



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, a change in zoning from Commercial Corridor (CC) to Planned Development - Commercial Industrial (PD-CI) to allow for a Commercial and light industrial development on 7.789 acres generally located on SH 78 1000' east of Eubanks Lane (ZC 2022-08).

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: Diyar Real Estate

APPLICANT: Slate Commercial

The applicant is requesting to rezone 7.789 acres located on the northside of State Highway 78 between Eubanks Lane and Springcreek Parkway. The property is currently zoned Commercial Corridor. The applicant is requesting a Planned Development to allow for a combination of Light Industrial and Commercial uses.

The proposal includes three commercial pads totaling 2.723 acres with a proposed 13,466 square feet of commercial and retail space. The pads front SH 78 with access from the right-of-way and cross access from the properties to the east and west.

The PD Conditions allow for Restaurants with a drive-thrus as by-right uses in addition to normally allowed CC uses. The commercial lots will be developed within current zoning ordinance design standards with the exception of parking which is set at 1:200 across the commercial properties with shared parking among all lots, including the industrial.

The industrial lot includes a 72,645 square foot structure on 5.066 acres on the north side of the property behind the commercial frontage and a landscape buffer. Access for large truck traffic is provided on Centennial Drive to the north.

The PD Conditions for the LI lot allow for all CC by-right uses in addition to the Warehouse Distribution use. The industrial property is to be developed with modified design standards of the Commercial Corridor zoning district. The modified design standards include 10% landscaping throughout the site and tilt wall construction as normally allowed in LI districts.

City Engineering staff has stated that Centennial Drive can handle the volume of anticipated traffic; however, the road was not originally designed for repeated heavy commercial traffic and may continue to deteriorate sooner than originally planned.

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 SH 78 are various commercial uses, to the west is the future Fuel City, 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 General Urban Sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

The development schedule provides for the timing of the development, which if approved would be complete in late 2023.

Notices were sent to eight property owners within 200 feet as required by state law. At the time of posting no responses were received in favor or opposed to the request.

P&Z Commission Discussion

The Commission voiced concerns regarding automotive repair uses and overnight parking. The applicant agreed to amend the PD Conditions to remove those uses and prohibit overnight commercial truck parking. The Commission voted 6-0 to recommend approval with those amendments.

Financial Summary/Strategic Goals

Planning Management