



# Wylie City Council

## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins, AICP

Account Code: \_\_\_\_\_

### Subject

Hold a Public Hearing, consider, and act upon, a change in zoning from Commercial Corridor (CC) to Planned Development - Commercial Corridor (PD-CC) on 10.485 acres generally located on the southeast corner of State Highway 78 and Kreymer Lane (2023-02).

### Recommendation

Motion to approve the Item as presented.

### Discussion

**OWNER: SCSD-FINNERLL, LTD**

**APPLICANT: Claymoore Engineering**

The applicant is requesting to rezone 10.485 acres located on the southeast corner of State Highway 78 and Kreymer Lane. The property is currently zoned Commercial Corridor. The applicant is requesting a Planned Development (PD) to allow for a commercial environment with a focus on commerce, dining, and office uses.

The proposal includes a master plan of nine commercial lots with access from Kreymer Lane and State Highway 78.

The zoning exhibit calls out the potential for approximately 11,400 sq. ft. of sit-down restaurant space, 4,000 sq. ft. of drive-through restaurant space, and 29,500 sq. ft. of medical office use space. If zoning is approved each lot will be required to present a site plan and plat for consideration.

The PD establishes uses that are allowed by-right within the subject property:

- All by-right Commercial Corridor District uses except industrial uses (Sections 5.2H and 5.2I)
- Convenience Store
- Motor Vehicle Fueling Station
- Restaurant with Drive-In or Drive-Thru Services
- Food Truck Park
- Alcohol/Liquor Uses, which shall be exempt from distance requirements from church, public hospitals, public schools, and private schools

The following uses are expressly prohibited on the subject property:

- Sexually Oriented Business
- Equipment Rental
- Automobile Rental
- Automotive Repair Minor
- Car Wash
- Vehicle Display, Sales or Service
- And as mentioned above, any uses listed under sections 5.2H and 5.2I of the Zoning Ordinance

The following are modifications to the Commercial Corridor district design standards that the PD is requesting:

- Section 3.1.B(4) of the Subdivision Regulations shall be amended to allow for a 24' access easement connecting to Kreymer Lane to replace the requirement of requiring 30' of street frontage for lots 7-10 of the Zoning Exhibit.
- Section 22-448.a(4) of the Sign Ordinance shall be amended to allow for off premises signage for all pad sites within the Planned Development to allow for multi-tenant signage on Lot 1, Lot 2, and Lot 4 as generally shown on the Zoning Exhibit.

The development provides fire lanes and fire hydrants throughout the site and is in compliance with fire code requirements.

The properties adjacent to the subject property are zoned commercial to the north, west, and east, and Agricultural to the south.

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 20 property owners within 200 feet as required by state law. At the time of posting no responses were returned in favor or in opposition of the request.

**P&Z Recommendation**

After some discussion on drainage and decel lanes, the Commission voted 7-0 to recommend approval.