



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 3

### 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 Planned Development 2022-51 (PD 2022-51) to Commercial Corridor - Special Use Permit (CC-SUP) on 2.02 acres to allow for a landscaping contractor's maintenance yard. Property located at 703 N Highway 78 (**ZC 2025-14**).

### Recommendation

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

### Discussion

**OWNER: FWIRE LLC**

**APPLICANT: Dakota Proscapes**

The applicant is requesting to rezone a Planned Development (PD 2022-51) to Commercial Corridor with a Special Use Permit (SUP) to allow for a landscaping contractor's maintenance yard on 2.02 acres generally located at 703 N Highway 78. The Special Use Permit is needed to allow for the outside storage of the landscaping business.

The property contains a 6,000 sf structure that was developed in 1994 which was recently renovated in 2023. The applicant is requesting to remove the previous Planned Development for an event center distillery use and have the base zoning of Commercial Corridor for the marketing of the existing structure while using the remainder of the space for a landscaping contractor's maintenance yard.

The developer has an active Temporary Use Permit on the property for the landscaping business with a contractor's yard on a smaller scale which expires on 01/31/2026. This temporary use was allowed as an initial test to judge the compatibility of the use and its effect on the surrounding properties.

The provided zoning exhibit shows the proposed fenced areas, parking areas and fire lane access from Marble street and State Highway 78.

If approved, the development shall be required to be in compliance with all applicable city codes with a site plan review being forthcoming.

The adjacent property to the north is zoned Commercial Corridor and developed with restaurant and retail uses. The property to the east and west are zoned residential and developed with single family homes. The property to the south contains the Hughes Cemetery.

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