

Wylie Planning and Zoning Commission Regular Meeting

August 18, 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 Zeb Black, Commissioner Michael Schwerin, and Commissioner Joshua Butler. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent were Commissioner Zewge Kagnew and Commissioner Daniel Marengo.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Schwerin gave the Invocation, and Vice-Chair Chandler 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 the approval of the meeting minutes from the August 04, 2026, Planning and Zoning Commission Meeting.**

BOARD ACTION

A motion was made by Commissioner Butler, seconded by Commissioner Schwerin, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 5 – 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 Agricultural and Commercial Corridor (AG & CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 25.484 acres to allow for a wholesale retail development with minor automobile repair for tire & battery services and a motor vehicle fueling station use on Lot 1, Block A of WEDC Retail Addition and Commercial Corridor development on Lot 2, Block A of WEDC Retail Addition. Property generally located at 2002 W FM 544. (ZC 2026-10).**

Chair Gouge opened the public hearing at 6:13 PM. 2 members of the public addressed the commission. Chair Gouge closed the public hearing at 6:25 PM.

BOARD ACTION

A motion was made by Commissioner Butler and seconded by Commissioner Schwerin to approve Regular Agenda item 1 as presented. A vote was taken and carried 5-0.

WORK SESSION

WS1. Hold a work session to discuss the rezoning of property generally located at 1751 McMillen Road.

A discussion was held between the Commission and the applicant to seek guidance on the rezoning of the property.

ADJOURNMENT

A motion was made by Commissioner Butler and seconded by Commissioner Black to adjourn the meeting at 6:54 PM. A vote was taken and carried 5-0.

Harold Gouge, Chair

ATTEST

Gabby Fernandez, Secretary