Wylie Planning and Zoning Commission Regular Meeting

December 01, 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 the approval of the meeting minutes from the November 17, 2026, Planning and Zoning Commission Meeting.

REGULAR AGENDA

1. 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 Municipal Setting Designation / Commercial Corridor (MSD/CC) to Municipal Setting Designation / Commercial Corridor- Special Use Permit (MSD/CC-SUP) to allow for a telecommunication use on 1.18 acres. Property located at 604 John Yeager Way. (ZC 2026-17).

WORK SESSION

WS1. Hold a work session to discuss the annexation and rezoning of property generally located on the east side of FM544 at Alanis Drive.

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 November 23, 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.

CITY OF WYLIE

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 November 17, 2026, Planning and Zoning Commission meeting.

Recommendation

Motion to approve the item as presented.

Discussion

The minutes from the November 17, 2026, Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

November 17, 2026 – 6:00 PM
Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098

CALL TO ORDER

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

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Butler gave the Invocation, and Vice-Chair Chandler led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address the 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, the Commission is not permitted to discuss, deliberate on, or take action on any matter raised 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 the approval of the minutes from the November 3, 2026, Planning and Zoning Commission Meeting.

B. Consider, and act upon, a recommendation to the City Council regarding a Final Plat being a Replat of Lots 1 and 2 of Woodbridge Centre Phase II to create Lot 1R and Lot 2R, Block A of Woodbridge Centre Phase II on 7.0468 acres, property located at 711 and 701 Woodbridge Parkway.

C. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lots 1-8, Block A of Wylie Hooper addition, establishing seven commercial lots and one open space lot on 15.485 acres generally located at 2710 W FM 544.

D. Consider, and act upon, a recommendation to the City Council regarding a Final Plat being a Replat of part of Lot 1 and part of Lot 2, Block 2 of Russell Addition and an abandoned alley to create Lot 1R and Lot 2R, Block 2 of Russell Addition on 0.906 acres. Property located at 405, 407 & 409 N Ballard Avenue.

BOARD ACTION

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

REGULAR AGENDA

1. **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 - Commercial Corridor District (PD-CC) to Planned Development - Commercial Corridor (PD-CC) to allow for reduced parking stall dimensions for an existing medical office multi-tenant structure located on 2 acres at 600 Cooper Dr. (ZC 2026-14).**

Chair Gouge opened the public hearing at 6:06 PM. None approached the Commission. Chair Gouge closed the public hearing at 6:06 PM.

BOARD ACTION

A motion was made by Commissioner Butler and seconded by Vice-Chair Chandler to approve Regular Agenda item 1 as presented. A vote was taken and carried 4-0.

ADJOURNMENT

A motion was made by Commissioner Butler and seconded by Commissioner Kagnew to adjourn the meeting at 6:08 PM. A vote was taken and carried 4–0.

_____

Harold Gouge, Chair

ATTEST

_____

Gabby Fernandez, Secretary

Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item Number:** 1

Prepared By: Kevin Molina

Subject

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 Municipal Setting Designation / Commercial Corridor (MSD/CC) to Municipal Setting Designation / Commercial Corridor- Special Use Permit (MSD/CC-SUP) to allow for a telecommunication use on 1.18 acres. Property located at 604 John Yeager Way. **(ZC 2026-17)**.

Recommendation

Motion to recommend **(approval, approval with conditions or disapproval)** as presented.

Discussion

OWNER: Wylie Economic Development Corporation **APPLICANT: Broadus Services**

The applicant is requesting a Special Use Permit (SUP) for a 1.18 acre property located at 604 John Yeager Way to allow for telecommunication tower use on a 50' X 50' lease area. The property is owned by the Wylie Economic Development Corporation and is primarily used as a regional detention area for the 9.216 acre subdivision of 544 Gateway Addition. The base zoning for the property is Municipal Setting Designation / Commercial Corridor.

The proposed Special Use Permit allows for a Telecommunications tower use. The applicant is requesting for the Zoning Exhibit to act as the site plan for the telecommunication tower development. Approval of the SUP shall act as site approval.

The development provides access from John Yeager way with an on-site service area for parking. The parking and access drive shall be on a concrete surface. The leased area is to be enclosed by an 8' tall iron fence which is constructed on a concrete retaining wall. The applicant is requesting a waiver to the landscaped screening due to limited lease area and existing drainage infrastructure on the property. In addition to this, the SUP conditions also allow for a maximum tower height of 130' in lieu of the 120' maximum allowed and a waiver to the 5,000 distance requirement from another telecommunication tower.

The development is to comply with all of the Telecommunication tower requirements found in Section 5.2.G.14 of the Zoning Ordinance unless specifically waived on the Special Use Permit Development Standards (Exhibit C).

The surrounding property to the north is developed with industrial fabrication use. The property to the east contains a railroad. The properties to the south and west are approved for the development of restaurant and retail development.

