

Wylie Planning and Zoning Commission Regular Meeting

May 6, 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 6:00pm. In attendance were Chair Joshua Butler, Vice-Chair Rod Gouge, Commissioner Joe Chandler, Commissioner Zeb Black, Commissioner Franklin McMurrian 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 was Commissioner Keith Scruggs.

INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler 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.

2 members of the public spoke to the Commission regarding parking requirements.

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 April 15, 2025 Planning and Zoning Commission meeting.**
- B. Consider, and act upon, a recommendation to City Council regarding a Final Plat creating Lots 1 and 2, Block A of Stinnett Place on 2.593 acres in the City of Wylie Extra Territorial Jurisdiction, property located at 1275 E FM 544.**

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 6 – 0.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 1, Block A of Wylie Ranch East Commercial Park for the development of a restaurant with a drive-thru. Property located on 1.037 acres at 2201 N State Highway 78.**

BOARD ACTION

A motion was made by Vice-Chair Gouge and seconded by Commissioner McMurrian 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 Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.47 acres to allow for a Smoking Establishment. Property located at 2771 W FM 544 (ZC2025-04).**

PUBLIC HEARING

Chair Butler opened the Public Hearing at 6:16 PM. None approached the Commission. Chair Butler closed the Public Hearing at 6:16 PM.

BOARD ACTION

A motion was made by Commissioner McMurrian and seconded by Vice-Chair Gouge 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 in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.47 acres to allow for a drone delivery service from Flytrex. Property located at 709 Cooper Drive (ZC2025-05).**

PUBLIC HEARING

Chair Butler opened the Public Hearing at 6:28 PM. None 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 3 as presented. A vote was taken and carried 6 – 0.

ADJOURNMENT

A motion was made by Vice-Chair Gouge and seconded by Commissioner McMurrian to adjourn the meeting at 6:34 PM. A vote was taken and carried 6 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary