



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 3

### Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Agricultural (AG/30) & Planned Development 2019-01 to Commercial Corridor (CC) on 3.444 acres to allow for commercial uses. Property located west of the intersection of Old Alanis Dr and Alanis Drive (**ZC 2023-11**).

### Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) as presented.

### 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 2019-01. The existing Planned Development on the property was for the development of a pool showroom warehouse use. The applicant no longer desires to pursue this development and is requesting the rezoning to Commercial Corridor (CC) for marketing purposes.

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

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.