

# Wylie Planning and Zoning Commission Regular Meeting

May 05, 2026 – 6:00 PM

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



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## 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 the approval of the meeting minutes from the April 21, 2026, Planning and Zoning Commission Meeting.

## REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Sanden International parking adjustments, being on Lot 1R-1, Block A of Sanden Addition, for a light industrial use on 24.884 acres, located at 601 Sanden Boulevard.
2. Consider, and act upon, a Site Plan for Trinity Friendship Baptist Church portables, being on Lot 1, Block 1 of Shiloh Baptist Church, for a commercial use on 2 acres, located at 840 E Brown Street.

## 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 29, 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.

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*Stephanie Storm, City Secretary*

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*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 21, 2026, Planning and Zoning Commission meeting.

**Recommendation**

Motion to approve Item as presented.

**Discussion**

The minutes from the April 21, 2026, Planning and Zoning Commission meeting are attached for your consideration.

# 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

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

## INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler gave the Invocation, and Vice-Chair Gouge 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 April 7, 2026, Planning and Zoning Commission Meeting.**

## BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Commissioner McMurrian, 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 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.**

**BOARD ACTION**

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

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

**BOARD ACTION**

A motion was made by Commissioner McMurrian and seconded by Commissioner Scruggs to approve 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 6:11 PM. A vote was taken and carried 6 – 0.

\_\_\_\_\_  
*Joshua Butler, Chair*

**ATTEST**

\_\_\_\_\_  
*Gabby Fernandez, Secretary*



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 1

### Subject

Consider, and act upon, a Site Plan for Sanden International parking adjustments, being on Lot 1R-1, Block A of Sanden Addition, for a light industrial use on 24.884 acres, located at 601 Sanden Boulevard.

### Recommendation

Motion to **approve** as presented

### Discussion

**OWNER: Sanden International (USA) Inc.**

**APPLICANT: Helmberger Associates, Inc**

The applicant is proposing to amend the parking and fire lane configurations of the Sanden International property measuring 24.884 acres located on Lot 1R-1, Block A of Sanden Addition at 601 Sanden Boulevard.

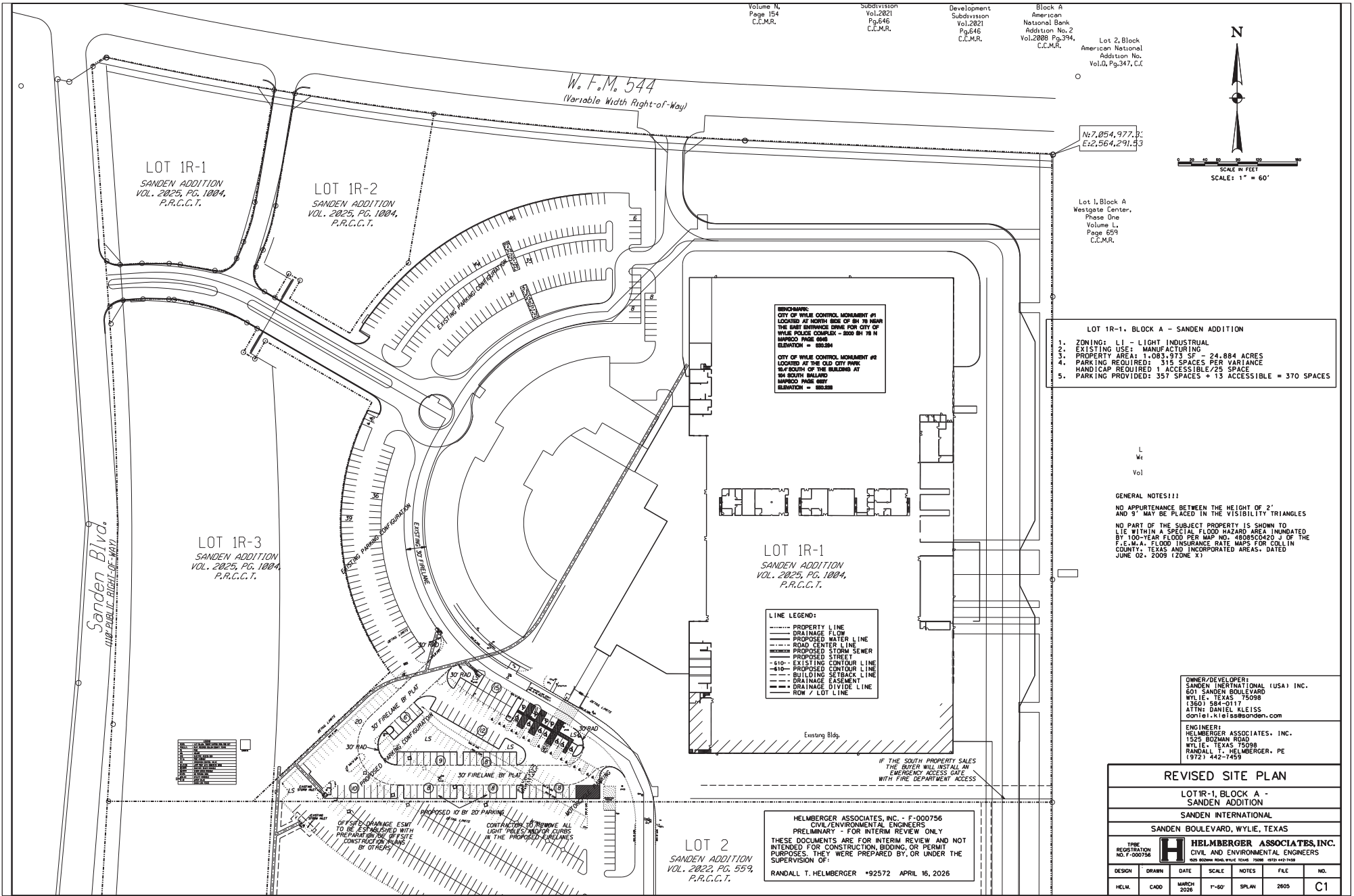
The current parking configuration of Sanden International was developed as part of the initial development in the late 1980's. However, Sanden has divested itself of much of the property from the original 90+ acre campus. The subdivision of the land led to Sanden International property being reduced to approximately 25 acres which affected the southern parking lot and fire lanes.

This site plan revision realigns the parking on the property that still belongs to Sanden International. The site plan shows the new parking configuration and labels the location of fire lanes and emergency access gates while showing how the subject property will connect with the southern lots. An amended plat shall be required for the dedication of the revised fire lane easements prior to revised parking lot permitting acceptance.

The development received a variance approval by the Zoning Board of Adjustments in January of 2025 for the reduction of parking requirements of 315 spaces in lieu of the required 409 spaces (ZBA 2025-17). The presented parking count is in compliance with the parking requirements by providing 370 parking spaces with 13 being ADA accessible.

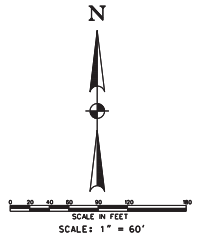
The site plan provides the required landscape island adjacent to the newly proposed parking areas and is in compliance with the overall landscape requirements of the Zoning Ordinance by providing at least 10% of landscaped area.

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.



Volume N, Page 154, C.E.M.R.  
 Subdivision Vol.2021 Pg.646, C.E.M.R.  
 Development Vol.2021 Pg.646, C.E.M.R.  
 Block A American National Addition No. 2, Vol.2008 Pg.394, C.E.M.R.

Lot 2, Block American National Addition No. Vol.0, Pg.347, C.E.M.R.



LOT 1R-1  
 SANDEN ADDITION  
 VOL. 2025, PG. 1004,  
 P.R.C.C.T.

LOT 1R-2  
 SANDEN ADDITION  
 VOL. 2025, PG. 1004,  
 P.R.C.C.T.

LOT 1R-3  
 SANDEN ADDITION  
 VOL. 2025, PG. 1004,  
 P.R.C.C.T.

LOT 1R-1  
 SANDEN ADDITION  
 VOL. 2025, PG. 1004,  
 P.R.C.C.T.

LOT 2  
 SANDEN ADDITION  
 VOL. 2022, PG. 559,  
 P.R.C.C.T.

