

Wylie Planning and Zoning Commission Regular Meeting

August 20, 2024 – 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 6:00pm. In attendance were Chair Joshua Butler, Commissioner Joe Chandler, Vice-Chair Harold Gouge, Commissioner Keith Scruggs, and Commissioner Zewge Kagnev. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, Development Engineering Manager Than Nguyen and Administrative Assistant Gabby Fernandez. Absent were Commissioner Franklin McMurrian and Commissioner Zeb Black.

INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler gave the Invocation and Vice-Chair Gouge 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.

No one approached the Commissioners on Non-Agenda Items.

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 July 16, 2024 Planning and Zoning Commission meeting.
- B. Consider, and act upon a recommendation to City Council regarding an Amending Plat of Lot 1, Block A of Hartman Elementary School, amending one lot on 7.963 acres. Property located at 510 Birmingham Street.

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 5 – 0.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 1, Block A of Hartman Pre-K Center for the development of an early childhood center on 7.963 acres. Property located at 510 South Birmingham Street.

BOARD ACTION

A motion was made by Commissioner Chandler, seconded by Commissioner Scruggs, to approve Item 1 as presented. A vote was taken and the motion passed 5 – 0.

2. Consider, and act upon, a Site Plan for an office/warehouse use on 0.58 acres, located at 707 Business Way, being Lot 4, Block 1 of 544 Industrial Park.

BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Chair Butler to approve Item 2 as presented. A vote was taken and the motion passed 5 – 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 Downtown Historic District (DTH) to Downtown Historic District - Special Use Permit (DTH-SUP) on 0.083 acres to allow for a Smoking Establishment. Property located at 100 N Ballard Avenue. (ZC2024-06)

Chair Butler opened the Public Hearing at 6:29 PM. 4 members of the public addressed the Commission. Chair Butler closed the Public Hearing at 6:42 PM.

BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Chair Butler to approve Item 3 with the condition that cigars be the only smoking product that be sold. A vote was taken and the motion passed 4 – 1 with Commissioner Kagnew in opposition.

4. 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 Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 18.754 acres to allow for drone delivery service for Walmart. Property located at 2050 N State Highway 78 (ZC2024-05).

Chair Butler opened the Public Hearing at 7:28 PM. No one approached the Commission. Chair Butler closed the Public Hearing at 7:28 PM.

BOARD ACTION

A motion was made by Commissioner Chandler, seconded by Commissioner Scruggs to approve Item 4 as presented. A vote was taken and the motion passed 5 – 0.

ADJOURNMENT

A motion was made by Vice-Chair Gouge, and seconded by Chair Butler, to adjourn the meeting at 7:30 PM. A vote was taken and carried 5 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary