

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

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 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