



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 2

### 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 Light Industrial (LI) to Light Industrial - Special Use Permit (LI-SUP) on 0.88 acres to allow for Vehicle Display, Sales or Service. Property located at 114 Regency Drive (**ZC 2025-17**).

### Recommendation

Motion to recommend (**approval**) as presented.

### Discussion

**OWNER: Mann Alliance LTD**

**APPLICANT: Man Alliance LTD**

The applicant is requesting a Special Use Permit (SUP) on 0.88 acres to allow for a 5,400 square feet of an existing building located at 114 Regency Drive to be allowed to have a tenant for a vehicle display, sales or service use. The current zoning is Light Industrial (LI) and the Special Use Permit is needed to allow for Vehicle Display, Sales or Service.

The Special Use Permit request contains a condition which would only allow for the sale of vehicles inside a 5,400 square foot area as indicated in the zoning exhibit (Exhibit B). The defined area limits the ability of vehicle sales to an approximate maximum of 20 vehicles.

The Special Use Permit conditions are also requesting for the development to be parked as an Office Showroom/ Warehouse use due to the car sales business being conducted inside only. This is a parking ratio of 1 space for every 750 which would require eight parking spaces. There are 32 existing shared parking spaces located at 114 Regency Drive. A parking reduction would be beneficial in allowing for the remainder of the leased spaces at 114 Regency to have parking availability.

No exterior modifications are being made with this request.

The adjacent property to the north, east and west is zoned Light Industrial and contains auto sales, auto repair, manufacturing and amusement entertainment rental uses. The development to the east is zoned within a residential Planned Development and contains single family homes.

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 twenty property owners within 200 feet as required by state law. At the time of posting, one response was received in favor and one was received in opposition of the request.