, procedures, and responsibilities.

Recommendation

N/A

Discussion


Staff will give a presentation, included in the agenda packet, that covers the Planning and Zoning Commission rules, procedures, and responsibilities.

The presentation will be followed by a discussion and Q&A period, as needed.


Welcome to the Planning and Zoning Commission (P&Z)

Overall Authority to protect the Health, Safety, and Welfare of the City and Citizens


Municipal Planning Authority



Zoning Authority
(legislative)
Chapter 211 LGC



Subdivision Authority
(ministerial)
Chapter 212 LGC



Land Use Authority
(planning)
Chapter 213 LGC

Mandates

- Mandated for all home-rule cities by Sec 211. 007 of the State of Texas Local Government Code
- Created in Wylie by Ordinance in 1956 and included in 1985 Charter (only non-council group to have its own section)

Operation by Adopted Rules and Procedures

- Written by P&Z
- Approved by City Council
- Updated 2020 and 2025

Roles and Responsibilities

- Zoning Changes
- Plats
- Site Plans
- Ordinance and Regulation Amendments
- Land Use Plan

Zoning Changes

- Generally governed by the Land Use Plan
- Covers allowed uses
- P&Z makes a recommendation to Council
- Legislative in nature

Ordinance and Regulation Amendments

- Initiated by Staff, P&Z Commission, Council, or ZBoA
- Covers Zoning Ordinance and Subdivision Regulations
- P&Z makes recommendation to City Council
- Legislative in nature

Land Use Plan

- Generally governed by State Law (LGC 213)
- Covers land use, demographics, social goals, capital improvements, environment, etc.
- Created through specially appointed commission with citizen and staff input.
- Reviewed by P&Z who makes a recommendation to City Council
- Legislative

General Meeting Format

- Chairman calls meeting
- Invocation & Pledge of Allegiance
- Citizen Comments on Non-Agenda Items
- Consent Items (minutes and plats)
- Regular Agenda Items
- Public Hearings
- Work Sessions (as needed)
- Executive Session (as needed)
- Adjournment

General Item Format

- Chairman introduction
- Staff report
- Applicant remarks and citizen comments
- Public hearing (if required)
 - Citizen comment
 - Applicant rebuttal
- Commission discussion
- Motion (approve, approve with conditions, disapprove, or continue)

Texting during a meeting may constitute as Public Information, please refrain from using personal devices during meetings.

Other Considerations

- Communications and email/packet
- Pre-meeting questions
- Attendance
- Quorums
- Open meetings
- Open records
- Conflict of interest
- P&Z training

Planning Staff

Jasen Haskins

Director of Community Development

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(972)516-6324

Kevin Molina

Senior Planner

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(972) 516-6323

Gabby Fernandez

Administrative Assistant II

gabby.fernandez@wylietexas.gov

(972) 516-6321



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 June 02, 2026, Planning and Zoning Commission meeting.

Recommendation

Motion to approve the item as presented.

Discussion

The minutes from the June 02, 2026, Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

June 02, 2026 – 6:00 PM

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



CALL TO ORDER

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

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Chandler gave the Invocation, and Commissioner Scruggs led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

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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 May 19, 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 Wylie I.S.D. CTE & AG Center, establishing one commercial lot on 37.818 acres. Property generally located at 1301 Hensley Lane.**

BOARD ACTION

A motion was made by Commissioner Chandler, seconded by Commissioner McMurrian, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 4 – 0.

REGULAR AGENDA

- 1. Consider, and act upon, a site plan amendment for W.I.S.D. CTE and AG Center, being on Lot 1, Block A of Wylie I.S.D. CTE & AG Center, for a school facility use on 37.818 acres. Property generally located at 1301 Hensley Lane.**

BOARD ACTION

A motion was made by Commissioner McMurrian and seconded by Commissioner Scruggs to approve Regular Agenda Item 1 as presented. A vote was taken and carried 4-0.

- 2. Hold a Public Hearing to consider and act upon a recommendation to City Council regarding a change of zoning from Neighborhood Services (NS) to Neighborhood Services - Special Use Permit (NS-SUP), to allow for convenience store and motor vehicle fueling station use on 3.53 acres generally located on the northeast corner of Country Club and Park Blvd. (ZC2026-06)**

Vice-Chair Gouge opened the public hearing at 6:12 PM. None approached the Commission. Vice-Chair Gouge closed the public hearing at 6:13 PM.

BOARD ACTION

A motion was made by Commissioner Chandler and seconded by Commissioner Scruggs to recommend denial of Regular Agenda Item 2 as presented. A vote was taken and carried 4-0.

- 3. Hold a Public Hearing to consider and act upon a recommendation to City Council regarding a change of zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP), to allow for a minor auto repair use on 1.275 acres located at 7940 E Parker Road. (ZC2026-05)**

Vice-Chair Gouge opened the public hearing at 6:23 PM. None approached the Commission. Vice-Chair Gouge closed the public hearing at 6:24 PM.

BOARD ACTION

A motion was made by Commissioner McMurrian and seconded by Commissioner Scruggs to recommend approval of Regular Agenda Item 3 as presented. A vote was taken and carried 4-0.

- 4. Hold a Public Hearing to consider, and act upon, a recommendation to City Council amending Zoning Ordinance (2023-23), Article 5, Sections 5.1 Land Use Charts, 5.2 Listed Uses, and Article 7 General Development Regulations, as they relate to existing and new proposed listed uses. (ZC 2026-04)**

Vice-Chair Gouge opened the public hearing at 6:29 PM. None approached the Commission. Vice-Chair Gouge closed the public hearing at 6:29 PM.

BOARD ACTION

A motion was made by Commissioner McMurrian and seconded by Commissioner Chandler to recommend approval of Regular Agenda Item 4 as presented. A vote was taken and carried 4-0.

ADJOURNMENT

A motion was made by Commissioner Chandler and seconded by Commissioner McMurrian to adjourn the meeting at 6:31 PM. A vote was taken and carried 4 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Worthy Addition, establishing one commercial lot on two acres. Property located at 31 Steel Road.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Very Worthy LLC

APPLICANT: CBG Surveying Texas LLC

The applicant has submitted a Preliminary Plat to create Lot 1, Block A of Worthy Addition on two acres. The property is located at 1301 Hensley Lane. The purpose of the Preliminary Plat is to create one lot for the development of an office warehouse structure for two tenants.

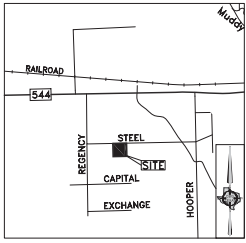
The property is zoned Light Industrial and is required a Special Use Permit (SUP) for the proposed use due to the Zoning Ordinance requiring an SUP for building at or over 25,000 sf. The Special Use Permit is scheduled to be presented to the Planning and Zoning Commission on 07/21 and to City Council on 08/11.

The preliminary plat document contains a 30' wide fire lane, access and utility easement that loops around the site with access from Steel Road. The preliminary plat is also dedicating public right-of-way (ROW) for the existing Steel Road 60' ROW.

The plat shall also dedicate utility easements for water & sewer lines and fire hydrants for the development.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.



VICINITY MAP NOT TO SCALE. SCALE: 1" = 50'

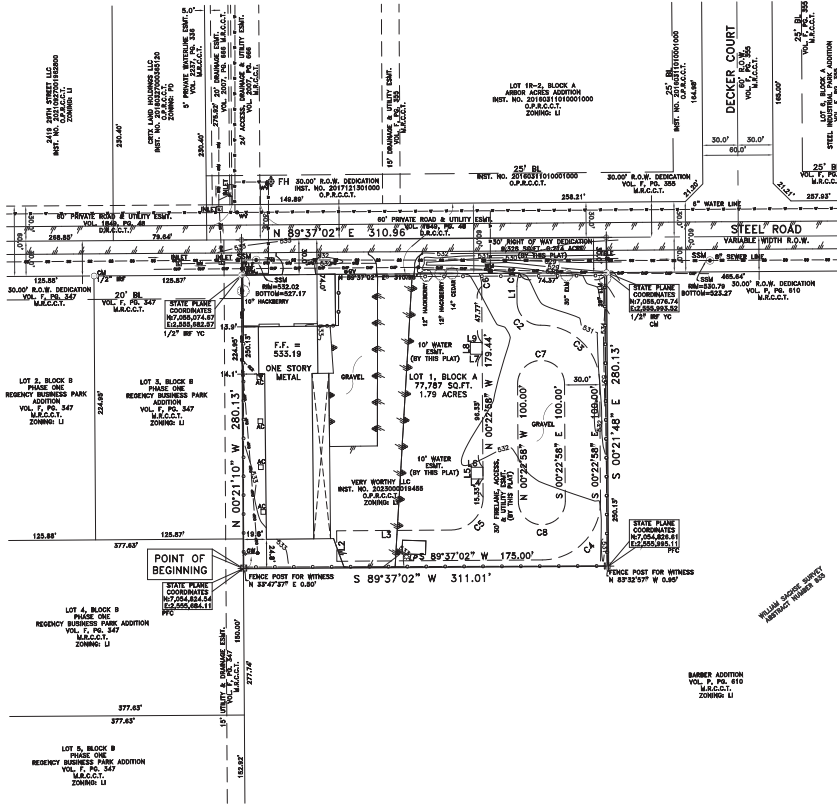


Table with 3 columns: LINE, BEARING, DISTANCE. Lists line segments L1 through L9 with their respective bearings and distances.