**BENCHMARK:**  
 CITY OF WILE CONTROL MONUMENT #1  
 LOCATED AT NORTH SIDE OF 84 TH NEAR  
 THE EAST ENTRANCE DRIVE FOR CITY OF  
 WILE POLICE COMPLEX - 8000 84 TH W  
 MAPROD PAGE 0808  
 ELEVATION = 109.524  
 CITY OF WILE CONTROL MONUMENT #2  
 LOCATED AT THE OLD CITY PARK  
 1/4 SOUTH OF THE BUILDING AT  
 1/4 SOUTH ISLAND  
 MAPROD PAGE 0807  
 ELEVATION = 109.528

**LINE LEGEND:**  
 - - - - - PROPERTY LINE  
 - - - - - DRAINAGE FLOW  
 - - - - - PROPOSED WATER LINE  
 - - - - - ROAD CENTER LINE  
 - - - - - PROPOSED STORM SEWER  
 - - - - - PROPOSED STREET  
 - - - - - 610- EXISTING CONTOUR LINE  
 - - - - - 410- PROPOSED CONTOUR LINE  
 - - - - - BUILDING SETBACK LINE  
 - - - - - DRAINAGE EASEMENT  
 - - - - - DRAINAGE DIVIDE LINE  
 - - - - - ROW / LOT LINE

- LOT 1R-1, BLOCK A - SANDEN ADDITION
1. ZONING: LI - LIGHT INDUSTRIAL
  2. EXISTING USE: MANUFACTURING
  3. PROPERTY AREA: 1,003,373 SF - 24.884 ACRES
  4. PARKING REQUIRED: 315 SPACES PER VARIANCE  
 HANDICAP REQUIRED: 1 ACCESSIBLE / 25 SPACE
  5. PARKING PROVIDED: 357 SPACES + 13 ACCESSIBLE = 370 SPACES

GENERAL NOTES!!!  
 NO APPURTENANCE BETWEEN THE HEIGHT OF 2' AND 9' MAY BE PLACED IN THE VISIBILITY TRIANGLES

NO PART OF THE SUBJECT PROPERTY IS SHOWN TO LIE WITHIN A SPECIAL FLOOD HAZARD AREA INUNGATED BY 100-YEAR FLOOD PER MAP NO. 48085C0420 J OF THE F.E.W.A. FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS, DATED JUNE 02, 2009 (ZONE X)

**OWNER/DEVELOPER:**  
 SANDEN INTERNATIONAL (USA) INC.  
 601 SANDEN BOULEVARD  
 WYLIE, TEXAS 75098  
 (360) 584-0117  
 ATTN: DANIEL KLEISS  
 daniel.kleiss@sanden.com

**ENGINEER:**  
 HELMBERGER ASSOCIATES, INC.  
 1525 BOZMAN ROAD  
 WYLIE, TEXAS 75098  
 RANDALL T. HELMBERGER, PE  
 (972) 442-1459

**REVISED SITE PLAN**

LOT 1R-1, BLOCK A - SANDEN ADDITION

SANDEN INTERNATIONAL

SANDEN BOULEVARD, WYLIE, TEXAS

TYPE REGISTRATION NO. F-000756

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM	C400	MARCH 2026	1"=60'	SPLN	2605	C1

HELMBERGER ASSOCIATES, INC. - F-000756  
 CIVIL/ENVIRONMENTAL ENGINEERS  
 PRELIMINARY - FOR INTERIM REVIEW ONLY  
 THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:  
 RANDALL T. HELMBERGER \*92572 APRIL 16, 2026



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning Item Number: 2  
 Prepared By: Kevin Molina

### Subject

Consider, and act upon, a Site Plan for Trinity Friendship Baptist Church portables, being on Lot 1, Block 1 of Shiloh Baptist Church, for a commercial use on 2 acres, located at 840 E Brown Street.

### Recommendation

Motion to **approve** as presented

### Discussion

**OWNER: Trinity Friendship Baptist Church of Wylie**

**APPLICANT: Design Draw Build**

The applicant is proposing to place two 1,440 square feet portable buildings on two acres located on Lot 1, Block 1 of Shiloh Baptist Church at 840 E Brown Street. The property is zoned within the Single Family 10/24 (SF 10/24) zoning and contains the Trinity Friendship Baptist Church, which is allowed by-right.

The existing church on the property was constructed in 1993. The Final Plat for the property was recorded in June of 2001. The two portable buildings are to be used for classroom and/or meeting space and are proposed to be placed on the west side of the property with pedestrian access from the existing parking lot with the construction of a ramp. The proposed use is allowed by right as an accessory use to the church.

A reconfiguration of the parking lot is required for the placement of a fire lane along the frontage of the existing church building. The placement of the structures are in compliance with the 150' hose lay requirement from the fire lane. An amended plat shall be required for the dedication of the fire lane easements.

The site plan remains in compliance with parking requirements by providing a total of 49 parking spaces with two being ADA accessible. In order to achieve this the property is adding additional parking on the east side of the development.

The developer has also coordinated with Oncor for the removal of a power line that interferes with the placement of the portables.

The portable's exterior siding shall be repainted with colors that compliment the look of the existing church using shades of brown labeled as Wild Truffle, Dove and Bison Brown.

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.

**Figure 4-7 Site Design Requirements**

Element	Base Standard (all development must comply fully with all listed below)	Desirable (Each development must select 4 of the 8 desirables listed below)
Building Placement	<ul style="list-style-type: none"> <li>1. Entrances and/or facades oriented to the street.</li> </ul>	<ul style="list-style-type: none"> <li>1. Building at the front yard line.</li> <li>2. Individual buildings with footprints - or - 10,000 square feet.</li> <li>3. Front facade oriented to the street.</li> </ul>
Parking Placement	<ul style="list-style-type: none"> <li>1. Parking spaces at least 10' from residential lot line.</li> </ul>	<ul style="list-style-type: none"> <li>1. Site plan with no more than 50% of parking in front of the building.</li> <li>2. Building with no more than one row parking in front.</li> </ul>
Access Drives	<ul style="list-style-type: none"> <li>1. Min width drive of 24', turning radius of 25'.</li> <li>2. Access drive at least 150' from intersection.</li> <li>3. Access drives serving developments greater than 30,000 sq. ft. shall have separated medians, or be separated at least 150' from each other.</li> <li>4. Landscaped treatment of entrances</li> </ul>	<ul style="list-style-type: none"> <li>1. Combined access points with adjacent tracts.</li> <li>2. Direct connection between buildings and street.</li> </ul>
Location of Service and Loading Areas	<ul style="list-style-type: none"> <li>1. Service and loading areas shall not be visible from a public street or adjacent residential lot.</li> <li>2. Developments unable to meet the above are required to have screening or screening walls.</li> </ul>	<ul style="list-style-type: none"> <li>1. Not visible from public street but provide masonry screening.</li> </ul>

