



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Consider, and act upon, a recommendation to City Council regarding a change in zoning from Commercial Corridor (CC) to Planned Development - Commercial Corridor (PD-CC) on 11.622 acres generally located on the southwest corner of State Highway 78 and Brown Street.

Recommendation

Motion to recommend approval.

Discussion

OWNER: Wylie Economic Development Corporation

APPLICANT: Vasquez Engineering

The applicant is requesting to rezone 11.622 acres located east of the Downtown Historic District on the southwest corner of State Highway 78 and Brown Street. The property is currently zoned Commercial Corridor. The applicant is requesting a Planned Development to allow for a multi-modal commercial environment that integrates with Wylie's historic downtown.

The proposal includes a master plan of six commercial lots which include an interconnect of both vehicular and pedestrian pathways. A retention pond shall also be provided to serve as a gathering space.

The zoning exhibit calls out for the potential of 24,000 sq.ft. of office space, over 10,000 sq.ft. of retail space, in excess of 5,500 sq.ft. sit-down restaurant space, two drive-thru restaurants of about 3,000 sq.ft. each, and a conveniences store with fueling services of 4,650 sq.ft.

The Planned Development establishes uses that are allowed by-right within the subject property:

- All by-right Commercial Corridor District uses except industrial uses (Sections 5.2H and 5.2I)
- Convenience Store
- Motor Vehicle Fueling Station
- Restaurant with Drive-In or Drive-Thru Services
- Food Truck Park
- Alcohol/Liquor Uses, which shall be exempt from distance requirements from church, public hospitals, public schools and private schools

The following uses are expressly prohibited on the subject property:

- Sexually Oriented Business
- Equipment Rental
- Automobile Rental
- Automotive Repair Minor
- Car Wash
- Vehicle Display, Sales or Service
- And as mentioned above, any uses listed under sections 5.2H and 5.2I of the Zoning Ordinance

The following are modifications to the Commercial Corridor district design standards that the Planned Development is requesting:

- Lot 6 shall provide an architectural design standard that integrates with the Downtown Historic standards of Section 6.3.4.5 of the Zoning Ordinance.
- The overall site shall be allowed to be used to determine the 20% landscaping area calculation.
- Existing tree plantings in the public right-of way shall be allowed to count towards the landscape buffer requirement.
- Monument signage shall be allowed to be separated by at least 50 feet of any other monument sign on the same property.

The properties adjacent to the subject property are zoned commercial to the west and south, downtown historic to the east and industrial to the north.

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 54 property owners within 200 feet as required by state law. At the time of posting two responses were received in favor and none in opposition of the request.

If zoning is approved each lot will be required to present a site plan and plat for consideration.