



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2023-18 for a change in zoning from Commercial Corridor (CC) to Planned Development - Commercial Corridor (PD-CC) on 10.485 acres generally located on the southeast corner of State Highway 78 and Kreymer Lane (ZC 2023-02).

Recommendation

Motion to approve the Item as presented.

Discussion

On April 11, 2023, City Council approved the writing of an Ordinance for a change in zoning from Commercial Corridor (CC) to Planned Development - Commercial Corridor (PD-CC) on 10.485 acres generally located on the southeast corner of State Highway 78 and Kreymer Lane (ZC 2023-02).

With that approval were the following stipulations:

- Motor Vehicle Fueling Station be removed as a by-right use;
- Drive-Thru Restaurants be allowed by-right on lots 1, 2, and 4 only;
- The minimum building size for lots 1, 2, and 4, be 1,800 square feet, 13,000 square feet, and 800 square feet, respectively.

Those stipulations are reflected in the amended PD Conditions.

Final approval of Zoning Case 2023-02 requires the adoption of the 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 (PD Conditions), and Exhibit C (Zoning Exhibit) 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.