



Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the request to withdraw the writing of an ordinance for a change in zoning from Agricultural (AG) to Community Retail - Special Use Permit (CR-SUP) on 1.85 acres to allow for Office Showroom/Warehouse. Property located at 308 W. Alanis Drive (ZC 2025-09).

Recommendation

Motion to approve the withdrawal request.

Discussion

OWNER: Ghassan Awadallah

APPLICANT: REK Architect

The applicant is **requesting to withdraw** a change in zoning from Agricultural to Community Retail (CR) with Special Use Permit (SUP) on 1.85 acres to allow for 27,727 square feet of office showroom/warehouse development generally located at 308 W. Alanis Drive.

Council can choose to accept the withdrawal or act on the SUP request as normal (approve, approve with conditions, or deny).

The current property is zoned Agricultural. The front of the property is developed with two residences that were constructed in 1981 and in 1985 and the rear of the site is developed with an office and unenclosed stables and is accessed from Goll Road. Certificates of Occupancy do not exist for the commercial uses and are unusable due to several code issues including no emergency vehicle access. The proposal is to demolish all existing structures and construct four 5,950 and one 2,613 sf buildings that are in compliance with all of the City code standards.

The developer is proposing to develop the buildings as shell space. The CR underlying zoning limits uses to office/showroom/warehouse, and all current CR uses, such as personal service uses, general merchandise retail stores, permanent cosmetic establishments, health club, medical clinic, animal clinic, household equipment and appliance repair, and automobile rental.

The Zoning Exhibit (Exhibit B) provides a conceptual layout which depicts the development being accessed by a new driveway that has a hammerhead turnaround. The plan also provides proposed fire hydrant locations to ensure the fire code requirements are being met. The parking ratio for the site shall be one space for every 700 square feet, with 40 parking spaces and four ADA spaces provided.

The architectural elevations shall be in compliance with the architectural design standards of the Community Retail zoning district, and the site shall be required to provide a 20% landscaped area.

If zoning is approved, a site plan, preliminary, and final plat review shall be required prior to construction commencing.

The adjacent property to the north is zoned within the residential Stone Ranch Planned Development. The development to the east is zoned Agricultural and is currently vacant. The property to the west is zoned within the Commercial Retail zoning district, a similar zoning to what the developer is requesting. The property to the south is located outside of the City limits.

While the subject property lies within the Low-Density Residential sector of the Comprehensive Land Use Plan, the proposed zoning is compatible with the Land Use Plan, as the property to the west is within the Local Commercial sector, and this serves as a compatible continuation of light commercial uses along the street frontage of Alanis Road. In addition, the property to the east is currently vacant, zoned AG/30, and serves as a buffer to nearby residential properties.

Notices were sent to thirteen property owners within 200 feet as required by state law. At the time of posting, no responses in favor were received, and three were received in opposition to the request within the notification area. In addition, 24 notices were received in opposition outside of the notification area.

After the Commission and citizens discussed the style and materials of the commercial building, in addition to some confusion by the property owners as to the types of uses and tenets being proposed, the P&Z Commission voted 6-0 to recommend denial.