



Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, 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 deny the Item 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 auto sales use located on Lot 2, Block A of Wylie Auto Addition.

The current zoning is Commercial Corridor - Special Use Permit and contains a minor automobile repair use. The SUP allows for vehicle sales as an accessory use to the automobile repair shop, limiting sales to 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 relocate it to Lot 2, an undeveloped lot. The applicant is proposing to build a dedicated 3,500 sf auto sales structure on Lot 2.

If approved, the zoning exhibit shall serve as the site plan for the vehicle sales development. The plan calls for 68 parking spaces with three being required ADA spaces. The plan is in compliance with the landscaping requirements with a landscaped area of 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 screened from the residential development to the south via a six foot tall masonry wall.

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 two responses, both outside the 200' limit were received in favor and five within the notification area in opposition of the request

P&Z Commission Discussion

After some discussion regarding the proximity to residential uses the Commission voted 5-0 to recommend denial.