



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

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 2022-51 (PD 2022-51) to Commercial Corridor (CC) on 2.02 acres to allow for compatible retail uses. Property located at 703 N Highway 78 (**ZC 2026-01**).

Recommendation

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

Discussion

OWNER: FWIRE LLC

APPLICANT: FWIRE LLC

The applicant is requesting to rezone a Planned Development (PD 2022-51) to Commercial Corridor to allow for uses that are compatible with the existing surrounding retail uses. The property is on 2.02 acres generally located at 703 N Highway 78.

The property contains a 6,000 sf structure that was developed in 1994 which was recently renovated in 2023. The applicant is requesting to remove the previous Planned Development for an event center distillery use and have the base zoning of Commercial Corridor for the marketing of the existing structure.

If approved, the property shall be required to be in compliance with all applicable city codes for any future redevelopment.

The adjacent property to the north is zoned Commercial Corridor and developed with restaurant and retail uses. The property to the east and west are zoned residential and developed with single family homes. The property to the south contains the Hughes Cemetery.

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 25 property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor or in opposition of the request