The site is located within the Regional Commercial Sector of the Land Use Plan. The development provides a needed service for the surrounding community.

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

Notices were sent to 10 property owners within 200 feet as required by state law. At the time of posting, no responses were received in opposition or in favor of the request.



ZONING CASE:
ZC 2026-17 604 John Yeager Way

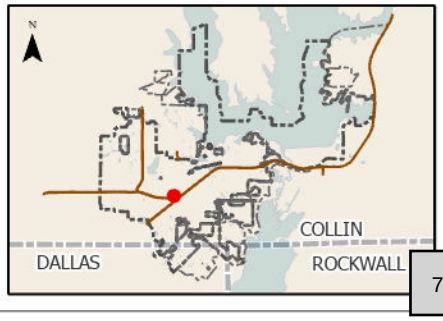
SUBJECT property

0 200 400 600 800 1,000 Feet

CITY OF WYLIE

Date: 11/9/2026

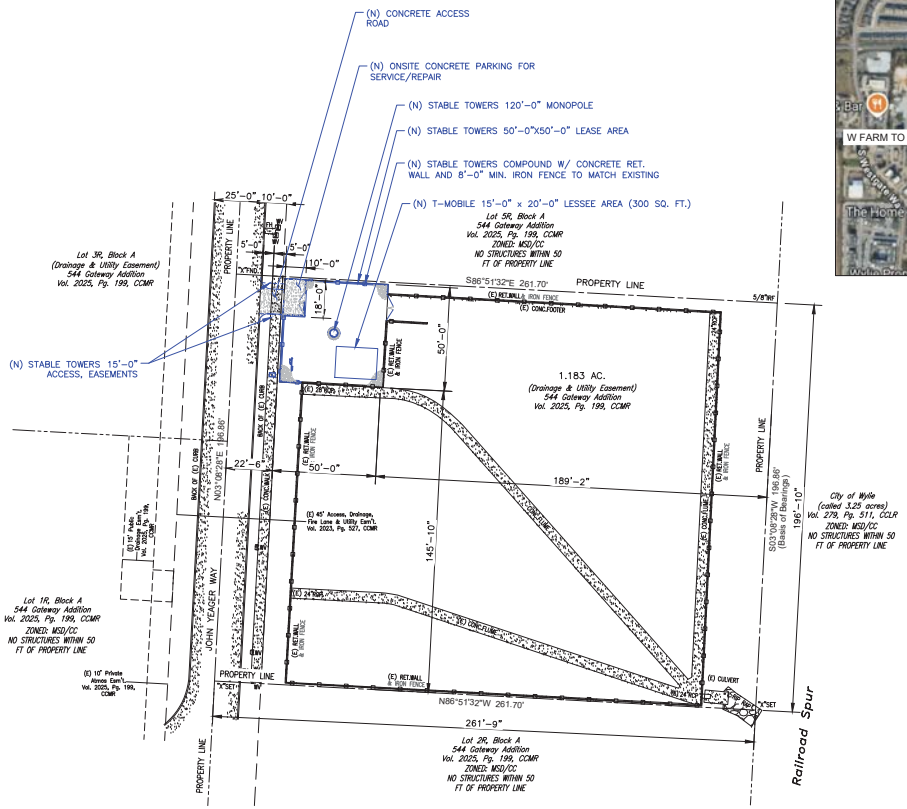
COMPILED BY: G STAFFORD



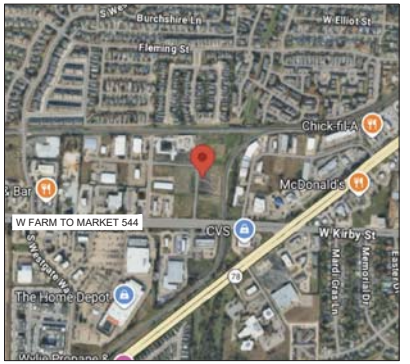
SITE DATA SUMMARY TABLE	
SITE ADDRESS:	544 GATEWAY ADDITION, BLK A, LOT 4R, WYLIE, TX 75098
COUNTY:	COLLIN COUNTY
PARCEL ID / GEO ID:	2944053 / R-13036-00A-004R-1
LEGAL DESCRIPTION:	LOT 4R, BLOCK A, 544 GATEWAY ADDITION, VOL. 2025, PG. 199
CURRENT ZONING:	MSD/CC
PROPOSED USE:	WIRELESS TELECOMMUNICATIONS TOWER FACILITY
TOTAL LOT AREA:	1.183 ACRES (51,531 SQ. FT.)
LEASE AREA:	50'-0" x 50'-0" (2,500 SQ. FT.)
FENCED COMPOUND AREA:	2,320 SQ. FT
LOT COVERAGE:	4.85% (LEASE AREA / LOT AREA)
STRUCTURE HEIGHT:	120'-0" MONOPOLE (130'-0" TOTAL HEIGHT W/ LIGHTNING ROD)
PRIMARY RAD CENTER:	115'-0" A.G.L.
GROUND ELEVATION:	525.0' A.M.S.L.
LATITUDE / LONGITUDE:	33°00'31.8" N (33.008833°) / 96°32'59.5" W (-96.549861°)
NAD TYPE:	NAD83
FEMA FLOOD ZONE:	ZONE X / ZONE AE (FEMA FIRM MAP #48085C0420J,EFF. 06/02/2009 & LOMR 17-06-1285P, EFF. 01/04/2018)

PROJECT CONTACTS	
PROPERTY OWNER:	WYLIE ECONOMIC DEVELOPMENT CO CONTACT: JASON GREINER 250 S HIGHWAY 78, WYLIE, TX 75098 PHONE: (972) 442-7901 EMAIL: JGREINER@WYLIEEDC.COM
TOWER OWNER / APPLICANT:	STABLE TOWERS CONTACT: ALAN SCIVALLY 4 COUNTRY PLACE CIRCLE, DALWORTHINGTON GARDENS, TX 76016 PHONE: (817) 366-8121/(817) 349-3449 EMAIL: INFO@STABLETOWERSLLC.COM
ENGINEER / DESIGNER FIRM:	BROADUS SERVICES ENGINEER: ALEXANDER ABERNATHY, P.E. #121430 FIRM REGISTRATION #F-23339 4 COUNTRY PLACE CIRCLE, DALWORTHINGTON GARDENS, TX 76016 PHONE: (817) 349-3449 EMAIL: ALEXANDER@GOBROADUS.COM
SURVEYOR FIRM:	ROOME LAND SURVEYING SURVEYOR: F.E. BEMERDERFER JR., RPLS #4051 FIRM REGISTRATION #10013100 1255 W. 15TH ST., SUITE 100, PLANO, TX 75075 PHONE: (972) 423-4372 EMAIL: INFO@ROOMESURVEYING.COM

PROPOSED DEVELOPMENT SCHEDULE:	
ZONING / SITE PLAN APPROVAL:	30 DAYS
BUILDING PERMITTING:	45 DAYS
CONSTRUCTION DURATION:	60 DAYS



1 OVERALL SITE PLAN
SCALE:



2 VICINITY MAP
SCALE: N.T.S

LEGEND	
CM	= CONTROLLING MONUMENT
IRF	= IRON ROD FOUND
CCMR	= COLLIN COUNTY MAP RECORDS
CCLR	= COLLIN COUNTY LAND RECORDS
PG	= PAGE
VOL	= VOLUME
-,- FH	= FIRE HYDRANT
RCP	= REINFORCED CONCRETE PIPE
WV	= WATER VALVE
	= IRON FENCE

ROCK CONCRETE

LEGAL DESCRIPTION

BEING LOT 4R, BLOCK A, OF 544 GATEWAY ADDITION LOTS 1R-5R & 7R, BLOCK A, AN ADDITION TO THE CITY OF WYLIE, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2025, PAGE 199 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.

STABLE TOWERS

4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016

SITE NAME:
TX-140 WYLIE

SITE ADDRESS:
544 GATEWAY ADDITION,
BLK A, LOT 4R
WYLIE, TX 75098

COLLIN COUNTY

(N) MONOPOLE

ISSUED FOR:

