



# 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 a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (PD-SUP) on 0.917 acres located at 2505 FM 1378 (ZC 2022-17).

### Recommendation

Motion to recommend **denial** as presented.

### Discussion

**OWNER: Newzad Brifki**

**APPLICANT: Newzad Brifki**

The applicant is requesting to rezone 0.917 acres located at 2505 FM 1378. The current zoning is Commercial Corridor (CC) and the requested rezoning is Commercial Corridor - Special Use Permit (CC-SUP) to allow for an office use within a residential structure.

The property is currently zoned Commercial Corridor by Ordinance 2019-07. City Council approved the zoning change from Agricultural in February 2019. The request for the change in zoning was submitted by a previous property owner with a plan to develop a one story retail building. However, per the Zoning Ordinance requirements, a new change of zoning request is required as the new proposal is not consistent with the approved zoning exhibit. The approved zoning exhibit is included for reference.

The applicant is proposing to use an existing residential structure as an office use with the addition of a driveway and seven parking stalls.

The Special Use Permit conditions modify the Commercial Corridor design requirements to allow for the existing residential structure and exterior of brick and wood paneling. No additions or major alterations shall be allowed to the existing structure or the Special Use Permit shall null and void.

The properties adjacent to the subject property on the west and south are zoned Agricultural. The property to the north is zoned for commercial development.. The property to the east is located outside of the City limits and contains commercial development.

The subject property lies within the Local Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan, but the design is not.

Notices were sent to four property owners within 200 feet as required by state law. At the time of posting one response was received in favor and none in opposition of the request.