

Wylie Planning and Zoning Commission Regular Meeting

November 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 6:00 pm. In attendance were Chair Joshua Butler, Vice-Chair Rod Gouge, Commissioner Joe Chandler, Commissioner Zeb Black, Commissioner Zewge Kagnew, and Commissioner Keith Scruggs. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez. Absent was Commissioner Franklin McMurrian.

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.

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 October 21, 2025 Planning and Zoning Commission meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat being a replat to create one light industrial lot on Lot 3R, Block B of Regency Business Park Phase One on 1.949 acres, generally located at 117 Regency Drive and 25 Steel Road.

BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Commissioner Scruggs, 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 3R, Block B of Regency Business Park Phase One for the development of an office/warehouse use Property located on 1.949 acres at 117 Regency Drive and 25 Steel Road.

BOARD ACTION

A motion was made by Chair Butler and seconded by Vice-Chair Gouge to approve Regular Agenda Item 1 as presented. A vote was taken and carried 6-0.

- 2. Consider, and act upon, a Site Plan for Lot 1, Block A of Collin College Wylie for the development of a career technical building on 7.28 acres. Property located at 391 Country Club Rd, Bldg E.**

BOARD ACTION

A motion was made by Vice-Chair Gouge and seconded by Commissioner Chandler to approve Regular Agenda Item 2 as presented. A vote was taken and carried 6-0.

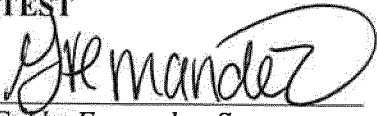
ADJOURNMENT

A motion was made by Commissioner Chandler and seconded by Vice-Chair Gouge to adjourn the meeting at 6:12 PM. A vote was taken and carried 6 – 0.



Joshua Butler, Chair

ATTEST



Gabby Fernandez, Secretary