

Wylie Planning and Zoning Commission Regular Meeting

December 16, 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 6:13 PM. In attendance were Chair Joshua Butler, Vice-Chair Rod Gouge, Commissioner Joe Chandler, Commissioner Zeb Black, and Commissioner Keith Scruggs. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent were Commissioner Zewge Kagnew and Commissioner Franklin McMurrian. Chair Butler arrived at 6:13 PM.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice-Chair Gouge gave the Invocation, and Chair Butler 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.

None approached 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 December 2, 2025 Planning and Zoning Commission Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of BizSpace Wylie, creating one commercial lot on 5.274 acres. Property located at 2800 Hensley Lane.
- C. Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 1, Block A of Bufflehead Addition, establishing one light industrial lot on 7.64 acres. Property generally located at 3700 Eubanks Ln.

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. Consider and act upon a Site Plan for Lot 1, Block A of BizSpace Wylie for the development of an office/warehouse development on 5.274 acres. Property located at 2800 Hensley Lane.**

BOARD ACTION

A motion was made by Commissioner Black and seconded by Commissioner Chandler to recommend approval of Regular Agenda Item 1 as presented. A vote was taken and carried 5-0.

- 2. Consider, and act upon, a Site Plan for Lot 2, Block A of Summit Private School Addition for the development of a daycare center on 1.847 acres. Property located at 701 W Brown.**

BOARD ACTION

A motion was made by Vice-Chair Gouge and seconded by Chair Butler to recommend approval of Regular Agenda Item 2 as presented. A vote was taken and carried 5-0.

- 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 Planned Development 2022-51 (PD 2022-51) to Commercial Corridor - Special Use Permit (CC-SUP) on 2.02 acre to allow for a landscaping contractor's maintenance yard. Property located at 703 N Highway 78 (ZC 2025-14).**

Chair Butler opened the public hearing at 6:36 PM. None approached the Commission. Chair Butler closed the public hearing at 6:36 PM.

BOARD ACTION

A motion was made by Commissioner Black and seconded by Commissioner Chandler to recommend approval of Regular Agenda Item 3 as presented. A vote was taken and carried 5-0.

- 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 5.578 acres to allow for a warehouse use. Property located at 603 Sanden Blvd (ZC 2025-18).**

Chair Butler opened the public hearing at 7:00 PM. None approached the Commission. Chair Butler closed the public hearing at 7:00 PM.

BOARD ACTION

A motion was made by Vice-Chair Gouge and seconded by Commissioner Black to recommend approval of Regular Agenda Item 4 as presented. A vote was taken and carried 4-1, with Commissioner Scruggs in opposition.

5. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of two ordinances for a change in zoning from Planned Development 2020-27 (PD 2020-27) to Commercial Corridor & Planned Development - Townhouse District (CC & PD-TH) on 20.381 acres to allow for commercial and townhome development. Property located at 2535 & 2701 S State Highway 78 (ZC 2025- 19).

Chair Butler opened the public hearing at 7:11 PM. None approached the Commission. Chair Butler closed the public hearing at 7:11 PM.

BOARD ACTION

A motion was made by Commissioner Black and seconded by Chair Butler to recommend approval of Regular Agenda Item 5 as presented. A vote was taken and carried 5-0.

ADJOURNMENT

A motion was made by Vice-Chair Gouge and seconded by Chair Butler to adjourn the meeting at 7:13 PM. A vote was taken and carried 5 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary