



# 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 Neighborhood Services (NS) to Planned Development (PD), amending PD 2015-17, to allow for commercial development on 2.00 acres, located east of and adjacent to 650 Country Club Road. (ZC2021-17)

### Recommendation

Motion to approve Item as presented.

### Discussion

**OWNER: HT country Club SS owner & Vamsi Malgrieddy**

**ENGINEER: Morrison Shipley**

The applicant is requesting to amend Planned Development 2015-17, consisting of Neighborhood Services (2.62 acres) and Self-Storage (8.4 acres), by adding two adjacent acres for additional self-storage and RV/Vehicle storage parking spaces.

The proposed Planned Development adds three covered RV parking carports measuring a combined 35,206 sq. ft., two drive up self-storage buildings measuring 4,400 sq. ft., and 25 uncovered RV parking stalls.

The Planned Development requires all RV/vehicle storage areas over 6,000 sq. ft. to be sprinkled. A masonry wall shall also be required surrounding the 2-acre northern tract with a minimum height of 8'.

The site is to be accessed via a 24' access drive connecting to the existing self-storage development. There have been previous proposals to develop this 2.0-acre site as light industrial storage or apartments; however, due to the limited 24' access easement and visibility to Country Club, those proposals never materialized.

The properties adjacent to the subject property are zoned agricultural with a Special Use Permit to the north (WISD bus barn), Neighborhood Services with a Special Use Permit to the west (flooring store with additional storage), Neighborhood Services to the south (existing self-storage site), and Reservoir #5 to the east.

The subject property lies within the General Urban Sector. The proposed zoning and use are compatible with the existing development surrounding the subject property.

Notifications/Responses: 12 notifications were mailed; with one response returned in favor and none returned in opposition of the request.

Should the request be approved, the approval of a plat and site plan is required prior to development.

### P&Z Commission Discussion

The Commission voted 6-0 to recommend approval.

**Financial Summary/Strategic Goals**

Planning Management