

Wylie Planning and Zoning Commission Regular Meeting

October 07, 2025 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

Vice-Chair Rod Gouge called the meeting to order at 6:00 pm. In attendance were Vice-Chair Rod Gouge, Commissioner Keith Scruggs, Commissioner Joe Chandler, Commissioner Zeb Black, Commissioner Franklin McMurrian, and Commissioner Zewge Kagnew. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent was Chair Butler.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice-Chair Gouge gave the Invocation, and Commissioner Chandler 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 September 16, 2025 Planning and Zoning Commission meeting.**

BOARD ACTION

A motion was made by Commissioner Chandler, seconded by Commissioner Scruggs, to approve the Consent Agenda as presented. A vote was taken and the motion passed 6 – 0.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 1, Block A of Creek Bend Industrial Park for the development of an office/warehouse use. Property located on 0.69 acres at 1603 Martinez Ln.**

BOARD ACTION

A motion was made by Commissioner Black and seconded by Commissioner 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 Single Family - 10 District (SF-10/24) to Planned Development - Townhouse District (PD-TH) on 5.52 acres to allow for single-family attached development. Property located at 603 E Marble. (ZC 2025-07).**

Vice-Chair Gouge opened the public hearing at 6:13 pm. No one approached the Commission. Vice-Chair Gouge closed the public hearing at 6:13 pm.

BOARD ACTION

A motion was made by Commissioner McMurrian and seconded by Commissioner Chandler to approve 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 of zoning from Agricultural District (AG/30) to Planned Development (PD), amending PD 2020-54, to allow for single family residential development on 4.04 acres, generally located at 2601 & 2701 Sachse Road (ZC2025-12).**

Vice-Chair Gouge opened the public hearing at 6:21 pm. No one approached the Commission. Vice-Chair Gouge closed the public hearing at 6:21 pm.

BOARD ACTION

A motion was made by Commissioner Black and seconded by Commissioner Scruggs to approve Regular Agenda Item 3 as presented. A vote was taken and carried 6-0.

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 Agricultural (AG/30) to Planned Development - Commercial Corridor (PD-CC) on 8.5 acres generally located at 2710 & 2722 W FM 544. ZC 2025-10**

Vice-Chair Gouge opened the public hearing at 6:29 pm. No one approached the Commission. Vice-Chair Gouge closed the public hearing at 6:29 pm.

BOARD ACTION

A motion was made by Commissioner McMurrian and seconded by Commissioner Black to approve Regular Agenda Item 4 as presented. A vote was taken and carried 6-0.

WORK SESSION

WS1. Hold a work session to discuss the rezoning of property generally located on the east side of SH 78 just south of Alanis Drive.

Crestline presented and had a discussion with the Commission about potential uses for the property.

ADJOURNMENT

A motion was made by Commissioner Black and seconded by Commissioner Scruggs to adjourn the meeting at 7:00 PM. A vote was taken and carried 6 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary