



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2023-02 regarding a change in zoning from Commercial Corridor (CC) to Planned Development - Commercial Corridor (PD-CC) to allow for commercial uses on 11.622 acres generally located on the southwest corner of State Highway 78 and Brown Street (ZC 2022-13).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Wylie Economic Development Corporation

APPLICANT: Vasquez Engineering

At the December 13, 2022 City Council meeting, the Council approved a change in zoning from Commercial Corridor (CC) to Planned Development - Commercial Corridor (PD-CC) to allow for commercial uses on 11.622 acres generally located on the southwest corner of State Highway 78 and Brown Street with the following amendments:

- Remove drive-thru restaurants as a by-right use
- Add lots 2-5 to Section 3-6 of the Planned Development to require a Downtown architectural 'look and feel'
- Require Council approval of all site plans, including landscape plans, and elevations.

The PD Conditions have been changed to reflect the amendments.

Final approval of Zoning Case No. 2022-13 requires an Ordinance to amend the zoning accordingly in the Official Zoning map of the City; and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

The subject ordinance allows for the rezoning. Exhibit A (Legal Description), Exhibit B (Zoning Exhibit), and Exhibit C (PD Conditions) are included and made a part of this Ordinance.

The above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.