Table with 5 columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists curve segments C1 through C8 with their geometric properties.

LEGEND: D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS. O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. INST. NO. = INSTRUMENT NUMBER.

GENERAL NOTES: 1) BEARINGS SHOWN ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE, NAD 83 (2011).

The undersigned, the City Secretary of the City of Wylie, Texas, hereby certifies that the foregoing final plat of the City of Wylie, Texas, subdivision or addition to Collin County was submitted to the City Council on this ___ day of ___, 20___, and the Council, by formal action, then and there accepted the dedication of streets, alley, parks, easement, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as hereinabove subscribed.

City Secretary City of Wylie, Texas

RECOMMENDED FOR APPROVAL

APPROVED FOR CONSTRUCTION

ACCEPTED

Mayor, City of Wylie, Texas

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF COLLIN

WHEREAS Very Worthy LLC is the owner of a 2.00 acre tract of land situated in the William Sachse Survey, Abstract Number 835, Collin County, Texas, some being a tract of that land conveyed to Very Worthy, LLC, a Texas limited Liability Company by Special Warranty Deed recorded in Instrument Number 202300019455, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a Point for corner, said corner lying along the East line of Lot 4, Block B, Phase One Regency Business Park Addition, an addition to the City of Wylie, Collin County, Texas, as recorded by Volume F, Page 347, Map Records, Collin County, Texas, some being the Northwest corner of Barber Addition, an addition to the City of Wylie, Collin County, Texas, as recorded in Volume P, Page 610, by Map Records, Collin County, Texas, from which a fence post found for witness, bears North 33 degrees 47 minutes 57 seconds East, a distance of 0.50 feet;

THENCE North 00 degrees 21 minutes 10 seconds West, a distance of 250.13 feet passing a 1/2 inch iron rod found with a plastic yellow cap stamped "Burns Surveying" for Reference, said reference being the Northeast corner of lot 5, Block B, of said Regency Business Park Addition, continuing a total distance of 280.13 feet to a point for corner, said corner being near the centerline of Steel Road (variable width Right Of Way);

THENCE North 89 degrees 37 minutes 02 seconds East, along the centerline of said Steel Road, a distance of 310.96 feet to a point for corner;

THENCE South 00 degrees 21 minutes 48 seconds East, Leaving Steel Road, a distance of 30.00 feet passing a 1/2 inch iron rod found with a plastic yellow cap stamped "Burns Surveying" for reference, said reference being the most Northern, Northwest corner of said Barber Addition, continuing a total distance of 280.13 feet to a point for corner, from which a fence post for witness bears North 53 degrees 32 minutes 57 seconds West a distance of 0.95 feet;

THENCE South 89 degrees 37 minutes 02 seconds West, along the north line of said Barber addition, a distance of 311.01 feet to the POINT OF BEGINNING and containing 87,115 square feet or 2.00 acres of land.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Very Worthy, LLC, acting herein by and through their duly authorized agent, Qinfeng Su, does hereby adopt this plat designating the herein above described property as LOT 1, BLOCK A, WORTHY ADDITION, an addition to Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements. If approved by the City of Wylie, in addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, sold use by public utilities being subordinate to the public's City of Wylie use thereof. The public utility entities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone.

This plat approved subject to all existing ordinances, rules, regulations and resolutions of the City of Wylie, Texas.

WITNESS, my hand, this ___ day of ___, 2026.

Very Worthy LLC, Owner

By: Qinfeng Su, President

STATE OF TEXAS COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day appears Qinfeng Su known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ___ day of ___, 2026.

Notary Public in and for the State of Texas.

SURVEYOR'S STATEMENT:

I, Bryan Connolly, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown hereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Wylie, Texas, and that the same were released for review on 06/24/2026 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connolly Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS COUNTY OF DALLAS

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared Bryan Connolly known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this ___ day of ___, 2026.

Notary Public in and for the State of Texas

"RECOMMENDED FOR APPROVAL"

Commissioner's Court Date

PRELIMINARY PLAT WORTHY ADDITION LOT 1, BLOCK A 87,115 SQ. FT. OR 2.00 ACRES WILLIAM SACHSE SURVEY, ABSTRACT NO. 835 CITY OF WYLIE, COLLIN COUNTY, TEXAS

OWNER: VERY WORTHY LLC PRESIDENT: QINFENG SU 8220 MONTAGE DRIVE, WYLIE, TEXAS, 75091 PHONE: 469-439-2549 EMAIL: ANGREY@VERYWORTHY.COM

