

Wylie Planning and Zoning Commission Regular Meeting

April 01, 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 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 Zewge Kagnew.

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.

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 18, 2025 Planning and Zoning Commission meeting.
- B. Consider, and act upon, a recommendation to City Council regarding an amended plat being a Final Plat of Lot 7R, Block A of the Greenway Addition, establishing one commercial lot on 1.215 acres. Property located at 961 S Westgate Way.
- C. Consider, and act upon, a recommendation to City Council regarding a Preliminary Plat of Lots 1, Block A of Dura Pier Foundation Addition, establishing one commercial lot on 2.394 acres. Property located at 339 Hooper Road.

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 6 – 0.

REGULAR AGENDA

1. **Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat of Country Club Estates creating 173 residential lots and seven HOA lots on 59.755 acres, generally located at 1755 FM 1378 and 1813 & 2241 McMillen Road.**

BOARD ACTION

A motion was made by Vice-Chair Gouge and seconded by Commissioner McMurrian 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 2, Block A of Senior Medical Addition for the development of a multi-tenant retail use on 5.434 acres. Property located at 2310 W FM 544.**

BOARD ACTION

A motion was made by Commissioner McMurrian 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 6:13 PM. A vote was taken and carried 6 – 0.



Joshua Butler, Chair

ATTEST



Gabby Fernandez, Secretary