



# Wylie City Council

## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins, AICP

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

### Subject

Consider, and act upon, Ordinance No. 2022-33 for a change in zoning from Commercial Corridor (CC) to Planned Development - Commercial Industrial (PD-CI) on 21.85 acres generally located on the southwest corner of State Highway 78 and Wylie East Drive (ZC 2022-05).

### Recommendation

Motion to approve Item as presented.

### Discussion

On April 12, 2022 City Council approved a change in zoning from Commercial Corridor (CC) to Planned Development - Commercial Industrial (PD-CI) on 21.85 acres generally located on the southwest corner of State Highway 78 and Wylie East Drive (ZC 2022-05).

The approval included amendments to the PD Conditions to include: removing Food Processing, Restaurant with drive-thru, and Motor Vehicle Fueling Station as uses without an SUP, limiting building height to 45', and allowing trees along the southern border to be 10' high at height assuming 30' at maturity.

Those amendments have been made and are included in the revised PD Conditions.

Final approval of Zoning Case 2022-05 requires an 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 (SUP Conditions) 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.

### Financial Summary/Strategic Goals