



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Hold a Public hearing to consider, and act upon a recommendation to the City Council regarding an amendment to Planned Development 2014-28 and a zoning change from Commercial Corridor to Planned Development - Light Industrial (PD-LI) to allow for an expansion of the area where light industrial uses are allowed. Property generally located east of the intersection of Business Way and Commerce Drive. **ZC 2023-03**

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wylie Economic Development Corporation

APPLICANT: Kimley-Horn

The Wylie Economic Development Corporation is requesting to amend Planned Development 2014-28 and expand the area where light industrial uses are allowed from 2.655 acres to 6.805 acres. The property is generally located east of the intersection of Business Way and Commerce Drive on Lots 5-7, Block A of 544 Gateway Addition.

The purpose of the request is to allow for compatible light industrial uses on three lots out of seven lots of the development platted as 544 Gateway Addition. The remaining four lots, Lots 1-4 shall remain with the Commercial Corridor zoning designation.

The Zoning Exhibit (Exhibit C) generally shows the location of the existing PD 2014-28 and proposed area of expansion. The exhibit also provides a conceptual layout of a local lumberyard business that is requesting to relocate to Lot 6, Block A of 544 Gateway Addition. If zoning is approved a site plan and amended plat shall be required.

The Planned Development conditions allow for the area labeled as lumberyard on the Zoning Exhibit (Exhibit C) to be developed with a gravel surface. The conditions shall also permit for no screening to be required along the north border facing the railroad right-of-way.

The uses listed below shall be prohibited:

- Animal Boarding/Kennel without Outside Pens
- Hotel/Motel
- Financial Institution (with or without drive-thru, Alternative)
- Automobile Rental
- Equipment Rental
- Food Processing
- Motor Vehicle Fueling Station
- Truck Machinery & Heavy Equipment Sales, Service or Repair
- Water Treatment Plant, Reservoir or Water Storage
- Industrial (Outside)

- Mini-warehouse (Self-storage)
- Recycling Collection Center

The Future Land Use Plan has the subject property listed as being in the Regional Commercial sector and allows for light industrial uses depending on the compatibility with the surrounding areas. The property is bordered by railroads to the north and east. The properties to the west contain office/warehouse use and church use. The properties to the south contain an office/warehouse use and vacant commercial land owned by the applicant.

Notifications were mailed to 43 surrounding property owners with one responses returned in favor and none in opposition of the request.