

# Wylie Planning and Zoning Commission Regular Meeting

December 17, 2024 – 6:00 PM

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



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## CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00pm. In attendance were Chair Joshua Butler, Vice-Chair Rod Gouge, Commissioner Joe Chandler, Commissioner Keith Scruggs, and Commissioner Zeb Black. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, Development Engineering Manager Than Nguyen and Administrative Assistant Gabby Fernandez. Commissioner Zewge Kagnev arrived at 6:04 PM. Absent was Commissioner Franklin McMurrian.

## 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.*

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 November 19, 2024 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 5 – 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 Neighborhood Services (NS) to Neighborhood Services - Special Use Permit (NS-SUP) on 1.38 acres to allow for a motor vehicle fueling station with convenience store use. Property located at 1501 S Ballard Avenue. (ZC 2024-09).

Chair Butler opened the Public Hearing at 6:13 PM. Members of the public approached the Commission to voice their views on the recommendation. Chair Butler closed the Public Hearing at 6:39 PM.

**BOARD ACTION**

A motion was made by Commissioner Black, seconded by Commissioner Chandler to recommend disapproval of Regular Agenda Item 1 as presented. A vote was taken and passed 6-0.

2. Hold a Public Hearing, consider and act upon, a recommendation to City Council regarding the writing of an ordinance for an amendment to Planned Development 2001-28 to allow for a telecommunication use on 0.055 acres. Property located at 1401 Country Club Road with the tower site being assigned the address 1451 Country Club Road. (ZC 2024-10)

Chair Butler opened the Public Hearing at 6:48 PM. No one approached the Commission. Chair Butler closed the Public Hearing at 6:48 PM.

**BOARD ACTION**

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

3. Hold a Public Hearing to consider, and act upon, a recommendation to City Council regarding amendments to Zoning Ordinance 2015-09, Article 6, Section 6.3 Downtown Historic District.

Chair Butler opened the Public Hearing at 6:52 PM. No one approached the Commission. Chair Butler closed the Public Hearing at 6:52 PM.

**BOARD ACTION**

A motion was made by Vice-Chair Gouge, seconded by Commissioner Chandler to recommend approval of Regular Agenda Item 3 as presented. A vote was taken and passed 6-0.

**ADJOURNMENT**

A motion was made by Vice-Chair Gouge, and seconded by Commissioner Chandler, to adjourn the meeting at 6:56 PM. A vote was taken and carried 6 – 0.

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*Joshua Butler, Chair*

**ATTEST**

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*Gabby Fernandez, Secretary*