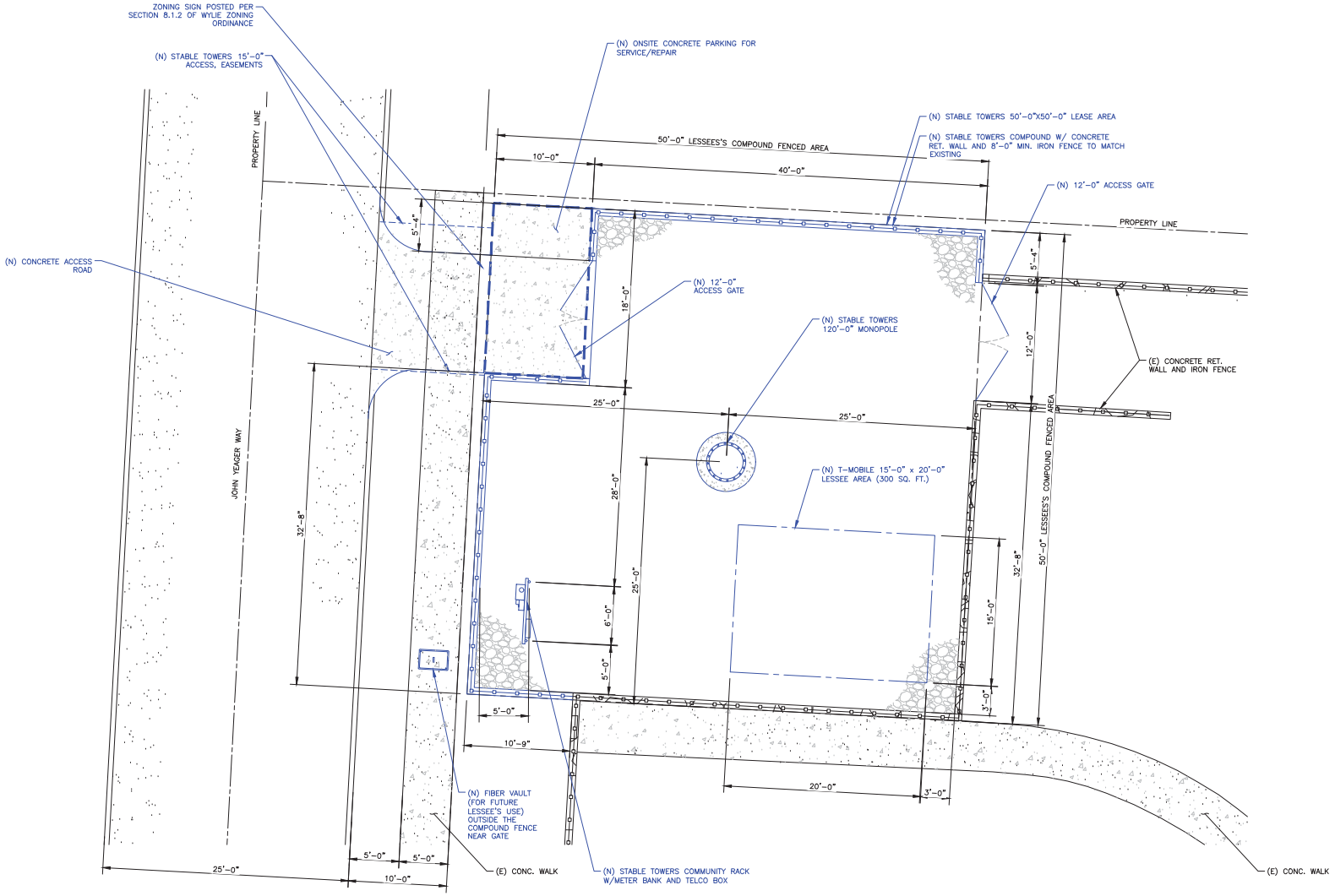
REV	DATE	DRWN	DESCRIPTION	DES./QA
REV0	08/04/2026	ND	ZONING	ELG
REV1	02/11/2026	ND	ZONING	ELG
REV2	11/18/2026	ND	ZONING	ELG

BROADUS SERVICES
FIRM REGISTRATION #F-23339
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS, TX 76016

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SHEET NUMBER: Z-1

REVISION: REV2



TOWER OWNER: STABLE TOWERS
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS, TX 76016

TOWER COORDINATES:
LATITUDE: 33°00'31.8" (33.008833°)
LONGITUDE: 96°32'59.5" (-96.549861°)
GROUND ELEVATION: 525' A.M.S.L.
TOWER STRUCTURE HEIGHT: 120'-0"
OVERALL TOWER HEIGHT: 130'-0"

1 ENLARGED COMPOUND SITE PLAN
SCALE: 3/16"=1'-0" (FULL SIZE) 3/32"=1'-0" (11x17)

N

STABLE TOWERS

4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016

SITE NAME:
TX-140 WYLIE

SITE ADDRESS:
544 GATEWAY ADDITION,
BLK A, LOT 4R
WYLIE, TX 75098

COLLIN COUNTY

(N) MONOPOLE

ISSUED FOR:

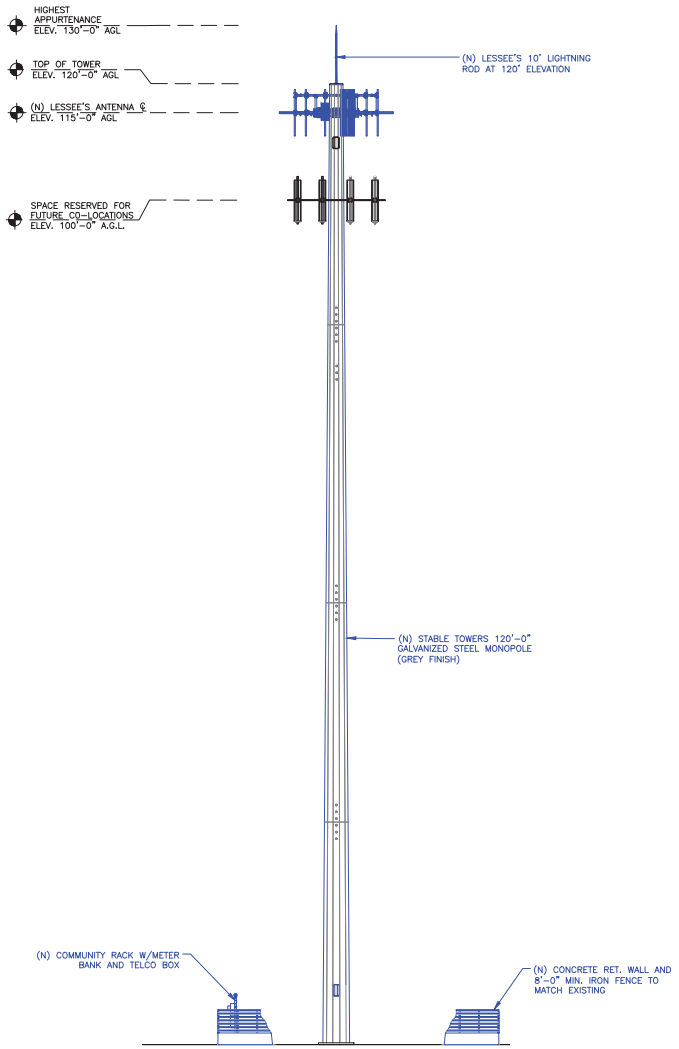
REV	DATE	DRWN	DESCRIPTION	DES./QA
REV0	08/04/2026	ND	ZONING	ELG
REV1	02/11/2026	ND	ZONING	ELG
REV2	11/18/2026	ND	ZONING	ELG

BROADUS SERVICES
FIRM REGISTRATION #F-23339
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS, TX 76016

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SHEET NUMBER: Z-2

REVISION: REV2



1 SITE ELEVATION
SCALE:

STABLE TOWERS

4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS
TEXAS 76016

SITE NAME:
TX-140 WYLIE

SITE ADDRESS:
544 GATEWAY ADDITION,
BLK A, LOT 4R
WYLIE, TX 75098

COLLIN COUNTY

(N) MONOPOLE

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
REV0	08/04/2026	ND	ZONING	ELG
REV1	02/11/2026	ND	ZONING	ELG
REV2	11/18/2026	ND	ZONING	ELG

BROADUS SERVICES
FIRM REGISTRATION #F-23339
4 COUNTRY PLACE CIRCLE
DALWORTHINGTON GARDENS, TX 76016

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SHEET NUMBER: Z-3

REVISION: REV2

John Yeager Way Telecommunication Tower

EXHIBIT “C”

Conditions For Special Use Permit

I. PURPOSE:

The purpose of this Special Use Permit is to allow for a cellular communication site with a monopole tower classified as a Telecommunication Tower use.

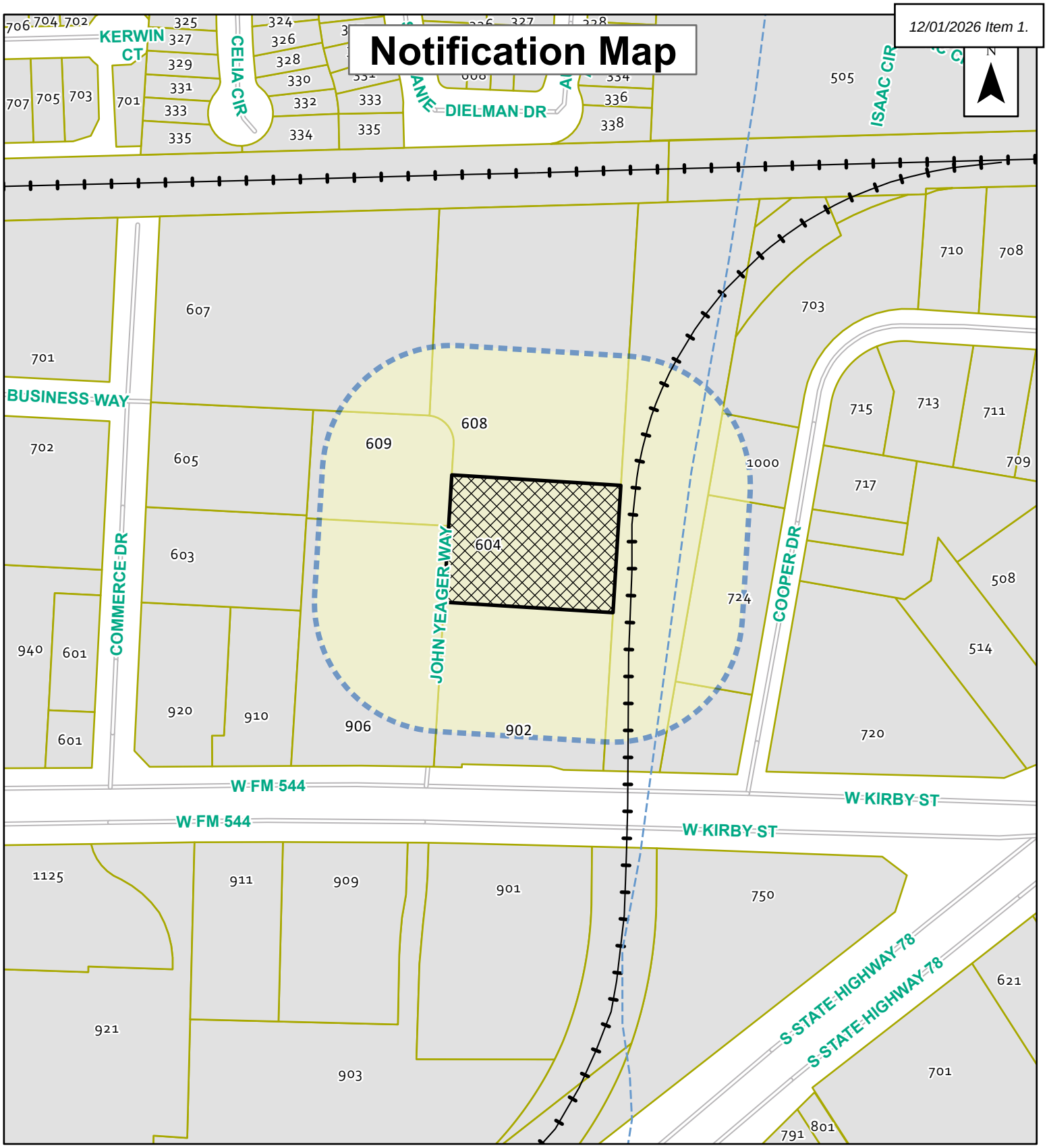
II. GENERAL CONDITIONS:

1. This Special Use Permit shall not affect any regulations within the Zoning Ordinance (adopted as of May,22 2025), except as specifically provided herein.
2. The design and development of the telecommunication tower use shall take place in general accordance with the Zoning Exhibit (Exhibit B).

III. SPECIAL CONDITIONS:

1. The development shall be enclosed by an 8’ tall security iron fence with a concrete retaining wall. Landscaped screening shall not be required.
2. The telecommunication tower shall be allowed a height up to 130’ in lieu of the 120’ requirement.
3. The 5,000 feet distance requirement from another telecommunication tower requirement shall be waived.
4. The zoning exhibit (Exhibit “B”) shall serve as the Site Plan for the Telecommunication Tower development. Approval of the SUP shall act as site plan approval.

Notification Map



ZONING CASE:
ZC 2026-17 604 John Yeager Way

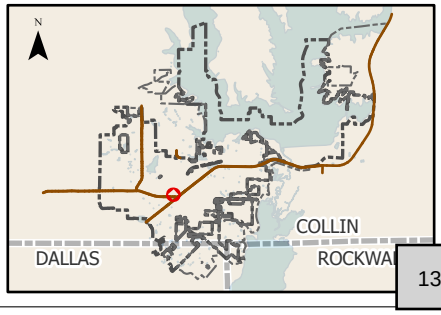
SUBJECT property | 200 foot Notification Buffer

0 50 100 200 300 400 500 600 Feet

CITY OF WYLIE

Date: 11/9/2026

COMPILED BY: G STAFFORD



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item Number:** WS - 1

Prepared By: Jasen Haskins

Subject

Hold a work session to discuss the annexation and rezoning of property generally located on the east side of FM544 at Alanis Drive.

Recommendation

Discussion

Discussion

The applicant is seeking guidance from the Planning and Zoning Commission regarding the development of a property generally located on the east side of FM544 at Alanis Drive.

Below are items for consideration.

- The property is not in the city's ETJ. It was released at the request of the property owner by Ordinance 2025-26. The property can be reinstated at the property owners request.
- The property is not in city limits. The property can be annexed at the property owners request. An annexation services agreement is required (TLGC Chapter 43 C-3).
- The property is not within the sewer service area (CCN) of Wylie. The applicant will need to prove downstream capacity.
- Private property easements would likely be needed for most utilities.
- The developer is proposing to extend Alanis Drive per the capital improvement plan. This plan, timing, and costs would be accomplished through a development agreement.
- Wylie currently has approximately 350 income-adjusted apartments and townhomes and 175 single family homes under assistance programs.
- The Comprehensive Plan Future Land Use map designates this area for medium density residential, which is incompatible with the proposed development. Medium density residential is generally 3-4 units per acre. The proposed density is 7.9 units per acre.