**Figure 4-9 Architectural Design Requirements**

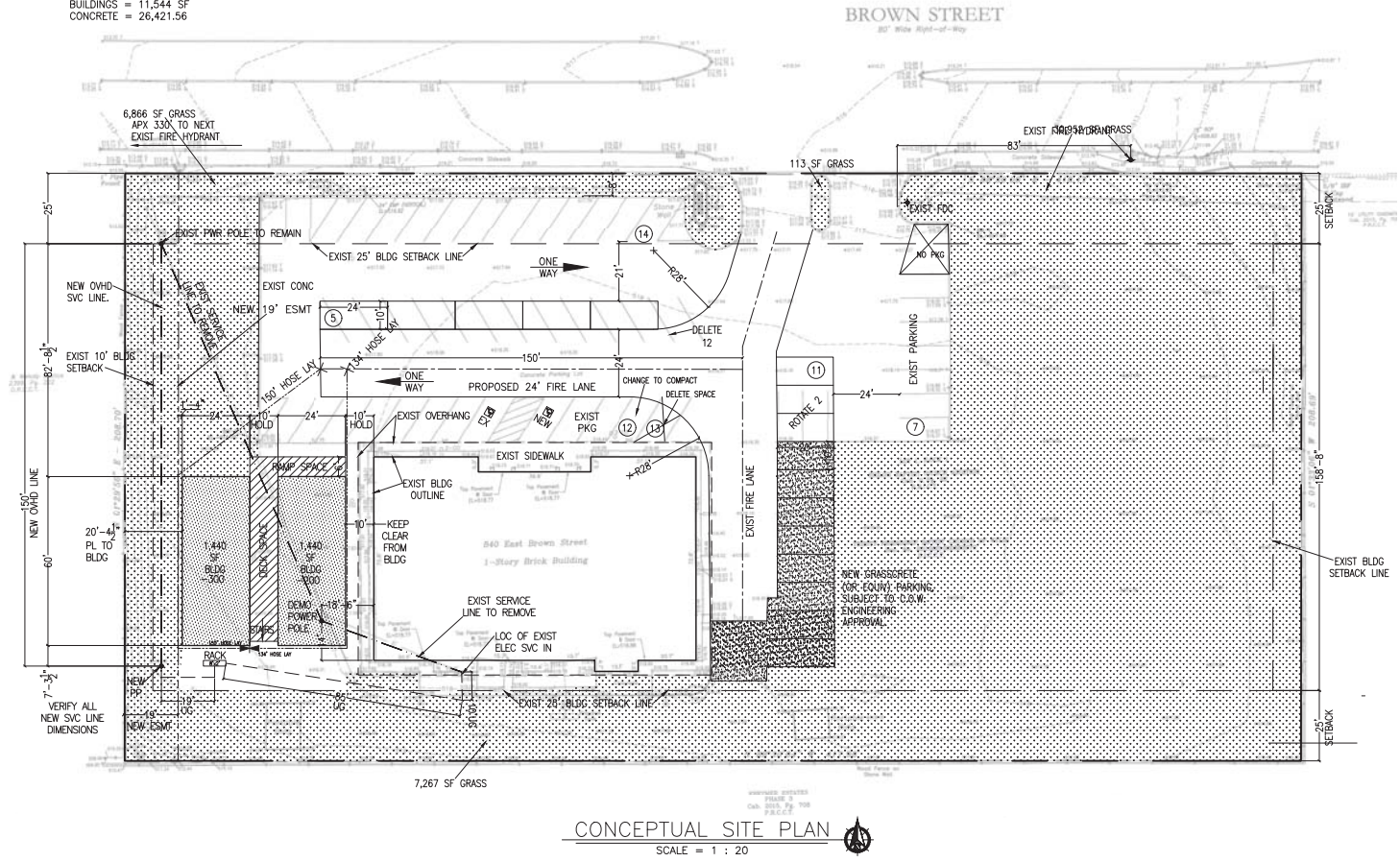
Element	Base Standard (all development must comply fully with all listed below)	Desirable (all development must select 4 of the 8 desirables listed below)
Building Materials	<ul style="list-style-type: none"> <li>1. Buildings constructed of a masonry product with at least 20% stone on front facade in NS, CC, CG, BG, LI and HI Districts. If wall construction is permissible in LI and HI districts.</li> <li>2. Roofs with pitch greater than 2:12 use specified roofing materials.</li> <li>3. Buildings should copy architectural styles and details, design themes, building materials, and colors of the surrounding new development context w/in 200 ft of a corner.</li> </ul>	<ul style="list-style-type: none"> <li>1. Use of two complementary primary facade materials to help achieve facade articulation, visual variety and/or architectural detailing.</li> <li>2. Copy same style entire block.</li> </ul>
Building Articulation, Form and Massing	<ul style="list-style-type: none"> <li>1. Walls not exceed height width ratio of 1 to 2 without variation in massing of facade. At least 25% of facade offset at least 4'.</li> <li>2. Entrances must be emphasized with architectural elements.</li> <li>3. Ground floor facades in NS, CR, and CC Districts required specified features along 60% of length.</li> </ul>	<ul style="list-style-type: none"> <li>1. Application of base standards to facades not facing a public street.</li> <li>2. Use of Architectural detailing and/or materials to provide variety in visual appearance.</li> </ul>
Architectural Compatibility	<ul style="list-style-type: none"> <li>1. Buildings in the NS and CR Districts shall be architecturally compatible with surrounding neighborhoods.</li> <li>2. Buildings in CC and BG Districts adjacent or within 200' of residential areas shall be architecturally compatible.</li> </ul>	<ul style="list-style-type: none"> <li>1. Buildings with pitch roofs meeting minimum requirement of residential development.</li> <li>2. Buildings with hip roof sections, dormers or two or more gable roof sections at right angles to each other.</li> </ul>

