

Wylie Planning and Zoning Commission Regular Meeting

October 21, 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, and Commissioner Zeb Black. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent were Commissioner Keith Scruggs, Commissioner Franklin McMurrian, and Commissioner Zewge Kagnev.

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.

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 October 7, 2025 Planning and Zoning Commission Meeting.**

BOARD ACTION

A motion was made by Commissioner Chandler, seconded by Vice-Chair Gouge, 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, Block 1 of Ladera Wylie for the development of an amenity center. Property located on 0.83 acres at 2405 Camino Way.**

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 4-0.

2. **Consider and act upon a Site Plan for Lot 4A, Block A of Moussa Switzer Addition for the development of a financial institution with a drive-thru. Property located on 0.66 acres at 409 S State Highway 78.**

BOARD ACTION

A motion was made by Vice-Chair Gouge and seconded by Commissioner Black to approve Regular Agenda Item 2 as presented. A vote was taken and carried 4-0.

3. **Consider, and act upon, a Site Plan for Lot 1, Block 1 of Industrial Park for the development of an office/warehouse facility Property located on 2.91 acres at 32 Steel Road.**

BOARD ACTION

A motion was made by Commissioner Black and seconded by Vice-Chair Gouge to approve Regular Agenda Item 3 as presented. A vote was taken and carried 4-0.

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 Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on one acre to allow for Automobile Repair Minor use. Property located at 990 N State Highway 78 (ZC 2025-11).**

Chair Butler opened the public hearing at 6:27 pm. No one approached the Commission. Chair Butler closed the public hearing at 6:28 pm.

BOARD ACTION

A motion was made by Vice-Chair Gouge and seconded by Commissioner Chandler to approve Regular Agenda Item 4 as presented. A vote was taken and carried 4-0.

5. **Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding the writing of an ordinance for an amendment to Planned Development 2022-38 (PD 2022-38) to allow for a modified light industrial development on 4.737 acres located on Lot 6, Block A of Woodlake Village at 1820 N State Highway 78 (ZC 2025-13).**

Chair Butler opened the public hearing at 6:38 pm. No one approached the Commission. Chair Butler closed the public hearing at 6:38 pm.

BOARD ACTION

A motion was made by Vice-Chair Gouge and seconded by Commissioner Chandler to approve Regular Agenda Item 5 as presented. A vote was taken and carried 4-0.

ADJOURNMENT

A motion was made by Vice-Chair Gouge and seconded by Commissioner Chandler to adjourn the meeting at 6:43 PM. A vote was taken and carried 4 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary