



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Item Number: 2

Subject

Consider, and act upon, a recommendation to City Council regarding a change in zoning from Commercial Corridor (CC) to Planned Development - Commercial Industrial (PD-CI) on 21.85 acres generally located on the southwest corner of State Highway 78 and Wylie East Drive.

Recommendation

Motion to recommend **approval, approval with amendments, denial.**

Discussion

OWNER: 78 Hooper LTD

APPLICANT: Lovett Industrial

The applicant is requesting to rezone 21.85 acres located on the south side of State Highway 78 between Wylie East Drive and Anson Parkway. The property is currently zoned Commercial Corridor. The applicant is requesting a Planned Development to allow for a combination of Light Industrial and Commercial uses.

The proposal includes a 318,000 square foot Light Industrial building on 18.6 acres, including 1.46 acres of water detention, and approximately 31,000 square feet of commercial pads on 3.18 acres. The development schedule provides for the timing of the industrial development, which if approved would be complete in late 2023.

The Planned Development establishes uses that are allowed by-right on the Industrial and Commercial lots separately. By right uses on the Industrial lot are:

- Industrial (Inside)
- Office Showroom/Warehouse
- Light Assembly & Fabrication
- Warehouse/Distribution Center
- Food Processing

By-right uses on the Commercial lots are:

- All by-right CC district uses
- Restaurant with or without drive thru
- Motor Vehicle Fueling Station
- Automotive Repair Minor

Uses that are not included in the Planned Development shall be prohibited.

The industrial property is to be developed with modified design standards of the Commercial Corridor zoning district. The modified design standards include allowing extended parking rows before a required landscaped island to 20, a parking ratio of 1:2000 sqft of floor area, 10% landscaping throughout the site as normally allowed in LI districts. Landscaping on

the site will be Texas native and drought resistant. Landscaping along the southern border will require a minimum of 30' trees placed 40' O.C. for approximately one large tree per residential yard for screening.

The commercial lots will be developed within current zoning ordinance design standards.

A Traffic Impact Analysis (TIA) was completed by the developer's consultant for the entire site. The TIA indicated that the site will generate approximately 450 daily peak hour trips. With the addition of a northbound left-turn lane on Wylie East Drive and striping of northbound Anson Parkway at Hwy 78 to include a dedicated 500' left turn lane, the TIA concludes that the current roadway network can handle the added development generated traffic. City Engineering staff have some concerns, and are conducting a full review of the TIA regarding the conclusions. Additionally, Engineering has requested an analysis from the applicant of the Anson Parkway concrete paving to determine the viability of withstanding repeated heavy commercial traffic. This roadway is currently outlined as a local collector on the 2018 Wylie Thoroughfare Map.

The properties adjacent to the subject property are zoned commercial to the west, residential to the south, and Commercial Industrial to the north. The properties to the west and north are undeveloped however a PD, site plan, and plat for 2.5 million square feet of Light Industrial development has been approved for the northern property.

The subject property lies within the General Urban Sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to 52 property owners within 200 feet as required by state law. At the time of posting one response was received in favor and one response opposed.