



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a change in zoning from Commercial Corridor (CC) to Planned Development - Commercial Industrial (PD-CI) on 21.85 acres generally located on the southwest corner of State Highway 78 and Wylie East Drive.

Recommendation

Motion to disapprove item as presented.

Discussion

OWNER: 78 Hooper LTD

APPLICANT: Lovett Industrial

The applicant is requesting to rezone 21.85 acres located on the south side of State Highway 78 between Wylie East Drive and Anson Parkway. The property is currently zoned Commercial Corridor. The applicant is requesting a Planned Development to allow for a combination of Light Industrial and Commercial uses.

The Planning and Zoning Commission tabled this item at the March 15, 2022 meeting to allow the applicant to address some concerns regarding the proposed development.

The amendments resulted in reducing the Light Industrial building to 272,000 sq. ft., increasing the commercial buildings to 37,000 sq. ft., adjusting the allowed uses, and eliminating commercial vehicle access to Wylie East Drive from the site.

The Planned Development establishes uses that are allowed by-right on the Industrial and Commercial lots separately. By right uses on the Industrial lot are:

- Industrial (Inside)
- Office Showroom/Warehouse
- Light Assembly and Fabrication
- Warehouse/Distribution Center
- Food Processing

By-right uses on the Commercial lots are:

- All by-right CC district uses
- Restaurant with or without drive thru
- Motor Vehicle Fueling Station

Uses that are not included in the Planned Development shall be prohibited.

The industrial property is to be developed with modified design standards of the Commercial Corridor zoning district. The modified design standards include allowing extended parking rows before a required landscaped island to 20, a parking ratio of 1:2000 sq. ft. of floor area, and 10% landscaping throughout the site as normally allowed in LI districts. Landscaping on

the site will be Texas native and drought resistant. Landscaping along the southern border will require a minimum of 30' trees placed 40' on center for approximately one large tree per residential yard for screening.

The development schedule provides for the timing of the industrial development, which if approved would be complete in late 2023.

The commercial lots will be developed within current zoning ordinance design standards.

A Traffic Impact Analysis (TIA) was completed by the developer's consultant for the entire site. The TIA indicated that the site will generate approximately 470 daily peak hour trips. With the addition of a northbound left-turn lane on Wylie East Drive, striping of northbound Anson Parkway at Hwy 78 to include a dedicated 500' left turn lane, and a decel lane off of SH 78, the TIA concludes that the current roadway network can handle the added development generated traffic.

City Engineering staff has added that the right turn from SH 78 to Anson needs to be evaluated to determine if turn radii can accommodate commercial truck traffic and that Anson, being a local collector, may not be designed to withstand repeated heavy commercial traffic.

The properties adjacent to the subject property are zoned commercial to the west, residential to the south, and Commercial Industrial to the north. The properties to the west and north are undeveloped however a PD, site plan, and plat for 2.5 million square feet of Light Industrial development has been approved for the northern property.

The subject property lies within the General Urban Sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to 52 property owners within 200 feet as required by state law. At the time of posting one response was received in favor and five responses opposed with three additional opposed responses from outside the notification area. Additionally, approximately 150 signatures were received on a petition expressing concerns regarding the development.

P&Z Commission Discussion

The Commissioners expressed concerns regarding the size of the light industrial building and the traffic it would generate. Public comments included concerns regarding the traffic, the size of the structure, the food processing use, overnight truck parking, amount of commercial vs. industrial, and potential noise.

The Commission voted 6-0 to recommend denial of the development.

Financial Summary/Strategic Goals

Planning Management