

# Wylie Planning and Zoning Commission Regular Meeting

May 20, 2025 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



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## CALL TO ORDER

## INVOCATION & 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.*

## 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 6, 2025 Planning and Zoning Commission Meeting.
- B. Consider, and act upon a recommendation to City Council regarding a Final Plat being a Replat of Lots 1R-1, 1R-2, 1R-3, 1R-4 Block A of Sanden Addition, creating four light industrial lots on 33.665 acres, generally located at 601 Sanden Blvd.
- C. Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Young Addition, creating one commercial lot on 0.422 acres. Property located at 2803 W FM 544.
- D. Consider, and act upon, a recommendation to City Council regarding a Final Plat of Lot 1, Block A of Birmingham and 78 Addition, establishing one commercial lot on 1.038 acres, generally located at 240 S State Highway 78.

## REGULAR AGENDA

## WORK SESSION

## RECONVENE INTO REGULAR SESSION

## EXECUTIVE SESSION

## RECONVENE INTO OPEN SESSION

*Take any action as a result from Executive Session.*

## ADJOURNMENT

**CERTIFICATION**

I certify that this Notice of Meeting was posted on May 16, 2025 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

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*Stephanie Storm, City Secretary*

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*Date Notice Removed*

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.



## Planning & Zoning Commission

# AGENDA REPORT

Department: Planning

Item: A

Prepared By: Gabby Fernandez

### Subject

Consider, and act upon, approval of the meeting minutes from the May 6, 2025, Planning and Zoning Commission meeting.

### Recommendation

Motion to approve Item as presented.

### Discussion

The minutes from the May 6, 2025, Planning and Zoning Commission meeting are attached for your consideration.

# Wylie Planning and Zoning Commission Regular Meeting

May 6, 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 Zeb Black, Commissioner Franklin McMurrian 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. Absent was Commissioner Keith Scruggs.

## INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler 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.*

2 members of the public spoke to the Commission regarding parking requirements.

## 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 April 15, 2025 Planning and Zoning Commission meeting.**
- B. **Consider, and act upon, a recommendation to City Council regarding a Final Plat creating Lots 1 and 2, Block A of Stinnett Place on 2.593 acres in the City of Wylie Extra Territorial Jurisdiction, property located at 1275 E FM 544.**

## 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 6 – 0.

## **REGULAR AGENDA**

1. **Consider, and act upon, a Site Plan for Lot 1, Block A of Wylie Ranch East Commercial Park for the development of a restaurant with a drive-thru. Property located on 1.037 acres at 2201 N State Highway 78.**

### **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. **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 Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.47 acres to allow for a Smoking Establishment. Property located at 2771 W FM 544 (ZC2025-04).**

### **PUBLIC HEARING**

Chair Butler opened the Public Hearing at 6:16 PM. None approached the Commission. Chair Butler closed the Public Hearing at 6:16 PM.

### **BOARD ACTION**

A motion was made by Commissioner McMurrian and seconded by Vice-Chair Gouge to approve Regular Agenda Item 2 as presented. A vote was taken and carried 6 – 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 Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.47 acres to allow for a drone delivery service from Flytrex. Property located at 709 Cooper Drive (ZC2025-05).**

### **PUBLIC HEARING**

Chair Butler opened the Public Hearing at 6:28 PM. None approached the Commission. Chair Butler closed the Public Hearing at 6:28 PM.

### **BOARD ACTION**

A motion was made by Vice-Chair Gouge, and seconded by Commissioner Chandler to approve Regular Agenda Item 3 as presented. A vote was taken and carried 6 – 0.

## ADJOURNMENT

A motion was made by Vice-Chair Gouge and seconded by Commissioner McMurrian to adjourn the meeting at 6:34 PM. A vote was taken and carried 6 – 0.

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*Joshua Butler, Chair*

## ATTEST

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*Gabby Fernandez, Secretary*



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: B

### Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat being a Replat of Lots 1R-1, 1R-2, 1R-3, 1R-4 Block A of Sanden Addition, creating four light industrial lots on 33.665 acres, generally located at 601 Sanden Blvd.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Sanden International (USA) Inc**

**APPLICANT: Roome Land Surveying**

The applicant has submitted a Replat to create Lots 1R-1, 1R-2, 1R-3, 1R-4 Block A of Sanden Addition on 33.665 acres. The property is located at 601 Sanden Blvd and is zoned Light Industrial.

