



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.4496 acres to allow for Automobile Repair Minor use. Property located at 403 S. State Highway 78 (ZC 2023-17).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Don Montgomery

APPLICANT: Don Montgomery

The applicant is requesting a Special Use Permit (SUP) on 0.4496 acres to allow for an existing 5,225 sq. ft. structure to be used as an auto repair minor use. The property is located at 403 S. State Highway 78. The current zoning is Commercial Corridor (CC).

The original structure was constructed in 1970 and has been previously used for an auto repair use. The property has also been an auto parts store and a cabinet shop. The property is now being used as a smoke shop. The Zoning Ordinance requires a Special Use Permit for the new, proposed Automobile Repair Minor use.

The development is accessed by an existing drive with access to South State Highway 78 and Williams Street. The building contains two roll up door access bays that can be accessed from Williams Street.

The Special Use Permit is requesting for a parking reduction of four parking spaces to allow for the site's existing 14 parking spaces in lieu of the required 18 spaces. This parking reduction equates to a parking requirement of one space for every 373 sq. ft. of space in lieu of one space for every 300 square feet of building space. The applicant is aware that the Zoning Ordinance requires all repair activities to be conducted inside the building and no vehicles under repair shall be stored outside.

The SUP conditions do not make allowances for the retention of the pole sign, which will be removed and replaced by a monument sign should the SUP be approved.

The adjacent property to the south is developed with an office suite. The property to the east is developed with a fueling station. The property to the north and west is developed with restaurants. The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

If zoning is approved, a plat shall be required prior to a Certificate of Occupancy being issued.

Notices were sent to 13 property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor and one protest response was received outside of the notification area.

P&Z Recommendation

After some clarification on the parking requirements changing since the last time the property was an automotive repair shop, the Commission voted 6-0 to recommend approval.