



Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Agricultural and Commercial Corridor (AG and CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 25.484 acres to allow for a wholesale retail development with minor automobile repair for tire and battery services with a motor vehicle fueling station use on Lot 1, Block A of WEDC Retail and Commercial Corridor development on Lot 2, Block A of WEDC Retail. Property generally located at 2002 W. FM 544 (ZC 2026-10).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Wylie Economic Development Corporation

APPLICANT: Winkelmann & Associates, Inc.

The applicant is requesting a change in zoning from Agricultural and Commercial Corridor to Commercial Corridor - Special Use Permit (CC-SUP) on 25.484 acres on Lot 1, Block A of Wylie EDC Retail and Commercial Corridor (CC) on 1.098 acres on Lot 2, Block A of Wylie EDC Retail, as depicted on the Zoning Exhibit. The property is generally located at 2002 W. FM 544.

The purpose of the Special Use Permit (SUP) on Lot 1 is to allow for the development of a 165,000 sq. ft. public wholesale development with minor automobile repair for tire and battery services and for the development of a motor vehicle fueling station. The Special Use Permit shall not apply to Lot 2. Lot 2 shall be allowed all permitted uses within the Commercial Corridor zoning district and has no development plans at this time.

The development for Lot 1 provides a fire lane that loops around both the main structure and around the fueling canopy with access to W. FM 544 and S. Westgate Way. A total of 894 parking spaces with 19 being handicapped accessible are proposed. The vehicular access and parking provided are in compliance with the requirements of the Zoning Ordinance.

The site provides 212,536 sq. ft. of landscaping, which is in compliance with the 20% minimum landscaping requirement. The landscape plan includes tree plantings along the street frontage of W. FM 544 and S. Westgate Way, along the parking areas and along the property boundaries. The Special Use Permit allows for the use of synthetic turf and rock. A meandering sidewalk shall also be provided along W. FM 544 and S. Westgate Way. The development contains a detention pond for storm water management located on the northeast corner of the site.

The structure's exterior material consists of metal panels with CMU masonry smooth elements. The elevations provide architectural variation with the use of projecting exterior elements and the use of a large canopy along the main entrance.

If approved, the Zoning Exhibit shall serve as the site plan for the wholesale retail development. The preliminary plat for this development was recommended for approval by the Planning and Zoning Commission at the August 4, 2026 meeting and approved by the City Council at the August 25, 2026 meeting.

As presented, this Zoning Exhibit is in compliance with the design requirements of the Zoning Ordinance and of the Special Use Permit Conditions document. Approval of the site development is subject to additions and alterations as required by the City Engineering Department.

The property to the east is zoned commercial and contains a minor auto repair use, office use, and major auto repair use. The property to the west is undeveloped and zoned Commercial Corridor. The property to the south contains two commercial retail lots and light industrial development. The property to the north contains a railroad and the Creek Hollow residential subdivision.

The site is located in the Regional Commercial sector and within a Special Planning Area #1 of the future land use map and is consistent with the existing surrounding development and land use classification of the comprehensive plan.

Notices were sent to forty-four property owners within 200 feet as required by state law. At the time of posting, two responses were received in favor with none in opposition of the request.

P&Z Commission Discussion

During the public hearing, a property owner to the north of this property and the adjacent railroad track expressed concerns regarding traffic, noise, and lighting. After a response from the applicant addressing those concerns, the commission voted 5-0 to recommend approval.