Wylie Planning and Zoning Commission Regular Meeting

August 04, 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, Commissioner Zeb Black, Commissioner Michael Schwerin, Commissioner Daniel Marengo, and Commissioner Zewge Kagnew. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent were Vice-Chair Joe Chandler and Commissioner Joshua Butler.

INVOCATION & PLEDGE OF ALLEGIANCE

Commissioner Marengo 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 the approval of the meeting minutes from the July 21, 2026, Planning and Zoning Commission Meeting.

B. Consider and act upon a recommendation to City Council regarding a Replat being a Final Plat for Lot 2R1, 2R-2 and 3R-1, Block A of Sanden Addition, establishing three lots on 56.67 acres, located at 701 Sanden Boulevard.

C. Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat of Lot 1 & 2 Block A of Wylie EDC Retail creating two commercial lots on 25.484 acres, located at 2002 W FM 544.

BOARD ACTION

A motion was made by Commissioner Black, seconded by Commissioner Kagnew, to approve the Consent Agenda as presented. A vote was taken, and the motion passed 5 – 0.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 2R-1, 2R-2, and 3R-1 Block A of Sanden Addition for the development of a multi-building flex space commercial/light industrial development. Property generally located on 56.67 acres at 701 Sanden Boulevard.

BOARD ACTION

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

2. Consider, and act upon, a site plan amendment for Harvest City Church, being on Lot 1, Block A of Gateway Community Church Addition, for a church/house of worship expansion for educational services. Property located at 2201 Country Club Road.

BOARD ACTION

A motion was made by Commissioner Schwerin and seconded by Commissioner Marengo to approve Regular Agenda item 2 as presented. A vote was taken and carried 5-0.

ADJOURNMENT

A motion was made by Commissioner Marengo and seconded by Commissioner Black to adjourn the meeting at 6:15 PM. A vote was taken and carried 5–0.

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Harold Gouge, Chair

ATTEST

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Gabby Fernandez, Secretary