



Wylie City Council

AGENDA REPORT

Department: Community Development
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 Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP) on 2.0 acres to allow for a warehouse distribution use. Property located at 31 Steel Road (ZC 2026-08).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Very Worthy LLC

APPLICANT: Cardinal Civil Engineers

The applicant is requesting a Special Use Permit (SUP) on 2.0 acres, located at 31 Steel Road, to allow for rezoning from Light Industrial to Light Industrial - Special Use Permit. The Special Use Permit (SUP) is required as the Zoning Ordinance requires all warehouse buildings over 25,000 square feet to have a SUP approval.

The proposal is to demolish an existing 9,900-sf metal structure built in 1984 and construct a new 31,683-sf warehouse building. The developer has indicated the structure will be used for warehouse distribution and be divided to accommodate two tenant suites. One of the tenants will be for an e-commerce clothing retail business. The second tenant area will either serve as additional space for the existing tenant or be occupied by a similar user.

The site is proposed to be accessed by a fire lane that loops around the site with access from Steel Road. The fire lane extends along the southern border for fire hose lay compliance.

Truck loading areas are provided at the middle of the structure to deter loading vehicles from parking on the fire lane. The parking is in compliance by providing 25 parking spaces, with one being handicapped accessible.

The site provides 12,586-sf of landscaping being approximately 14.45 percent of the overall landscaped area, which is in compliance with the 10 percent minimum landscaping requirement. The landscape plan includes tree plantings primarily along the street frontage of Steel Road, along the parking areas, and along the eastern and southern property borders. A 5' wide meandering sidewalk shall also be provided along Steel Road.

The structure's exterior material consists of tilt wall construction with stone elements. The elevations provide architectural variation with the use of projecting exterior elements.

If approved, the Zoning Exhibit shall serve as the site plan for the warehouse development. The preliminary plat for this development was recommended for approval by the Planning and Zoning Commission and the City Council in July 2026.

The adjacent property to the north is zoned within a Planned Development and contains a tree service landscaping company. The developments to the east, west, and south are zoned Light Industrial and are undeveloped.

The subject property lies within the Industrial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to 11 property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor or in opposition of the request.

P&Z Commission Discussion

The P&Z Commission asked about the roll-up doors and the trucks that would likely use the property. Staff responded that the doors were at-grade and that box-type trucks would be used on the property.

The Commission voted 5-0 to recommend approval.