



# 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 a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (PD-SUP) on 1.27 acres located at 2021 N State Highway 78 (ZC 2022-15).

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Juwaïter Muhammad**

**APPLICANT: McRight Smith**

The applicant is requesting to rezone 1.27 acres located at 2021 North State Highway 78. The current zoning is Commercial Corridor (CC) and the requested rezoning is Commercial Corridor - Special Use Permit (CC-SUP) to allow for vehicle sales and display.

The current development on the subject property contains a minor automobile repair use. The site plan for this development was approved in October of 2019. The property owner is requesting for the allowance of office space within the existing building and 10 existing parking spaces to be used for vehicle sales as shown in the zoning exhibit.

The Special Use Permit conditions state that vehicle sales shall only be permitted as an accessory use to the minor automobile repair business. Vehicle sales shall be limited to passenger vehicles.

The conditions also allow for both the minor automobile repair use and vehicle sales use to be parked at a ratio of 1:400. The development exceeds this parking requirement by providing 24 spaces, 2 being handicapped. The proposal is not affecting any existing landscaping or fire lane access easements.

The properties adjacent to the subject property are zoned commercial. 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 11 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.