



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 4

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on one acre to allow for Automobile Repair Minor use. Property located at 990 N State Highway 78 (ZC 2025-11).

Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) as presented.

Discussion

OWNER: OASIS WYTX Development LLC

APPLICANT: Greenlight Studio LLC

The applicant is requesting a Special Use Permit (SUP) on one acre to allow for a 4,880 square foot automobile repair development generally located at 990 N State Highway 78. The current zoning is Commercial Corridor (CC) and the Special Use Permit is needed to allow for an automobile minor repair use.

The Special Use Permit is requesting to allow for service and loading areas to face State Highway 78. In an effort to address this concern, 33.8% of the site is landscaped with trees and shrubs planted along the street frontage. There is also additional landscaping provided near the parking areas and adjacent to the main structure. This is a 13.8% increase over the typical required 20% landscaping requirement.

The development proposes to construct a firelane access easement that loops around the entire structure with access to State Highway 78. A plat which dedicates utility and fire lane easements shall be required prior to any Certificate of Occupancy being approved.

The development is providing 17 parking spaces with one being ADA accessible which is in compliance with the parking requirements of the Zoning Ordinance.

The structure's exterior material is generally composed of EIFS and metal paneling. The entrances are emphasized with architectural offsets, alternating building material and a metal awning. Four service bays are being proposed.

If approved, the zoning exhibit shall serve as the site plan for the automobile repair development.

The adjacent property to the north is zoned Heavy Industrial and owned by the North Texas Municipal District. The development to the east is zoned Commercial Corridor and contains a Pawn Shop. The property to the south is owned by Oncor Electric Delivery Company. There is an existing automobile repair minor use within 150' feet of this proposed use located at 1050 N state Highway 78

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 eight 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.