

Wylie Planning and Zoning Commission Regular Meeting

June 17, 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 Franklin McMurrian, Commissioner Keith Scruggs and Commissioner Zewge Kagneu. 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 Joe Chandler and Commissioner Zeb Black.

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 May 20, 2025 Planning and Zoning Commission meeting.**

BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Commissioner McMurrian, 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 a temporary batch plant use on Lot 4, Block A of Wylie Civic Center Addition. Property generally located at 2319 W FM 544.**

Chair Butler recused himself from the meeting due to a conflict of interest.

BOARD ACTION

A motion was made by Commissioner McMurrian and seconded by Commissioner Scruggs to approve Regular Agenda Item 1 as presented. A vote was taken and carried 4 – 0.

2. **Consider, and act upon, a Site Plan for Lot 4, Block A of Wylie Ranch East Commercial Park for the development of a restaurant with a drive-thru. Property located on 0.61 acres at 2215 N State Highway 78.**

BOARD ACTION

A motion was made by Vice-Chair Gouge and seconded by Commissioner McMurrian to approve Regular Agenda Item 2 as presented. A vote was taken and carried 5 – 0.

3. **Consider, and act upon, a Site Plan for Lot 5, Block A of Wylie Retail Office Park for the development of a restaurant with a drive-thru. Property located on 0.97 acres at 2027 N State Highway 78.**

BOARD ACTION

A motion was made by Commissioner McMurrian and seconded by Vice-Chair Gouge to approve 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 Neighborhood Services (NS) to Community Retail - Special Use (CR-SUP) on 1.056 acres to allow for a motor fueling station with a convenience store and drive-thru restaurant use. Property located at 1400 Country Club Road. (ZC2025-06).**

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 Chair Butler and seconded by Commissioner McMurrian to approve Regular Agenda Item 4 as presented. A vote was taken and carried 3 - 2 with Commissioner Scruggs and Vice-Chair Gouge in opposition.

ADJOURNMENT

A motion was made by Vice-Chair Gouge and seconded by Commissioner McMurrian to adjourn the meeting at 6:42 PM. A vote was taken and carried 5 – 0.



Joshua Butler, Chair

ATTEST



Gabby Fernandez, Secretary