



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 3

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 - Special Use Permit (CC-SUP) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for vehicle car sales on 4.118 acres located near 2021 N State Highway 78 (**ZC 2026-11**).

Recommendation

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

Discussion

OWNER: AJ ASSETS INC

APPLICANT: Design3 and Associates

The applicant is requesting to amend Special Use Permit 2023-04 to allow for the development of a stand alone dedicated auto sales structure located on Lot 2, Block A of Wylie Auto Addition. The current zoning is Commercial Corridor (CC) and Commercial Corridor - Special Use Permit.

The current development on the subject property contains a minor automobile repair use. The site plan for this development was approved in October 2019. The existing Special Use permit 2023-04 allows for vehicle sales as an accessory use to the existing automobile repair shop on ten parking spaces located near the rear of the structure.

The request replaces the existing SUP with a new proposal to remove the allowance of vehicle sales on Lot 1, Block A of Wylie Auto Addition and have it relocated to Lot 2, a currently undeveloped lot. The applicant is proposing to build a dedicated 3,500 sf auto sales structure on Lot 2.

The development is providing 68 parking spaces with three being required to be ADA accessible. Parking rows are required to be limited to a max of 12 spaces per row.

The development is in compliance with the landscaping requirements by providing at least 20% of landscaped area being 24,845 sf. The landscaping is placed along the parking areas and along the southern and eastern property lines.

The exterior material consists of brick veneer, stone veneer and stucco. Loading services are located along the rear of the building out of view from the public right of way. The development is currently screened from the residential development to the south via a six foot tall masonry wall.

If approved, the zoning exhibit shall serve as the site plan for the vehicle sales development. An amended plat shall be required for the relocation of drainage, utility and access easement prior to a certificate of occupancy being issued.

The properties to the north, east and west of the subject property are zoned commercial. The subject property to the south contains a residential subdivision. 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 33 property owners within 200 feet as required by state law. At the time of posting one response was received in favor and three in opposition of the request.