



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 4

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 Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP) on 1.2 acres to allow for an Automobile Repair Major use. Property located at 2751 Capital St. (ZC 2024-15)

Recommendation

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

Discussion

OWNER: Wellstar Properties LLC

APPLICANT: 9a9 Consulting

The applicant is requesting a Special Use Permit (SUP) on 1.2 acres to allow for a Harvey's Collision Center business to occupy an existing 15,950 sf building located at 2751 Capital St. The existing structure was developed in 2022 as shell office/warehouse space. The current zoning is Light Industrial (LI) and the requested SUP is to allow for an automobile repair major use.

The SUP conditions allow for the requested use and allow for the site plan approval to be part of the SUP ordinance approval.

Changes to the site include the addition of a 6' tall wrought iron security fence with a gate that includes knox box access for public safety vehicles.

The development is to be accessed by an existing 24' fire lane with access from Capital Street.

The development shall be in compliance with all applicable regulations of the Zoning Ordinance including parking and noise regulations which state that noise shall not exceed 56 dBA at the property line during daytime hours or 49 dBA between 10 PM and 6 AM.

The adjacent property to the east is zoned Light Industrial and developed with a house of worship. The adjacent property to the north, east and south are zoned Light Industrial and developed with comparable uses. The subject property lies within the Industrial 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, one response was received in opposition and none in favor of the request.