



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 3

### 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 to Planned Development - Light Industrial (PD-LI) on 59.769 acres generally located at 611 Sanden Blvd and 2101 & 2111 W FM 544. **ZC 2026-03**

### Recommendation

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

### Discussion

**OWNER: Sanden International (USA) Inc.**

**APPLICANT: Jackson Walker LLP**

The applicant is requesting to rezone 59.769 acres located at 611 Sanden Blvd and 2101 & 2111 W FM 544. The properties are currently zoned Light Industrial. The purpose of the request for a Planned Development is to allow for the development of flex space commercial/light industrial along Sanden Blvd and commercial retail pad sites along FM 544.

The proposal includes a master plan of two commercial lots and three commercial/light industrial lots. Access to the site is proposed with the construction of new driveways that connect to Sanden Blvd and FM 544. The driveway configuration will be in compliance with Fire Code and Engineering Thoroughfare design standards.

The zoning exhibit proposes for the development of approximately 10,000 sq.ft. for commercial uses on Lots 1R-2 and 1R-3 on two buildings and approximately 280,120 sq.ft. of building area for flex space use on Lots 2-4.

The office warehouse park, Lots 2-4, contains a total of six buildings with service areas where outside storage and loading of products can occur while being screened from view. An amenity open space area is also proposed in between buildings D and E of the Zoning Exhibit (Exhibit "B").

The Planned Development establishes uses that are allowed by-right and prohibited within the subject property:

Lots 1R-2 and 1R-3 are allowed the following uses:

- All uses allowed within the Commercial Corridor zoning district
- Drive-Through restaurants.

Lots 2 to 4 are allowed the following uses:

- All uses allowed within the Light Industrial zoning district
- The following defined uses within the Development Standards document ("Exhibit C"): Data Center, Equipment Rental, Food Processing, Laboratories Research and Development or Testing, Light Assembly and Fabrication, Mailing and Shipping, Medical Clinic, Pharmacy, Service Court, Special Event/Conference Center, Swim School, Training Center, Vehicle Display Sales or Service, Warehouse/Distribution Center.

The following are modifications to the Light Industrial district use regulations:

- Accessory storage shall be allowed provided it is not visible from the right of way or interferes with fire lanes as generally depicted on the Zoning Exhibit being only permitted within service courts.
- The additional provisions for an Animal Clinic or Hospital use are amended to allow for the use adjacent to the existing multi-family development.
- Brewery, Winery or Distillery shall be allowed without the need of a Special Use Permit. All of the other listed general provisions of section 7.10 of the Zoning Ordinance shall apply.
- Day Care Facilities shall be allowed to use service court areas for outdoor play/recreation on the condition that the areas are fenced in and protected.
- A medical clinic shall be able to occupy up to 100 percent of the gross floor area of a building in this district.
- Schools shall be allowed to provide pick up on site and not be required to accommodate school buses.
- Lots 2-4 shall be required to be provided 10% of landscaped area over their accumulated acreage.
- Parking for Lots 2-4 shall be 2 spaces for every 1000 sq.ft. of building space
- Signage shall be allowed to be constructed as depicted on the Signage Plan (Exhibit "F").

The Development Standards (Exhibit "C") contains additional conditions that allow for the proposed development and proposed uses on the subject property with a design that is generally consistent with the presented Zoning Exhibit (Exhibit "B").

The properties adjacent to the commercial lots, being Lots 1R-2 and 1R-3, are undeveloped to the north, light industrial to the east and south and commercial to the west.

The properties adjacent to the light industrial office warehouse business park, being Lots 2-4, are light industrial to the north, south and west and multifamily to the east.

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 24 property owners within 200 feet as required by state law. At the time of posting two responses were returned in opposition and none returned in favor of the request.