



# Wylie City Council

## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins, AICP

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

### Subject

Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Single Family 10/24 (SF 10/24) to Commercial Corridor (CC), to allow for commercial development on 0.433 acres located at 605 Parker Road (ZC2021-08).

### Recommendation

Motion to approve a request for a change of zoning from Single Family 10/24 (SF 10/24) to Commercial Corridor (CC), to allow for commercial development on 0.433 acres located at 605 Parker Road (ZC2021-08).

### Discussion

**OWNER: Vijay Thangughal**

**ENGINEER: Boundary Solutions**

The applicant is requesting to rezone 0.433 acres being the front portion of Lot 1, Block A of Gregorian Homes located at 605 Parker Road. The property is currently zoned Single Family 10/24. The reason for the requested rezoning is to allow for an office development to be utilized by the property owner.

In 2019, the applicant requested, and was approved for, rezoning of this property to SF -10/24 to build a single-family home. The zoning exhibit included in that case showed a single-family home set back 350' off of Parker to allow for potential rezoning on the frontage to Commercial. This request to rezone a 200' deep frontage along Parker Road to Commercial is to allow the applicant to build, own, and operate an office use.

A preliminary layout and sample elevations have been included for reference.

If zoning is approved, replatting and site plan approval will be required for the commercial development to commence.

The properties adjacent to the subject property are zoned agricultural to the east, west, and south. The property to the north is located outside of the city limits. The subject property lies within the General Urban Sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notifications/Responses: 4 notifications were mailed; with no responses received in opposition or in favor of the request.

#### **P&Z Commission Discussion**

The Commission voted 7-0 to recommend approval.