



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 Agricultural (AG/30) and Planned Development (PD-2019-01) to Commercial Corridor (CC) on 3.444 acres to allow for commercial uses. Property located west of the intersection of Old Alanis Drive and Alanis Drive (ZC 2023-11).

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: Jaime Fernandes

APPLICANT: Jaime Fernandes

The applicant is requesting to rezone 3.44 acres located west of the intersection of Old Alanis Dr and Alanis Drive. The current zoning is Agricultural (AG/30) and Planned Development (PD-2019-01). The existing Planned Development on the property was for the development of a pool showroom warehouse use. That project has not materialized and the applicant is requesting to rezone that and the neighboring property to Commercial Corridor (CC) for marketing purposes.

The properties adjacent to the subject property to the north are zoned Commercial and Light Industrial. The property to the west is zoned Agricultural. The property to the south is zoned Agricultural and Commercial. The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed use is compatible with the Land Use Plan.

Notices were sent to nine 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.

A site plan and plat will be required prior to any future development.

P&Z Recommendation

After confirming the request was compatible with the future land use plan, the Commissioners voted 5-0 to recommend approval.