

Wylie Planning and Zoning Commission Regular Meeting

February 04, 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, 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, Commissioner Zewge Kagnev and Commissioner Keith Scruggs.

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.

A member of the public approached the Commission and spoke on zoning signage.

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 December 17, 2024 Planning and Zoning Commission meeting.**

BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Commissioner Black, to approve the Consent Agenda as presented. A vote was taken and the motion passed 4 – 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 Planned Development 2022-06 (PD 22-06) to Commercial Corridor and Commercial Corridor - Special Use Permit (CC & CC-SUP) on 5.43 acres to allow for a drive-through restaurant use and Commercial uses. Property located at 2310 W FM 544 and 2320 W FM. (ZC 2024-12).**

PUBLIC HEARING

Chair Butler opened the Public Hearing at 6:07 PM. Members of the public approached the Commission to speak on Regular Agenda Item 1. Chair Butler closed the Public Hearing at 6:10 PM.

BOARD ACTION

A motion was made by Commissioner Chandler, seconded by Vice-Chair Gouge to recommend approval of Regular Agenda Item 1 as presented. A vote was taken and passed 4-0.

- 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 Single Family - 10 District (SF-10/24) to Townhouse District (TH) on 5.52 acres to allow for single-family attached development. Property located on the northwest corner of West Brown Street and Sanden Boulevard (ZC2024-13).**

PUBLIC HEARING

Chair Butler opened the Public Hearing at 6:14 PM. A member from the public approached the Commission. Chair Butler closed the Public Hearing at 6:18 PM.

BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Commissioner Black to recommend approval of Regular Agenda Item 2 as presented. A vote was taken and passed 4-0.

- 3. Hold a Public Hearing to consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural District (AG/30) to Single Family - 10 District (SF 10/24) on 59.755 acres to allow for a single-family detached development. Property generally located at 1755 FM 1378 and 1813 & 2241 McMillen Road (ZC 2024-14).**

PUBLIC HEARING

Chair Butler opened the Public Hearing at 6:35 PM. Members of the Public approached the Commission to speak on Regular Agenda Item 3. Chair Butler closed the Public Hearing at 7:12 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 3-1 with Commissioner Black in opposition.

- 4. 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 Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP) on 1.2 acres to allow for an Automobile Repair Major use. Property located at 2751 Capital St. (ZC 2024-15).**

PUBLIC HEARING

Chair Butler opened the Public Hearing at 7:34 PM. A member of the Public approached the Commission to speak on Regular Agenda Item 4. Chair Butler closed the Public Hearing at 7:35 PM.

BOARD ACTION

A motion was made by Commissioner Black, seconded by Commissioner Chandler to recommend approval of Regular Agenda Item 4 as presented. A vote was taken and passed 4-0.

ADJOURNMENT

A motion was made by Vice-Chair Gouge, and seconded by Chair Butler, to adjourn the meeting at 7:38 PM. A vote was taken and carried 4 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary