



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 4

### 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 Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.162 acres to allow for indoor athletic facility use. Property located north of 3463 W FM 544 (**ZC 2023-09**).

### Recommendation

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

### Discussion

**OWNER: RK Xleration**

**APPLICANT: Triangle Engineering**

The applicant is requesting a Special Use Permit (SUP) on 1.162 acres to allow for a 13,999 sf indoor athletic facility use. Property located to the north of 3463 W FM 544. The current zoning is Commercial Corridor (CC) and the requested SUP is for the development of a reservation only badminton indoor athletic facility use.

The Special Use Permit is required as the requested development is considered to be a commercial amusement or recreation (low density inside) use.

The SUP conditions contain a parking minimum standard of 30 parking spaces with two being ADA accessible. The requested number of parking will allow for a parking ratio of slightly more than 3 parking spaces per court. The proposed development contains nine courts. The requested parking would be 17 spaces less than the Zoning Ordinance requirement of one space for every 300 sf. The applicant has provided research from two previously approved plans in McKinney and in Lewisville to support the reduced parking allowance.

The SUP conditions also contain the allowance of recessed brick and limestone for the exterior elevations in lieu of the architectural offset requirements of the Zoning Ordinance requiring for 25% of the facade to be offset at least 4'.

The development provides access from an existing driveway that connects to FM 544. A fire lane shall be provided on site. The building shall be required to be sprinkled.

A site plan and plat review shall be required prior to any construction.

The properties adjacent to the subject property to the east, south and west are zoned commercial. The subject property is bordered by a railroad and a residential development to the north. The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to 12 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.