



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.162 acres to allow for indoor athletic facility use. Property located north of 3463 W. FM 544 (ZC 2023-09).

Recommendation

Motion to direct staff to prepare an ordinance approving the zoning change requested and bring it back for final consideration at a subsequent meeting.

Discussion

OWNER: RK Xleration

APPLICANT: Triangle Engineering

The applicant is requesting a Special Use Permit (SUP) on 1.162 acres to allow for a 13,999 s.f. indoor athletic facility use. Property located to the north of 3463 W. FM 544. The current zoning is Commercial Corridor (CC) and the requested SUP is for the development of a reservation only indoor court athletic facility use.

The SUP is required as the requested development is considered to be a commercial amusement or recreation (low density inside) use.

Based on square footage, the Zoning Ordinance requires 47 parking spaces (1:300). The SUP conditions request a requirement for a minimum of 30 parking spaces. The proposed development contains nine courts, for a parking ratio of slightly more than three parking spaces per court. The applicant has provided plans from two previously approved plans in McKinney and Lewisville to support the requested parking allowance of 1:500. Based on examination of these other facilities and the reservation only - no spectator business model, City staff is comfortable with the reduced parking.

The SUP conditions also contain the allowance of recessed brick and limestone for the exterior elevations in lieu of the architectural offset requirements of the Zoning Ordinance requiring for 25 percent of the facade to be offset at least four feet.

The development provides access from an existing driveway that connects to FM 544. A fire lane shall be provided on site. The building shall be required to be sprinkled.

The properties adjacent to the subject property to the east, south, and west are zoned commercial. The subject property is bordered by a railroad and a residential development to the north. 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 12 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.

If approved, a site plan and plat review shall be required prior to any construction.

P&Z Recommendation

After some discussion regarding the reservation only system, possible tournaments (in which the applicant stated this facility is not suited nor would be used for in that capacity), and parking, the Commissioners voted 5-0 to recommend approval.