



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

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) to Planned Development - Commercial Corridor (PD-CC) on 8.5 acres generally located at 2710 and 2722 W. FM 544 (ZC 2025-10).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: JMJJMD LLC, Mary Davis, Michael G & Brenda Byboth

APPLICANT: TexStone Capital LLC

The applicant is requesting to rezone 8.5 acres located at 2710 and 2722 W. FM 544. The property is currently zoned Agricultural AG/30. The applicant is requesting a Planned Development to allow for the development of office, retail, and commercial service-related uses.

The proposal includes a master plan of six commercial lots with access from West FM 544 and Hooper Road.

The zoning exhibit proposes for the potential development of approximately 34,000 sq. ft. of building area with 361 parking spaces. If zoning is approved each lot will be required to present a site plan and plat for consideration.

The Planned Development establishes uses that are allowed by-right within the subject property. These uses normally require separate SUP approval:

- Automobile Repair (minor)
- Car Wash
- Dry Cleaning (drop-off and pick-up, and on-site services)
- Restaurant with Drive-In or Drive-Thru Services
- Motor Vehicle Fueling Station with or without C-Store

The following are modifications to the Commercial Corridor district design standards that the Planned Development is requesting:

- Landscaping on lots with buildings over 40,000 sq. ft. shall be 15% of the site in lieu of the 20% requirement
- Shared parking shall be permitted across the entire planned development
- A maximum of three multiple business signs shall be installed on the overall property. Any multiple business sign located on FM 554 shall be limited to a height of 25 feet and width of 15 feet.
- A monument sign for a single user shall be a max height of 12 feet and width of 8 feet with each platted lot being allowed one monument sign.

The properties adjacent to the subject property are generally zoned commercial to the north, west, and east, and light industrial to the south.

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

Staff has received the draft Traffic Impact Analysis which recommends a traffic light be installed at the intersection of Hooper and FM 544. That install can be a PD requirement, a part of the site plan review by the P&Z Commission, or staff review at civil engineering.

Notices were sent to 25 property owners within 200 feet as required by state law. At the time of posting one response was returned in favor and none in opposition of the request.

P&Z Recommendation

The P&Z Commission voted 6-0 to recommend approval.