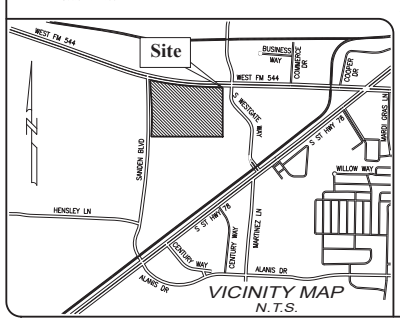
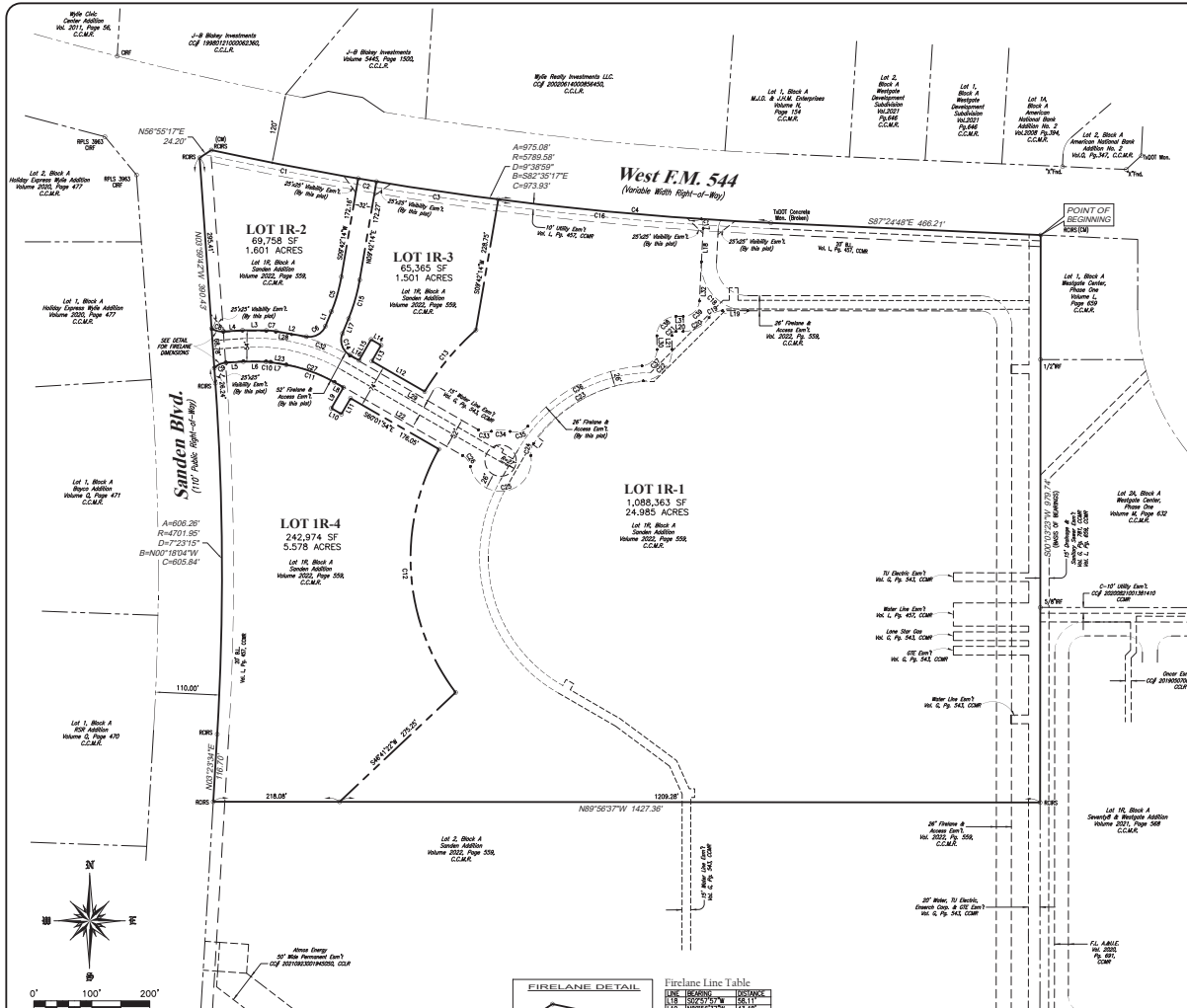
Lot 1R, Block A of Sanden Addition currently contains the Sanden International manufacturing service and was replatted in 2022. The purpose of this Replat is to create four lots out of Lot 1R, Block A of Sanden Addition for the purpose of marketing and selling the individual lots for development.

