



# Wylie City Council

## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins, AICP

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

### Subject

Hold a Public Hearing, consider, and act upon, a change of zoning from Commercial Corridor (CC) and Heavy Industrial (HI) to Planned Development (PD-CC-HI), to allow for a warehousing, light industrial and manufacturing use on 225.1 acres, generally located at the northeast corner of State Highway 78 and Springcreek Parkway. (ZC2021-11)

### Recommendation

Motion to approve as presented.

### Discussion

**OWNER: Kansas City Southern Railway Co**

**ENGINEER: NorthpointKC**

The applicant is requesting to rezone 225.1 acres located on the northeast corner of State Highway 78 and Springcreek Parkway. The property is currently zoned Commercial Corridor and Heavy Industrial. The reason for the requested rezoning to a Planned Development is to allow for the construction of warehousing, light industrial, manufacturing, and limited commercial uses to support the Kansas City Southern Intermodal facility.

The Planned Development establishes uses that are allowed by right, and by SUP. Uses that are not included on the Planned Development shall be prohibited. By right uses are:

- Industrial (Inside)
- Light Assembly and Fabrication
- Warehouse/Distribution Center

The subject property is to be developed with modified design standards of the Commercial Corridor zoning district. The modified site design standards allow for 10% landscaping throughout the site, extend the parking rows before a required landscaped island to 20 due to the nature of the use, and as requested by the P&Z Commission, require the use of drought resistant landscaping were possible.

The subject property is proposed to be developed with a total of 2,455,100 sq. ft. of building area and provide 1,760 parking spaces. The development is scheduled to be completed in stages over several years.

The Traffic Impact Analysis (TIA) has indicated a 10-25% increase in current truck traffic at project build out.

The plat and site plan for the subject property shall be required to adhere to the development guidelines of the Planned Development.

The properties adjacent to the subject property are zoned commercial to the west and south. The properties to the north are zoned Heavy Industrial and Agricultural. The property to the east is located outside of the City Limits. The subject property lies within the General Urban Sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notifications/Responses: 20 notifications were mailed; with no responses within the notification area received in opposition or in favor of the request. However, from outside the notification area, one response in favor and one response against were received.

**P&Z Commission Discussion**

After some discussion regarding the economic impact, traffic, and environmental improvements, the Commission voted 6-0 to recommend approval with the addition of some environmental improvements.