



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

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 1.985 acres to allow for Automobile Repair Major use. Property located north of 451 Westgate Way (**ZC 2023-12**).

Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) as presented.

Discussion

OWNER: LMB Reality

APPLICANT: Odyssey Services Group

The applicant is requesting a Special Use Permit (SUP) on 1.985 acres to allow for a 16,600 sf automobile collision center. The property is located to the north of 451 Westgate Way. The current zoning is Commercial Corridor (CC) and the requested SUP is to allow for an automobile repair major use.

The SUP conditions allow for the requested use and require a wooden board on board 8' screening fence with tree plantings every 30' to 40' feet apart around the entire perimeter of the property.

The development is to be accessed by a 24' fire lane that loops around the main structure with access from Westgate Way. A screening fence and gate is to be installed to screen the outside storage of serviced vehicles. The entrances of the main structure are emphasized with a vehicle canopy.

The development shall be in compliance with all applicable regulations of the Zoning Ordinance including parking and noise regulations which state that noise shall not exceed 56 dBA at the property line during daytime hours or 49 dBA between 10 PM and 6 AM.

The adjacent property to the south is developed with a comparable collision center use. The property to the east is developed as a concrete batch plant. The property to the west is undeveloped and zoned commercial. The property to the north is a railroad that is adjacent to a residential subdivision. The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to 31 property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor nor in opposition of the request.

A site plan and plat review shall be required prior to any construction.