

Wylie Planning and Zoning Commission Regular Meeting

October 17, 2023 – 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 p.m. In attendance were Chair Joshua Butler, Vice-Chair Jacques Loraine, Commissioner Keith Scruggs, Commissioner James Byrne, Commissioner Rod Gouge, Commissioner Jennifer Grieser, Director of Community Services Jasen Haskins, Senior Planner Kevin Molina, Engineering Development Manager Than Nguyen, and Administrative Assistant Lillian Baker. Absent was Commissioner Joe Chandler.

INVOCATION & PLEDGE OF ALLEGIANCE

The invocation was performed by Chair Butler and the Pledge of Allegiance was led by Vice-Chair Loraine.

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 Minutes from the October 3, 2023 Regular meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1-5X, Block A of Wylie Lake Townhomes Phase II, establishing four single-family attached and one open space lot on 0.937 acres. Property generally located north of 1924 Spencer Lane.

Board Action on Consent Agenda

A motion was made by Commissioner Grieser and seconded by Commissioner Gouge to approve the Consent Agenda as presented. A vote was taken and carried 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 in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use

Permit (CC-SUP) on 0.4496 acres to allow for Automobile Repair Minor use. Property located at 403 S State Highway 78 (ZC 2023-17).

Board Discussion on Regular Agenda

Sr. Planner Molina presented an overview of the submittal for the Special Use Permit (SUP). Clarification was provided on the number of parking spaces. The previous location was a vape shop that is being sold for an automobile repair shop. The use is for minor repairs, such as tire and oil changes and other quick services. The use will not be for major repair.

Applicant Don Montgomery was present and stated that he was the owner of the property and prior to the vape shop, it was used as an auto repair shop/store and he has maintained the property since then and that the shop is a “clean operation.” The Commission discussed and clarified that no overnight storage of vehicles in the parking lot would be permitted.

Chair Butler opened a Public Hearing at 6:07 p.m. None approached the Commission. Chair Butler closed the Public Hearing at 6:08 p.m.

Board Action on Regular Agenda

A motion was made by Chair Butler and seconded by Commissioner Gouge to recommend approval with a change to the submittal that no overnight storage is permitted. A vote was taken and carried 6 – 0.

ADJOURNMENT

A motion was made by Vice Chair Loraine and seconded by Commissioner Gouge to adjourn. A vote was taken and carried 6 – 0. The meeting was adjourned by Chair Butler at 6:14 p.m.

Joshua Butler – Chair

ATTEST

Lillian Baker - Secretary