



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

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 2003-01 (PD 2003-01) to Planned Development (PD) on approximately 34.6 acres. Property generally located on the southwest corner of FM 544 and Woodbridge Pkwy. (ZC 2026-02).

Recommendation

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

Discussion

OWNER: Kroger Texas LP, VR Real Estate LLC, Moreno Texas LLC, SCS-D-FINNELL LTD, 187 Holdings LLC, GN 623 Stewart Partners LLC, CBC Property Holdings LP, Dibello Family Interest, Gencov Investments LTD, HIP-Wylie Real Estate LLC, North Dallas Wylie Land Investors LLC, PS LPT Properties, Wylie Cinema Company LLC

APPLICANT: City of Wylie

The City of Wylie is requesting to amend certain elements of Planned Development 2003-01 consisting of approximately 34.6 acres referenced on the development standards document as Tract C-1. The purpose of this request is to update the existing development standards to more accurately reflect the current on site development and to provide updated base Zoning Ordinance use and design standards.

The original Planned Development was approved by the City Council in January 2003 with base design standards and allowed uses set to the February 27, 2002 Zoning Ordinance. Since then, the city has made numerous amendments to the Zoning Ordinance to improve the health, safety, and welfare of the City of Wylie and its citizens. These include requiring Special Use Permits for such uses as car washes, drive-thru restaurants, and smoking establishments to control for blight, pedestrian safety, and overall health. Therefore, the proposed update contains standards from the June 13, 2023 Zoning Ordinance (Ord. 2023-23) with an 'as amended' clause to ensure all future Zoning Ordinance amendments also apply to the site.

In addition, several properties are removed from the Planned Development as they have been subject to separate zoning ordinances. Namely, Tracts A-3 and A-4 (townhomes) and 721/731 Woodbridge Pkwy (Self-Storage) which were both rezoned in 2018.

Staff is recommending this update as it will aid in preserving the existing retail character on the property while also allowing for the site to mature in a way that is aligned with the city's vision of growth.

The adjacent property to the east contains Wylie High School. The property to the south contains an apartment complex. The property to the west is zoning Light Industrial. The property to the north contains a rail road adjacent to single family homes. 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 thirty-five property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor or in protest of the request.