

Wylie Planning and Zoning Commission Regular Meeting

January 6, 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 Joe Chandler and Commissioner Zeb Black. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent were Commissioner Zewge Kagnev, Commissioner Keith Scruggs and Commissioner Franklin McMurrian.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice-Chair Gouge gave the Invocation, and Commissioner Black 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 December 16, 2025, Planning and Zoning Commission Meeting.**
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1 & 2, Block A of Fathullah Addition, creating two commercial lots on 2.00 acres. Property located at 2720 Hensley Lane.**
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat for Ladera Wylie, Phase 1, creating three lots on 33.629 acres, generally located at 2301 FM 1378.**
- D. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 1, Block A of Kreymer Elementary School, establishing one lot on 10.120 acres. Property located at 1200 East Brown.**
- E. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1-8, Block A of Wylie Hooper addition, creating 6 commercial lots and 2 open space lots on 13.17 acres generally located at 2710 W FM 544.**

BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Commissioner Chandler, 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 for Lot 1 & 2, Block A of Fathullah Addition for the development of an office/warehouse development on 2.00 acres. Property located at 2720 Hensley Lane.**

BOARD ACTION

A motion was made by Chair Butler and seconded by Vice-Chair Gouge to recommend approval of Regular Agenda Item 1 as presented. A vote was taken and carried 4-0.

- 2. Consider, and act upon, a Site Plan for Lot 6, Block A of Wylie Hooper Addition for the development of a grocery store and retail building on 3.95 acres. Property located at 2710 W FM 544.**

BOARD ACTION

A motion was made by Commissioner Chandler and seconded by Commissioner Black to recommend approval of Regular Agenda Item 2 as presented. A vote was taken and carried 4-0.

ADJOURNMENT

A motion was made by Vice-Chair Gouge and seconded by Commissioner Black to adjourn the meeting at 6:12 PM. A vote was taken and carried 4 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary