



Wylie Planning and Zoning Commission Regular Meeting

March 18, 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, Commissioner Keith Scruggs, Commissioner Franklin McMurrian, Commissioner Zeb Black and Commissioner Zewge Kagnev. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, Development Engineering Manager Than Nguyen and Administrative Assistant Gabby Fernandez.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice-Chair Gouge gave the Invocation and Commissioner Black 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 persons were present wishing to address 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 March 4, 2025 Planning and Zoning Commission meeting.**

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 7 – 0.

REGULAR AGENDA

- 1. Consider, and act upon, a Site Plan for Lot 1R, Block A of 544 Gateway Addition for the development of a restaurant. Property located at 906 S W FM 544.**

BOARD ACTION

A motion was made by Commissioner Chandler and seconded by Commissioner McMurrian to approve Regular Agenda Item 1 as presented. A vote was taken and carried 7 – 0.

2. **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 Planned Development 2011-29 (PD 2011-29) to Planned Development 2011-29-Special Use Permit (PD 2011-29-SUP) on 5.80 acres to allow for a Farmers Market use. Property located at 711 Woodbridge Parkway (ZC 2025-01).**

Chair Butler opened the public hearing at 6:14 PM. None approached the Board. Chair Butler closed the public hearing at 6:14 PM.

BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Commissioner Scruggs, to approve Regular Agenda Item 2 with clarification on permissible merchandise being sold by vendors. A vote was taken and the motion passed 7 – 0.

3. **Hold a Public Hearing to consider and act upon a recommendation to City Council regarding the writing of an ordinance to amend the City of Wylie Zoning Ordinance, Articles 5.1 Land Use Charts, 5.2 Listed Uses, 7.0 General Development Regulations, as they relate to Smoke Shops.**

Chair Butler opened the public hearing at 6:25 PM. None approached the Board. Chair Butler closed the public hearing at 6:26 PM.

BOARD ACTION

A motion was made by Commissioner Black, seconded by Vice-Chair Gouge, to approve Regular Agenda Item 3 as presented. A vote was taken and the motion passed 7 – 0.

ADJOURNMENT

A motion was made by Vice-Chair Gouge, and seconded by Commissioner Scruggs, to adjourn the meeting at 6:28 PM. A vote was taken and carried 7 – 0.



Joshua Butler, Chair

ATTEST



Gabby Fernandez, Secretary