

# Wylie Planning and Zoning Commission Regular Meeting

February 18, 2025 – 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. Absent was Commissioner Franklin McMurrian and Commissioner Zewge Kagnew.

## INVOCATION & PLEDGE OF ALLEGIANCE

Vice-Chair Gouge gave the Invocation and Commissioner Black 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 persons were present wishing to address 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 February 4, 2025 Planning and Zoning Commission meeting.**
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat being a Replat of Lots 1-5 & 7, Block A of 544 Gateway Addition, creating six commercial lots on 9.216 acres, generally located east of the intersection of Business Way and Commerce Drive.**

## 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 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 Downtown Historic District (DTH) to Downtown Historic District - Special Use Permit (DTH-SUP) on 0.23 acres to allow for a smoking establishment. Property located at 308 N Ballard Avenue (ZC 2025-02).**

**PUBLIC HEARING**

Chair Butler opened the Public Hearing at 6:19 PM. A member of the public approached the Commission. Chair Butler closed the Public Hearing at 6:21 PM.

**BOARD ACTION**

A motion was made by Vice-Chair Gouge, seconded by Commissioner Black to recommend approval of Regular Agenda Item 1 with the conditions of limiting live music to 9 PM and a noise restriction of 80 dB. A vote was taken and passed 5-0.

**ADJOURNMENT**

A motion was made by Vice-Chair Gouge, and seconded by Commissioner Black, to adjourn the meeting at 6:46 PM. A vote was taken and carried 5 – 0.

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*Joshua Butler, Chair*

**ATTEST**

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*Gabby Fernandez, Secretary*