Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item Number:** 1

Prepared By: Kevin Molina

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 Planned Development - Commercial Corridor District (PD-CC) to Planned Development - Commercial Corridor (PD-CC) to allow for reduced parking stall dimensions for an existing medical office multi-tenant structure located on 2 acres at 600 Cooper Dr. (**ZC 2026-14)**.

Recommendation

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

Discussion

OWNER: HCO CRS2 KELLER - Wylie TX LLC & City of Wylie **APPLICANT: Westwood**

The applicant is requesting to amend the Cooper Retail Planned Development 2005-07 to allow for reduced parking stall dimensions on Lot 2, Block A of Cooper Retail Addition in order to add parking stalls to the property.

The Cooper Retail Planned Development 2005-07 was approved by the City Council in April 2005 and allowed for off-premises monument signage for Lots 1-4, Block A of Cooper Retail Addition.

The purpose of this request is to include provisions within the Planned Development to allow for reduced parking stalls which are only applicable on Lot 2, Block A of Cooper Retail Addition. The existing Planned Development provisions regarding off-premises signage shall remain unchanged.

The applicant is making this request to allow for additional parking to serve the tenants of the existing multi-tenant medical building at 600 Cooper Drive. The proposed special conditions request for the allowance of a minimum standard parking stall width of 9’ in lieu of the typically required 10’ and the allowance of one compact space which measures a minimum width of 8.5’. The request is not making changes to the existing length of 20’ for the parking stalls.

In addition to this the conditions also propose to allow for a parking row to have a maximum of 13 parking stalls per row in lieu of the typically allowed 12 parking stalls as allowed as generally shown on the Zoning Exhibit (Exhibit B).

With this proposed change the property provides 106 parking stalls with five being ADA accessible. The change allows for the stripping of six additional spaces. The landscaping remains in compliance with the 20% minimum landscaping requirement by providing 23.5% being 20,489 sf of landscaped area.

The Zoning Exhibit (Exhibit B) shall serve as the Site Plan for the Development if the request be approved. This request shall not alter the existing developments on Lot 1, Lot 3 or Lot 5, Block A of Cooper Retail Addition.

The properties adjacent to the subject property are zoned commercial to west, east and south and residential to the north.

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 twenty-one property owners within 200 feet as required by state law. At the time of posting no responses were returned in favor or in opposition of the request.