**GENERAL NOTES:**

- LEGAL DESCRIPTION: SHILOH BAPTIST CHURCH ADDITION, BLK 1, LOT 1
- PROPERTY ID: 2506753, GEO ID: R-5139-001-0010-1
- SCOPE OF WORK: INSTALLATION OF TWO 1,440 SF ACCESSORY BLDGS
- THIS PROPERTY IS ZONED SF 10-24
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, COUNTY, STATE, OR FEDERAL LAW AND APPLICABLE CONSTRUCTION CODES AS CURRENTLY RECOGNIZED BY THE CITY OF WYLIE, COLLIN COUNTY, TEXAS.

**OPEN SPACE ANALYSIS :**

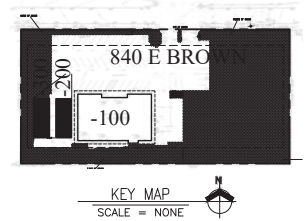
- TOTAL LOT = 2 AC OR 83,163.56 SF
- TOTAL GREEN SPACE = 45,198 SF.
- TOTAL IMPERIOUS = 37,966.56 SF  
BUILDINGS = 11,544 SF  
CONCRETE = 26,421.56



- ARTICLES, SECTIONS, OR TABLES REFERRED TO HEREIN ARE TAKEN FROM CODES LISTED BELOW. CONSTRUCTION MUST COMPLY WITH:  
2021 INTERNATIONAL BUILDING CODE (IBC)  
2021 INTERNATIONAL FIRE CODE (IFC)  
2020 NATIONAL ELECTRIC CODE (NEC)  
TEXAS ACCESSIBILITY STANDARDS  
CITY OF WYLIE ORDINANCES AND AMENDMENTS
- PROPOSED USE: CLASSROOM OR MEETINGS.
- CONSTRUCTION TYPE (TABLE 601): V-B
- POSITIVE DRAINAGE SHALL BE MAINTAINED AWAY FROM BUILDINGS AND TOWARD EXISTING DRAINAGE CONVEYANCE FEATURES AT ALL TIMES.
- USING EXISTING SUPPORT LOCATIONS, BUILDINGS SHALL BE SET UP ON A 18"x18"x1.5" PAD WITH ONE 8"x8"x16" CMU.
- USING EXISTING ATTACH POINTS, TIE DOWN BUILDING WITH A HELICAL PILE ANCHOR.
- OBTAIN A THIRD-PARTY STRUCTURAL ENGINEERING INSPECTION PRIOR TO ATTACHING BOTTOM FACADE PANELS.

**PARKING ANALYSIS :**

- SQUARE FOOTAGE ANALYSIS:  
840-100 MAIN BLDG = 8,664 SF  
-200 = 1,440 SF  
-300 = 1,440 SF  
TOTAL SF = 11,544 SF
- PARKING ANALYSIS:  
EXISTING PARKING SPACES = 48.  
CURRENT PARKING RATIO = 1:250  
11,544/250 = (46.176) 47 REQUIRED.  
49 PARKING SPACES PROVIDED.
- THE REQUIREMENT OF A 24' FIRE LANE AT THE FACE OF THE -100 BUILDING WILL DELETE THE 12 PARKING SPACES IN THE CENTER SECTION; FIVE SPACES CAN BE RECLAIMED WITH PARALLEL PARKING SPACES ADJACENT TO THE 24' FIRE LANE. SIX MORE SPACES WILL BE CREATED ADJACENT TO THE EXIST FIRE LANE.



  
**DESIGN DRAW BUILD LLC**  
 P.O. BOX 1454, WYLIE, TEXAS 75098  
 214-773-6460 www.DesignDrawBuild.com  
 CONSTRUCTION - DESIGN - CONSTRUCTION MANAGEMENT

