



Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, to consider, and act upon, the writing of an ordinance for a change of zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP), to allow for a minor auto repair use on 1.275 acres located at 7940 E. Parker Road (ZC 2026-05).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Littles Academy LLC

APPLICANT: Parker European Car Care

The applicant is requesting a Special Use Permit (SUP) on 1.275 acres to allow for a 4,875-square-foot automobile repair development on Lot 1, Block A of Stone 2514 Addition, located at 7940 E. Parker Road. The current zoning is Commercial Corridor (CC), and the Special Use Permit is needed to allow for an automobile minor repair use.

The Special Use Permit is requesting two additional special conditions:

- Allow for service and loading areas to face Parker Road. In an effort to lessen the visual impact, additional landscaping is provided along the frontage of the property.
- Allow for the use of an existing 2,400 sq. ft. metal frame building to remain as a non-conforming accessory structure for storage only. The structure is non-conforming as it is within the ten-foot setback for a structure over 15 feet. As a non-conforming structure, it cannot be moved, expanded, or replaced if severely damaged.

The subject property is adjacent to land outside the City limits to the north and west, which is zoned agricultural. The land to the east is zoned agricultural, and the land to the south is zoned within a residential Planned Development. There is approximately 140' of spacing from the main building to the adjacent residential Planned Development.

While the subject property lies within the Low-Density sector of the Comprehensive Land Use Plan, the current zoning of the property is Commercial Corridor. The rezoning of the property to Commercial Corridor was approved in September 2020 when the previous Comprehensive plan was active and had the land within the General Urban Sector, which primarily supported retail, service, office, light production, and research/development uses.

If approved, a site plan and plat submittal shall be required for the review of the site, landscaping, elevations, preliminary engineering, and easement design.

Notices were sent to ten 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.

P&Z Commission Discussion

The P&Z Commission voted 4-0 to recommend approval.