

Wylie Planning and Zoning Commission Regular Meeting

September 02, 2025 – 6:00 PM

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



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 August 19, 2025 Planning and Zoning Commission Meeting.

REGULAR AGENDA

WORK SESSION

WS1. Hold a work session to discuss amendments to the College Park Planned Development (PD 2023-18).

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 August 26, 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.

Stephanie Storm, City Secretary

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 August 19, 2025, Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes from the August 19, 2025, Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

August 19, 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 Keith Scruggs, Commissioner Zewge Kagne, Commissioner Zeb Black, Commissioner Franklin McMurrian and Commissioner Joe Chandler. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, and Administrative Assistant Gabby Fernandez.

INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler gave the Invocation and Vice-Chair Gouge led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

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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 July 15, 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 7 – 0.

REGULAR AGENDA

- 1. 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 Light Industrial (LI) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.601 acres to allow for a convenience store, fueling station, and smoke shop. Property located at 2111 FM 544(ZC2025-08).**

Chair Butler opened the Public Hearing at 6:25 PM. None approached the Commission. Chair Butler closed the Public Hearing at 6:26 PM.

BOARD ACTION

A motion was made by Vice-Chair Gouge and seconded by Commissioner Chandler to approve Regular Agenda Item 1 with conditions. A vote was taken and carried 7-0.

ADJOURNMENT

A motion was made by Vice-Chair Gouge and seconded by Commissioner Chandler to adjourn the meeting at 6:31 PM. A vote was taken and carried 7 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Item Number: 1

Subject

Hold a work session to discuss amendments to the College Park Planned Development (PD 2023-18).

Recommendation

Discussion

Discussion

OWNER: Abdul Khan

APPLICANT: Toll Southwest, LLC

The applicant is requesting a work session to discuss amendments to the Planned Development.

In general, the applicant is proposing to amend the PD from 50 single family detached lots, 32 single family attached, an amenity center lot, and two commercial lots to ~70 single family detached lots and two commercial lots.

This amendment would convert the attached single family (townhome) lots to detached single family homes and eliminate the amenity center. All lots would still meet the minimum zoning ordinance requirements without variances.

Toll Brothers

AMERICA'S LUXURY HOME BUILDER®

09/02/2025 Item WS1.



College Park

City of Wylie

About Toll Brothers

09/02/2025 Item WS1.

4th

- Largest U.S. homebuilder by revenues
- Founded in 1967, NYSE-listed (TOL) in 1986
- Greatest product diversification in the industry

10 years

- Years in a row being named to the Fortune World's Most Admired Companies TM list

\$2.5B

- Liquidity on a solid balance sheet

4800+

- Employees; Average Senior Management tenure of 19 years



NATIONAL FOOTPRINT POSITIONS TOLL BROTHERS FOR GROWTH

24 STATES
60+ MARKETS

Pacific

13% of Communities
12% of Lots Controlled
18% of Revenue



Mountain

28% of Communities
25% of Lots Controlled
28% of Revenue



North

10% of Communities
14% of Lots Controlled
14% of Revenue



Mid-Atlantic

15% of Communities
17% of Lots Controlled
12% of Revenue

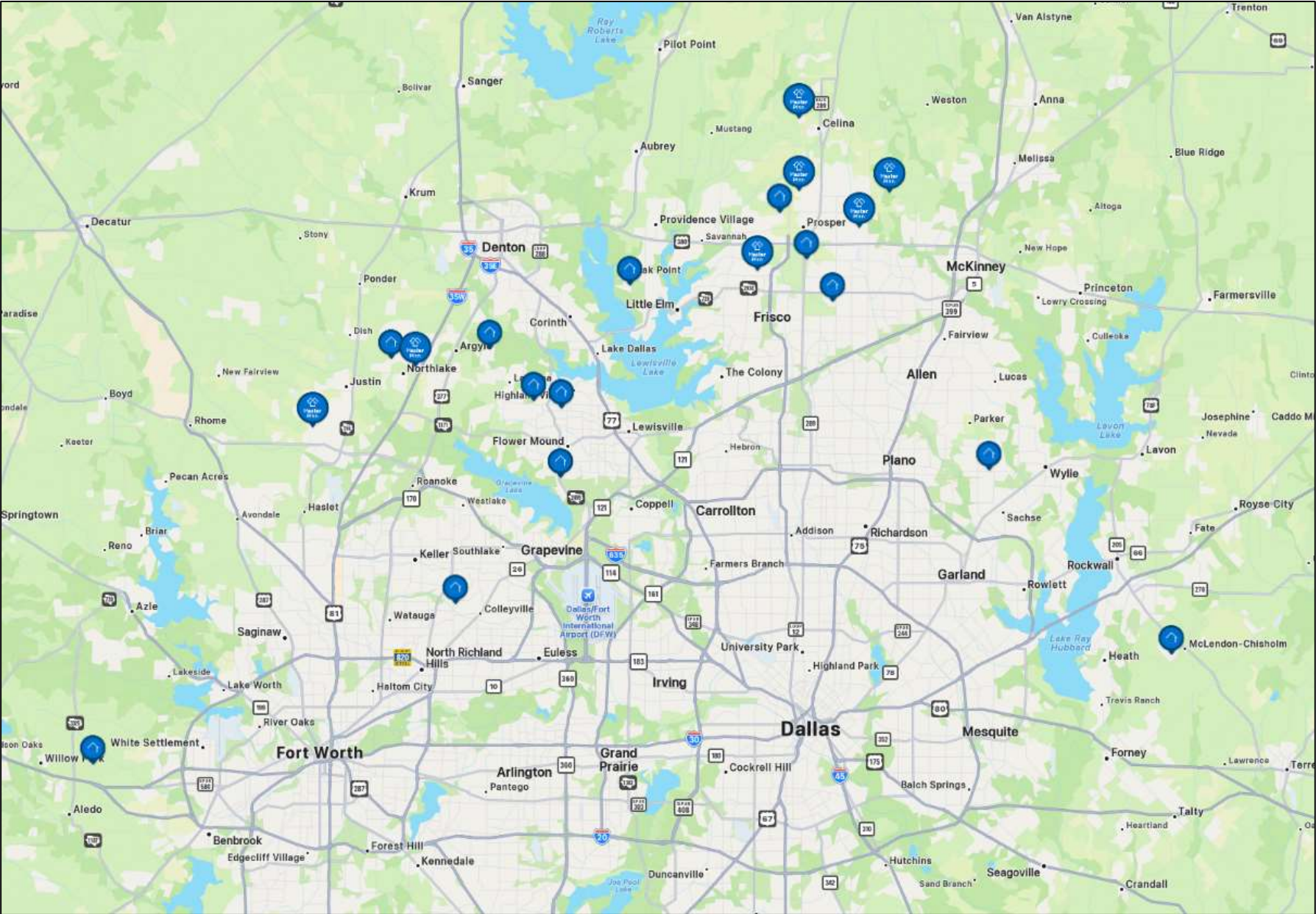


South

34% of Communities
32% of Lots Controlled
28% of Revenue

Regions	Community Count	Lot Count
North	43	11,292
Mid-Atlantic	65	13,109
South	142	25,160
Mountain	117	19,627
Pacific	54	9,418
Total	421	78,606

Our Communities



Current Planned Development



Proposed Planned Development



Elevations

09/02/2025 Item WS1.