TRINITY FRIENDSHIP BAPTIST CHURCH  
 840 E. BROWN ST., CITY OF WYLIE, COLLIN COUNTY, TEXAS 75098

DRAWING REV. FOR CONSTRUCTION  
 DRAWN BY: Bryan D. Rogers  
 DATE: 04-17-2026  
 SHEET C1 OF



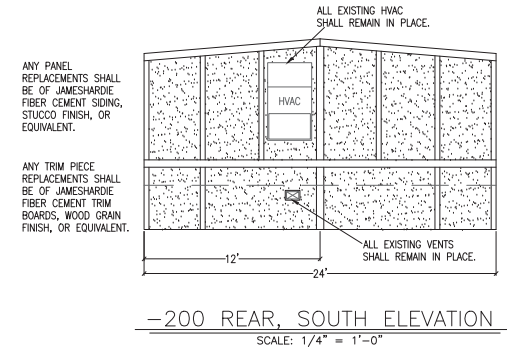
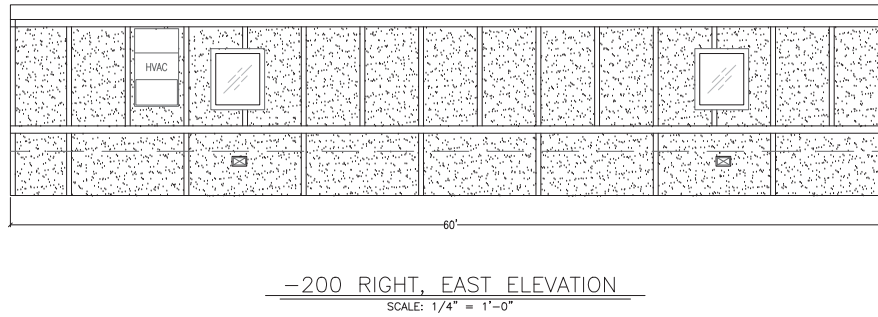
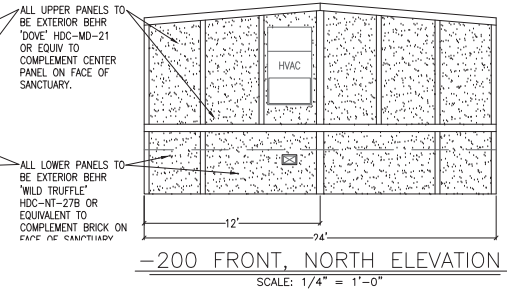
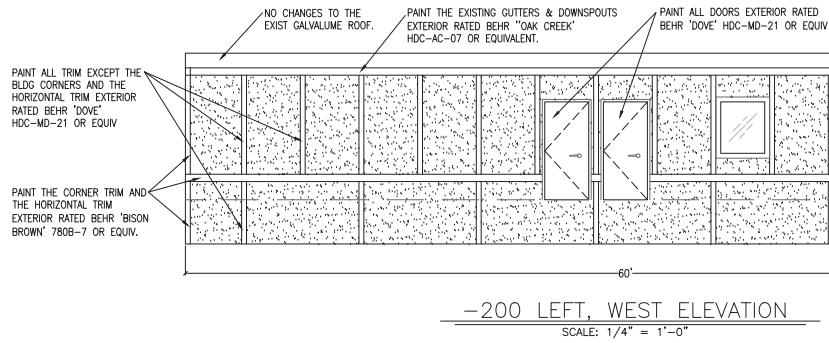


Figure 4-9 Architectural Design Requirements

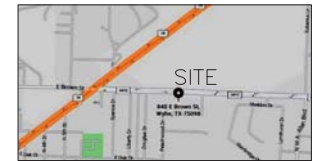
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**GENERAL NOTES:**

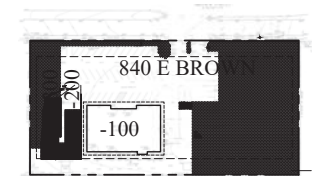
- LEGAL DESCRIPTION: SHILOH BAPTIST CHURCH ADDITION, BLK 1, LOT 1  
PROPERTY ID: 2506753, GEO ID: R-5139-001-0010-1
- THIS PROPERTY IS ZONED SF 10/24

**PAINT SCHEDULE**

- WILD TRUFFLE - BEHR  
HDC-NT-27B EXTERIOR GRADE
- DOVE - BEHR HDC-MD-21  
EXTERIOR GRADE
- BISON BROWN - BEHR 780B  
EXTERIOR GRADE



VICINITY MAP  
SCALE = NONE



KEY MAP  
SCALE = NONE