

Wylie Planning and Zoning Commission Regular Meeting

December 02, 2025 – 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, Commissioner Zeb Black, Commissioner Franklin McMurrian, and Commissioner Keith Scruggs. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent was Commissioner Zewge Kagneu.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice-Chair Gouge gave the Invocation, and Chair Butler 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 November 4, 2025 Planning and Zoning Commission meeting.**
- B. **Consider, and act upon a recommendation to City Council regarding a Final Plat for Dominion of Pleasant Valley Phase 6, creating 168 single family residential lots and three open space lots on 40.430 acres, generally located at the southwest intersection of Dominion Drive and Pleasant Valley Road.**
- C. **Consider, and act upon a recommendation to City Council regarding a Final Plat for Dominion of Pleasant Valley Phase 7, creating 11 single family residential lots and two open space lots on 6.475 acres, generally located at the northeast corner of Dominion Drive and Pleasant Valley Road.**

BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Commissioner McMurrian, to approve the Consent Agenda as presented. A vote was taken and the motion passed 6 – 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 of zoning to amend Planned Development 2024-10 to a Planned Development (PD) with single family detached, commercial development and open space on 25.037 acres, generally located at 605 Country Club Road (ZC2025-16)**

Chair Butler opened the public hearing at 6:23 PM. None approached the Commission. Chair Butler closed the public hearing at 6:23 PM.

BOARD ACTION

A motion was made by Commissioner Chandler and seconded by Vice-Chair Gouge to recommend approval of 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 Light Industrial (LI) to Light Industrial - Special Use Permit (LISUP) on 0.88 acres to allow for Vehicle Display, Sales or Service. Property located at 114 Regency Drive (ZC 2025-17).**

Chair Butler opened the public hearing at 6:34 PM. Two members of the public approached the Commission. Chair Butler closed the public hearing at 6:37 PM.

BOARD ACTION

A motion was made by Vice-Chair Gouge and seconded by Commissioner McMurrian to recommend approval of Regular Agenda Item 2 as presented. A vote was taken and carried 6-0.

- 3. 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 (AG) to Community Retail - Special Use Permit (CRSUP) on 1.85 acre to allow for Office Showroom /Warehouse. Property located at 308 W Alanis Drive. (ZC 2025-09).**

Chair Butler opened the public hearing at 7:03 PM. Six members of the public approached the Commission. Chair Butler closed the public hearing at 7:21 PM.

BOARD ACTION

A motion was made by Vice-Chair Gouge and seconded by Commissioner McMurrian to recommend denial of Regular Agenda Item 3 as presented. A vote was taken and carried 6-0.

ADJOURNMENT

A motion was made by Vice-Chair Gouge and seconded by Chair Butler to adjourn the meeting at 7:39 PM. A vote was taken and carried 6 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary