



# Wylie City Council

## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins, AICP

Account Code: \_\_\_\_\_

### Subject

Hold a Public Hearing, to consider, and act upon, a change in zoning from Agricultural (AG/30) and Commercial Corridor (CC) to Light Industrial - Special Use Permit (LI-SUP) on 14.03 acres generally located on the southwest corner of Old Alanis and West Alanis Drive (ZC 2023-01).

### Recommendation

Motion to approve the Item as presented.

### Discussion

**OWNER: Wylie EDC & Hamey Renfrow VIII**

**APPLICANT: Arco Murray**

The applicant is requesting to rezone 14.03 acres located on the south side of West Alanis Drive. The property is currently zoned Agricultural and Commercial Corridor. The applicant is requesting to change the zoning to Light Industrial with a Special Use Permit to allow for a Warehouse/Distribution Center that measures 105,600 square feet. The use is currently intended as a facility for the coating of pre-manufactured windows.

The Special Use Permit conditions allow for the facade offset requirements to be achieved via canopies above dock doors on the north side of the building and above entrances along the west side of the building. Landscaped screening shall also be provided on the north side of the loading area.

In an effort to provide screening from the adjacent manufactured homes a board on board wooden fence shall be provided along the eastern property line. There are existing overhead electric lines that run north to south adjacent to the proposed fence. The developer made attempts to also include ornamental trees along the eastern boundary; however, it was not feasible due to a lack of width for the trees to survive. The shifting of the development further west to increase the landscaped width would have required a Letter of Map Revision with FEMA and updated flood study. This in part is due to the 30-foot width driveway requirements and requirement for the building to be setback 15 feet from the fire lanes.

The development shall be in compliance with all applicable regulations of the Zoning Ordinance including the noise regulations which state that noise shall not exceed 56 dBA at the property line during daytime hours or 49 dBA between 10 PM and 6 AM.

The uses listed below shall be allowed by-right:

- Warehouse/Distribution
- General Office
- Office Showroom/Warehouse
- Light Assembly & Fabrication
- Industrial (Inside)

The Future Land Use Plan has the subject property listed as being in the Regional Commercial sector and allows for light industrial uses depending on the compatibility with the surrounding areas. The property is bordered by vacant land to the north, floodplain to the west, a golf course to the south, and a manufactured home park to the east.

If zoning is approved a site plan and amended plat shall be required.

Notifications were mailed to six surrounding property owners with one response returned in favor and none in opposition of the request.

**P&Z Recommendation**

After some discussion regarding the nature of the business and operating hours, the Commission voted 7-0 to recommend approval.