



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Tabled from 12-13-2022

Remove from table and consider

Hold a Public Hearing, consider, and act upon, a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (PD-SUP) to allow for an auto sales use on 1.27 acres located at 2021 N. State Highway 78 (ZC 2022-15).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Juwaiter Muhammad

APPLICANT: McRight Smith

On December 13, 2022 the City Council tabled this item in order for staff to discuss with the applicant the financing side of the automotive sales use. The applicant has stated that all financing will be off-site; therefore, the SUP conditions have been updated to ensure that an alternative financial institution will not be allowed on the site.

PREVIOUS REPORT (for reference)

The applicant is requesting to rezone 1.27 acres located at 2021 N. State Highway 78. The current zoning is Commercial Corridor (CC) and the requested rezoning is Commercial Corridor - Special Use Permit (CC-SUP) to allow for vehicle sales and display.

The current development on the subject property contains a minor automobile repair use. The site plan for this development was approved in October 2019. The property owner is requesting for the allowance of office space within the existing building and 10 existing parking spaces on the existing lot to be used for vehicle sales as shown in the zoning exhibit.

The Special Use Permit conditions state that vehicle sales shall only be permitted as an accessory use to the minor automobile repair business. Should the auto repair use cease, the zoning reverts back to CC only. Additionally, SUP conditions limit vehicle sales to passenger vehicles.

The conditions also allow for both the minor automobile repair use and vehicle sales use to be parked at a ratio of 1:400. The development exceeds this parking requirement by providing 24 spaces, two being handicapped. The proposal is not affecting any existing landscaping or fire lane access easements.

The properties adjacent to the subject property are zoned commercial. 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 11 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.

P&Z Recommendation

The Commission voted 6-1 to recommend approval. The dissenting commissioner stated that he did not think the use was appropriate in that area.