



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 Planned Development 2017-03 (PD-2017-03) to Commercial Corridor (CC), to allow for commercial development on 4.728 acres located at 3010 W. FM 544. (ZC2021-12).

Recommendation

Motion to approve a request for a change of zoning from Planned Development 2017-03 (PD-2017-03) to Commercial Corridor (CC), to allow for commercial development on 4.728 acres located at 3010 W. FM 544. (ZC2021-12).

Discussion

OWNER: LIDL US Operations, LLC

ENGINEER: Kimley-Horn

The applicant is requesting to rezone 4.728 acres located on the southeast corner of FM 544 and Springwell Parkway. The property is currently zoned Planned Development 2017-03. The reason for the requested rezoning is to revert the land back to its previous zoning designation of Commercial Corridor.

The reversion in zoning is requested as the existing Planned Development and Zoning Exhibit were designed for a specific grocery store that was not developed, and is incompatible with other future development. The current zoning exhibit is included for reference.

If rezoning is approved, the site will be subdivided to allow for a variety of commercial retail uses. At this time, no final plans have been presented to staff. Platting and Site Plan approvals will be required.

The properties adjacent to the subject property are zoned commercial to the north, east, and west. The property to the south is zoned light industrial. 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: 19 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.