DOMINIUM



Company Overview

Stats Today | Over 50 Years of Affordable Housing

50+ years of experience

223 total properties

40%-60% target area median income

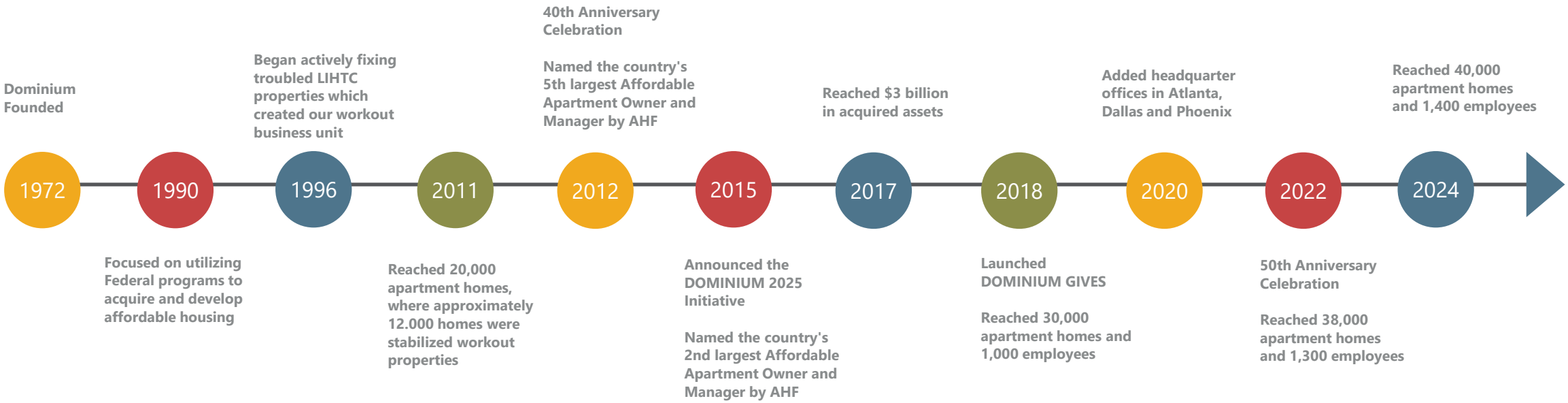
15 homes completed daily

$2M annual charitable contributions

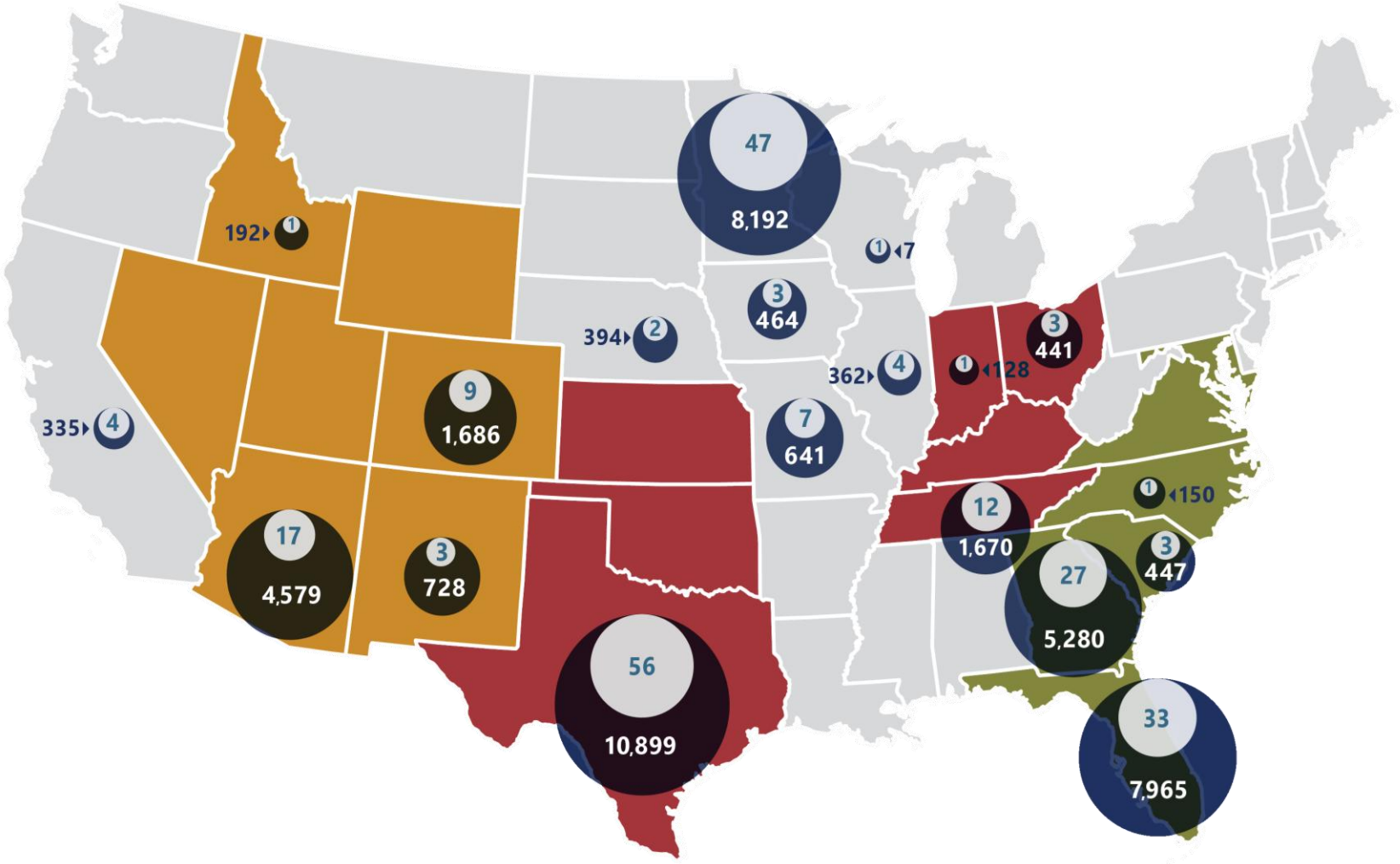
41,824 total homes

20 states

1,449 total employees



Current Footprint



Employees

Site
954

Corporate
370

Property management: 119
Corporate services/HR: 152
Development/Construction: 99

Total
1,324

Data as of May 2025

Dominium Gives

We strive to make a positive difference in the communities we call home. We believe that corporate social responsibility means building vibrant neighborhoods, empowering employees and creating opportunities for our residents to thrive.

DONATES



- We donate more than $2.5 million annually to community organizations that build stronger families and neighborhoods
- We provide $1.5 million annually in scholarships to residents, employees and their dependents

BUILDS



- Pro Bono Program provides free development services to nonprofits addressing critical housing challenges
- Represents 10 percent of total development activity and more than $500 million in total value

ASSISTS



- Employee Emergency fund assists employees in times of dire need
- Funded by employee donations and matching company contributions

VOLUNTEERS



- Program matches company resources with employee passions
- Thousands of employee hours volunteered annually, augmented with company donations

Opportunity's Front Door Scholarship Program

Total Awarded in 2024: **$1.6 million**
Total Scholars: **335**
Total Reach: **75 properties in 16 states**

Five-year Program Total: **$6.2 million**
Total Scholars: **1,235**



Development Overview

Proposed Development Location



Site Overview

Dominium is proposing a 260-unit development:

- 2-Story Townhome
