



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.4496 acres to allow for Automobile Repair Minor use. Property located at 403 S State Highway 78 (ZC 2023-17).

Recommendation

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

Discussion

OWNER: Don Montgomery

APPLICANT: Don Montgomery

The applicant is requesting a Special Use Permit (SUP) on 0.4496 acres to allow for an existing structure that measures 5,225 sq.ft. to be used for an auto repair service use. The property is located at 403 S State Highway 78. The current zoning is Commercial Corridor (CC).

The original structure was constructed in 1970 and has been previously used for a similar auto repair use. The property is now being used for a smoke shop. With the current Zoning Ordinance a Special Use Permit is required to revert back to the Automobile Repair Minor use.

The development is to be accessed by an existing drive with access to S State Highway 78 and Williams Street. The building contains two roll up door access bays that can be accessed from Williams Street. A plat shall be required prior to any Certificate of Occupancy being approved.

The Special Use Permit is requesting for a parking reduction of four parking spaces to allow for the site's existing 14 parking spaces in lieu of the required 18 spaces.

The adjacent property to the south is developed with an office suite. The property to the east is developed with a fueling station. The property to the north and west is developed with restaurants. The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to 13 property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor and one protest response was received outside of the notification area.