



Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, 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 approve the Item 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 5,400 square feet of an existing building located at 114 Regency Drive 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 use.

The Special Use Permit request contains a condition that 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 approximately a 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 one 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 of the request, and three were received in opposition.

After some discussion to confirm that a majority of sales are internet-based and general business hours (9-5) to address public comment form concerns, the P&Z Commission voted 6-0 to recommend approval.