



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 3

### Subject

Hold a Public Hearing to consider, and act upon a recommendation to City Council regarding a change of zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP), to allow for a minor auto repair use on 1.275 acres located at 7940 E Parker Road. (ZC2026-05)

### Recommendation

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

### Discussion

**OWNER: Littles Academy LLC**

**APPLICANT: Parker European Car Care**

The applicant is requesting a Special Use Permit (SUP) on 1.275 to allow for a 4,875 square foot automobile repair development on Lot 1, Block A of Stone 2514 Addition, located at 7940 E Parker Road. 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 Parker Road. In an effort to lessen the visual impact, additional landscaping is provided along the frontage of the property. The Special Use Permit request is also allowing for the use of an existing 2,400 sf metal frame building to remain as an accessory structure on the condition that the structure is not used for business operations and is subject to all zoning, city, and building code regulations.

The subject property is adjacent to land outside of the city limits to the north and to the west which is zoned agricultural. The land to the east is zoned agricultural and the land to the south is zoned within a residential planned development. There is approximately 140' of spacing from the main building to the adjacent residential Planned Development.

The subject property lies within the Low-Density sector of the Comprehensive Land Use Plan. The current zoning of the property being Commercial Corridor is not consistent with the land use plan. The rezoning of the property to Commercial Corridor was approved in September of 2020 at the time when the previous Comprehensive plan was active and had the land within the General Urban Sector which primarily supported retail, service, office, light production and research/development uses.

If approved, a site plan and plat submittal shall be required for the review of site, landscaping, elevations, preliminary engineering, and easement design.

Notices were sent to ten 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.