

Wylie Planning and Zoning Commission Regular Meeting

October 15, 2024 – 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, Commissioner Joe Chandler, Vice-Chair Harold Gouge, Commissioner Keith Scruggs, Commissioner Zeb Black, and Commissioner Franklin McMurrian. Staff present were: Community Services Director Jasen Haskins, Development Engineering Manager Than Nguyen and Administrative Assistant Gabby Fernandez. Absent was Commissioner Zewge Kagnew.

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.

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 October 1, 2024 Planning and Zoning Commission meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat for Lot 1, Block A of Wylie ISD School Complex, creating one lot on 47.463 acres, generally located near 1204 Kreymer Lane.

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 ISD School Complex for the development of an Intermediate and Junior High School on 47.463 acres. Property generally located near 1204 Kreymer Lane.

BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Commissioner McMurrian to approve Item 1 as presented. A vote was taken and the motion passed 6-0.

2. Consider, and act upon, a Site Plan for Lot 1, Block B of Premier Industrial Park South for an addition to an existing manufacturing use. Property located at 930 Hensley Lane.

BOARD ACTION

A motion was made by Commissioner Black, seconded by Commissioner Chandler to approve Item 1 as presented. A vote was taken and the motion passed 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 Neighborhood Services (NS) to Townhouse District (TH) on 1.84 acres to allow for single-family attached development. Property located at 701 West Brown Street (ZC 2024-07).

Chair Butler opened the public hearing at 6:35 PM. 5 members of the community addressed the Commission. Chair Butler closed the public hearing at 6:53 PM.

BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Commissioner McMurrian to recommend disapproval of Item 3 as presented. A vote was taken and the motion passed 6-0.

ADJOURNMENT

A motion was made by Commissioner Chandler, and seconded by Vice-Chair Gouge, to adjourn the meeting at 6:59 PM. A vote was taken and carried 6 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary