



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), to allow for a major auto repair use with vehicle display and sales on 0.71 acres located at 1506 Martinez Lane (ZC 2026-09).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Island of Misfit Toys Trust

APPLICANT: Mila Auto Group LLC

The applicant is requesting a Special Use Permit (SUP) on 0.71 acres, located at 1506 Martinez Lane, to allow for an existing 3,200-sf automobile repair structure to be repurposed to allow for major auto repair with the installation of a detached paint booth and to allow for vehicle displays and sales. The current zoning is Light Industrial (LI) and the Special Use Permit is needed to allow for an automobile major repair use with vehicle display and sales.

The existing building was originally constructed in 1991. The property has been used for vehicle repair and box truck vehicle rental services, uses allowed by right.

In addition to the requested uses, the Special Use Permit is requesting to allow for existing service and loading areas to face Martinez. The developer shall be required to be in full compliance with City planning, engineering, and fire site design standards.

If approved, a site plan and plat submittal shall be required for the review of site, landscaping, elevations, preliminary engineering, and easement design. If denied, the current uses would be allowed to continue as legally non-conforming.

The subject property is surrounded by land which is zoned within the Light Industrial District. The development to the west contains an auto repair restoration and custom car build business. The development to the north is undeveloped. The development to the east contains a metal fabrication business. The development to the south contains a single-family home.

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 fourteen property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor and one was received in opposition of the request.

P&Z Commission Discussion

The P&Z Commission asked about the screening for the paint booth. The applicant stated that he would have an 8' foot fence

around the booth, but the top would still be visible.

The Commission voted 5-0 to recommend approval.