- 33 acres (7.9 units per acre)
- Unit Mix:
  - Three Bedrooms: 130 (1,177 sq. ft.)
  - Four Bedrooms: 130 (1,437 sq. ft.)

The property will be developed as a workforce housing community serving households earning up to 60% of the Area's Median Income (60% AMI).



Unit Types & Restrictions

- 100% of the units will be rent & income restricted for 30 years

- Projected Rents at Time of Delivery
  - 3 Bedrooms – $1,873
  - 4 Bedrooms – $2,093

- Income Limits
  - 2 Person Household – $61,860
  - 3 Person Household – $69,600
  - 4 Person Household – $77,280
  - 5 Person Household – $83,520
  - 6 Person Household – $89,700

- Average Occupants Per Household
  - 3 Bedrooms – 1.3 adults, 1.9 children
  - 4 Bedrooms – 1.5 adults, 3.1 children



Community Features

- Community Room
- Co-Working Lounge
- Storage Lockers
- Gas Grilling Station
- Fitness Center
- Multimedia Room
- Clubhouse
- Outdoor Swimming Pool
- Business Center
- Fitness center
- Professional on-site management
- Dedicated supportive services room with service staff
- Covered Play Area









Unit Amenities

- Private Balcony
- Full-size washer and dryer
- Gourmet Kitchens with full stainless-steel appliances
- Luxury vinyl wood-plank flooring, 9-foot ceilings, and walk-in closets
- Solid surface countertops
- High-Speed Internet & Cable Ready
- Free resident wifi









Wylie Benefits

- The site would be annexed from the ETJ to the city of Wylie, allowing for city design oversight
- Alanis Drive will be expanded at the cost of the developer
- Provides needed housing for the increased workforce brought by the Collin College expansion and the newly opened Wylie ISD schools: Kreymer Elementary, O.W. Hampton Intermediate, and Richard Parker Junior High



DOMINIUM

Neal Route 214-960-1162 NRoute@dominiuminc.com	**Rory Hogan** 214-233-3103 Rory.Hogan@dominiuminc.com	**Thayne Wade** 945-404-1791 Thayne.Wade@dominiuminc.com