



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for an amendment to Planned Development 2022-38 (PD 2022-38) to allow for a modified light industrial development on 4.737 acres located on Lot 6, Block A of Woodlake Village at 1820 N. State Highway 78 (ZC 2025-13).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: WYLIE SHOPS BY SLATE & BUSINESS PARK LLC

APPLICANT: Quiddity

The applicant is requesting to amend Planned Development 2022-38 on 7.789 acres to revise the allowed light industrial development of Lot 6, Block A of Woodlake Village, generally located on 4.737 acres at 1820 N. State Highway 78.

The purpose of this request is to change the allowed development on Lot 6 from Warehouse distribution to an office/warehouse development. This will allow the development of a small user flex space. The 'urban garages' concept is for marketing and aesthetics and not intended for storage or vehicular use. For example, current users in already developed spaces in McKinney, Melissa, and Northlake include an athletic trainer and a photography studio.

The Planned Development also sets a parking ratio requirement of one space for every 400 square feet for the light industrial development.

The proposal includes the development of four buildings to be accessed from Centennial Drive and from driveway connections that provide access to State Highway 78. The total building area is 79,892 square feet, with 222 parking spaces being provided, of which seven are ADA accessible. The presented plan is conceptual in nature; if zoning is approved, a site plan and amended plat will be required prior to engineering and building permitting.

No other modifications are being made with the Planned Development Amendment.

The properties adjacent to the subject property are zoned commercial to the south, west, and east, and light industrial to the north. To the south across SH78 are various commercial uses, to the west is a fueling station, to the east is the City of Wylie Public Safety Building, and to the north is vacant property adjacent to the railroad.

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 fourteen property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor or in opposition to the request.

P&Z Recommendation

The P&Z Commission voted 6-0 to recommend approval.