Wylie Planning and Zoning Commission Regular Meeting

November 3, 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 Daniel Marengo. 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 Zewge Kagnew.

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 meeting minutes from the October 20, 2026, Planning and Zoning Commission Meeting.

BOARD ACTION

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

REGULAR AGENDA

1. **Consider and act upon an amended Site Plan for Fire Station # 2 classroom portable, being on Lot 1, Block A of Wylie Fire Station No. 2, for a commercial use on 7.505 acres, located at 555 Country Club Road.**

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 6-0.

2. **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 Downtown Historic District (DTH) to Downtown Historic District - Special Use Permit (DTH-SUP) on 0.10 acres to allow for a permanent food truck, property located at 121 N Ballard Avenue (ZC 2026-15).**

Chair Gouge opened the public hearing at 6:09 PM. None approached the Commission. Chair Gouge closed the public hearing at 6:09 PM.

BOARD ACTION

A motion was made by Vice-Chair Chandler and seconded by Commissioner Marengo to recommend approval 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 amendments to Sections 5.1 (Land Use Charts), 5.2 (Listed Uses) and 7.12 (Drive-Through Service Provisions) of the City of Wylie's zoning ordinance as it relates to definitions and parking requirements for religious facilities and commercial uses with drive-thrus (ZC 2026-16).**

Chair Gouge opened the public hearing at 6:20 PM. None approached the Commission. Chair Gouge closed the public hearing at 6:21 PM.

BOARD ACTION

A motion was made by Commissioner Butler and seconded by Vice-Chair Chandler to recommend approval of Regular Agenda item 3 with amendments. A vote was taken and carried 4-0.

ADJOURNMENT

A motion was made by Commissioner Butler and seconded by Commissioner Marengo to adjourn the meeting at 6:22 PM. A vote was taken and carried 4–0.

_____
Harold Gouge, Chair

ATTEST

_____
Gabby Fernandez, Secretary