The plat is dedicating access, fire lane and visibility easements for the existing driveways on the property which includes an access point from Sanden Boulevard and from FM 544.

Amended Plats shall be required for the individual lots once the site plans are submitted for fire lane, access & visibility utility easement dedication.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.



Boundary Line Table

LINE	BEARING	LENGTH	POINT
1	N 89° 55' 17" E	24.20'	1
2	S 89° 55' 17" E	24.20'	2
3	S 89° 55' 17" E	24.20'	3
4	S 89° 55' 17" E	24.20'	4
5	S 89° 55' 17" E	24.20'	5
6	S 89° 55' 17" E	24.20'	6
7	S 89° 55' 17" E	24.20'	7
8	S 89° 55' 17" E	24.20'	8
9	S 89° 55' 17" E	24.20'	9
10	S 89° 55' 17" E	24.20'	10
11	S 89° 55' 17" E	24.20'	11
12	S 89° 55' 17" E	24.20'	12
13	S 89° 55' 17" E	24.20'	13
14	S 89° 55' 17" E	24.20'	14
15	S 89° 55' 17" E	24.20'	15
16	S 89° 55' 17" E	24.20'	16
17	S 89° 55' 17" E	24.20'	17
18	S 89° 55' 17" E	24.20'	18
19	S 89° 55' 17" E	24.20'	19
20	S 89° 55' 17" E	24.20'	20
21	S 89° 55' 17" E	24.20'	21
22	S 89° 55' 17" E	24.20'	22
23	S 89° 55' 17" E	24.20'	23
24	S 89° 55' 17" E	24.20'	24
25	S 89° 55' 17" E	24.20'	25
26	S 89° 55' 17" E	24.20'	26
27	S 89° 55' 17" E	24.20'	27
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31	S 89° 55' 17" E	24.20'	31
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# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: C

### Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Young Addition, creating one commercial lot on 0.422 acres. Property located at 2803 W FM 544.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Katie Young, Kathy Young & John Young**

**APPLICANT: TND Geomatics**

The applicant has submitted a Preliminary Plat to create Lot 1, Block A of Young Addition on 0.422 acres. The property is located at 2803 W FM 544. The purpose of the Preliminary Plat is to create one lot for the continued development of an existing development that is currently unplatted.

The original structure on the property was constructed prior to 1985 and is considered to be legally non-conforming. Modifications to the site require a site plan review and platting of the property as the site has never been platted. Expansion of the non-conforming structure is not allowed per Section 9.5 of the Zoning Ordinance. Full compliance of the site design standards will be required in the site plan review.

The preliminary plat document contains a fire lane and access easement which incorporate existing driveway approaches to W FM 544.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.





# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: D

### Subject

Consider, and act upon, a recommendation to City Council regarding a Final Plat of Lot 1, Block A of Birmingham and 78 Addition, establishing one commercial lot on 1.038 acres, generally located at 240 S State Highway 78.

### Recommendation

Motion to recommend approval.

### Discussion

**OWNER: Victory Shops Wylie LLC**

**APPLICANT: Barton Chapa Surveying**

The applicant has submitted a Final Plat to create Lot 1, Block A of Birmingham and 78 Addition. The property is generally located on the northwest corner of State Highway 78 and Birmingham Street at 240 S State Highway 78.

The property is zoned Commercial Corridor - Special Use Permit (SUP 2022-04) approved in January 2022 and allows for a multi-tenant retail building with a drive-thru restaurant. The preliminary plat for the development was approved in April of 2022 and the site plan for the development was approved in June of 2023.

The purpose of the Final Plat is to create one lot to allow for the aforementioned development of a multi-tenant retail use.

This plat dedicates a 24' fire lane and access easement with access from Industrial Drive and State Highway 78.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.

