



# Wylie City Council

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## AGENDA REPORT

Department: Community Development  
Prepared By: Jasen Haskins

Account Code: \_\_\_\_\_

### Subject

Consider, and act upon, Ordinance No. 2026-22 for a change in zoning from Light Industrial to Planned Development - Light Industrial (PD-LI) on 59.769 acres generally located at 611 Sanden Blvd. and 2101 and 2111 W. FM 544 (ZC 2026-03).

### Recommendation

Motion to approve the Item as presented.

### Discussion

On April 28, 2026 City Council approved the writing of an ordinance for a change of zoning to amend Planned Development 2003-01 (PD 2003-01) to Planned Development - Light Industrial (PD-LI) on 59.769 acres generally located at 611 Sanden Blvd. and 2101 and 2111 W. FM 544 (ZC 2026-03).

As part of the approval, Council requested amendments to the Development Standards that included:

- Limiting Self-storage uses to 10,000 square feet total
- Limiting Data Centers uses to 39,120 square feet total
- Limiting auto repair, minor uses to being an integral part of the larger structures (i.e. not stand-alone buildings) on the flex space lots
- Requiring outdoor accessory uses to include bollards, screen walls, fencing, or other types of separation from vehicular traffic
- Removing two standards dealing with easement separate instruments and fire hydrant spacing.

Those amendments have been made and are part of the Development Standards (Exhibit "C").

Final approval of Zoning Case 2026-03 requires the adoption of the Ordinance to amend the zoning accordingly in the Official Zoning map of the City, and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

The subject Ordinance allows for the rezoning. Exhibit A (Legal Description), Exhibit B (Zoning Exhibit), and Exhibit C (Development Standards) are included and made a part of this Ordinance.

The above-described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.