



# Wylie City Council

---

## AGENDA REPORT

**Department:** Community Development  
**Prepared By:** Jasen Haskins

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

### Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Light Industrial to Planned Development - Light Industrial (PD-LI) on 59.769 acres generally located at 611 Sanden Blvd. and 2101 and 2111 W. FM 544 (ZC 2026-03).

### Recommendation

Motion to approve the Item with conditions.

### Discussion

**OWNER: Sanden International (USA) Inc.**

**APPLICANT: Jackson Walker LLP**

The applicant is requesting to rezone 59.769 acres located at 611 Sanden Blvd. and 2101 and 2111 W. FM 544. The properties are currently zoned Light Industrial. The purpose of the request for a Planned Development is to allow for the development of flex space commercial/light industrial along Sanden Blvd. and commercial retail pad sites along FM 544.

The proposal includes a master plan of two commercial lots and three commercial/light industrial lots. Access to the site is proposed with the construction of new driveways that connect to Sanden Blvd. and FM 544. The driveway configuration will be in compliance with Fire Code and Engineering Thoroughfare design standards.

The zoning exhibit proposes for the development of approximately 10,000 sq. ft. for commercial uses on Lots 1R-2 and 1R-3 on two buildings and approximately 280,120 sq. ft. of building area for flex space use on Lots 2-4.

The office warehouse park, Lots 2-4, contains a total of six buildings with service areas where outside storage and loading of products can occur while being screened from view. An amenity open space area is also proposed in between buildings D and E of the Zoning Exhibit (Exhibit "B").

The Planned Development establishes uses that are allowed by-right and prohibited within the subject property:

Lots 1R-2 and 1R-3 are allowed the following uses:

- All uses allowed within the Commercial Corridor zoning district
- Drive-Through restaurants.

Lots 2 to 4 are allowed the following uses:

- All uses allowed within the Light Industrial zoning district
- The following defined uses within the Development Standards document ("Exhibit C"): Data Center, Equipment Rental, Food Processing, Laboratories Research and Development or Testing, Light Assembly and Fabrication, Mailing and Shipping, Medical Clinic, Pharmacy, Service Court, Special Event/Conference Center, Swim School, Training Center, Vehicle Display Sales or Service, Warehouse/Distribution Center.

The following are modifications to the Light Industrial district use regulations:

- Accessory storage shall be allowed provided it is not visible from the right of way or interferes with fire lanes as generally depicted on the Zoning Exhibit being only permitted within service courts.
- The additional provisions for an Animal Clinic or Hospital use are amended to allow for the use adjacent to the existing multi-family development.
- Brewery, Winery, or Distillery shall be allowed without the need of a Special Use Permit. All of the other listed general provisions of section 7.10 of the Zoning Ordinance shall apply.
- Day Care Facilities shall be allowed to use service court areas for outdoor play/recreation on the condition that the areas are fenced in and protected.
- A medical clinic shall be able to occupy up to 100 percent of the gross floor area of a building in this district.
- Schools shall be allowed to provide pick up on site and not be required to accommodate school buses.
- Lots 2-4 shall be required to be provided 10% of landscaped area over their accumulated acreage.
- Parking for Lots 2-4 shall be 2 spaces for every 1000 sq. ft. of building space.
- Signage shall be allowed to be constructed as depicted on the Signage Plan in the Development Standards (Exhibit "C").

Additionally, the applicant has requested that the PD include some amendments and clarifications to the City's subdivision regulations. For example, the applicant has requested that the 180 days from platting to engineering plans be extended to 365 days from the current 180.

However, staff does not agree with "K" access easements or "M" easements being amended. "K" access easements should allow for public access, this is standard language in platting and has never been modified for any other development in Wylie. While the development is private property, access easements are in place to allow the public to access this and adjacent property, lowering roadway traffic interactions and improving the health and safety of the citizens who utilize the easements. Additionally, staff doesn't agree with the development being allowed to utilize 'separate instruments' for the development as it is being constructed. Separate instruments, which create easements, are generally utilized once construction is complete and the final plat is filed in order to save time and money. If used before that time, they are messy and unnecessary, possibly causing clerical and ownership errors.

The Development Standards (Exhibit "C") contain additional conditions that allow for the proposed development and proposed uses on the subject property with a design that is generally consistent with the presented Zoning Exhibit (Exhibit "B").

The properties adjacent to the commercial lots, being Lots 1R-2 and 1R-3, are undeveloped to the north, light industrial to the east and south, and commercial to the west.

The properties adjacent to the light industrial office warehouse business park, being Lots 2-4, are light industrial to the north, south, and west and multifamily to the east.

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

Notices were sent to 24 property owners within 200 feet as required by state law. At the time of posting two responses were returned in opposition and none returned in favor of the request.

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

After some discussion regarding traffic, improvements to Sanden Blvd., and eliminating smoking uses as 'by-right', the Commission voted 5-0 to recommend approval.