



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2021-33 for a change of zoning from Commercial Corridor (CC) and Heavy Industrial (HI) to Planned Development (PD-CC-HI), to allow for a warehousing, light industrial and manufacturing use on 225.1 acres, generally located at the northeast corner of State Highway 78 and Spring Creek Parkway. (ZC2021-11).

Recommendation

Motion to approve Item as presented.

Discussion

On May 25, 2021 City Council approved a zoning change from Commercial Corridor and Heavy Industrial to Planned Development (PD-CC-HI) for industrial and commercial development on 225.1 acres generally located at the northeast corner of State Highway 78 and Spring Creek Parkway, being zoning case ZC2021-11.

Since approval, the applicant has requested a change to the zoning exhibit that combines two buildings (previously buildings 4 and 5) into one larger building (noted as building 2 on the revised exhibit).

The net effect is to increase the overall square footage of the buildings by 1,000 s.f., increase the number of trailer stalls by seven, decrease parking by 73 spaces (still meeting the approved PD requirements), decrease overall concrete in that area of the development by 6 percent, and modify the PD language regarding the screening of loading and service areas to include landscape berms (figures 4-5 and 4-7).

Final approval of Zoning Case 2021-11 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 (PD Conditions), and Exhibit C (Zoning Exhibits) is 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.