



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 5.578 acres to allow for a warehouse use. Property located at 603 Sanden Blvd. (ZC 2025-18).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: RAK Equities

APPLICANT: Westwood Professional Services

The applicant is requesting that 603 Sanden Blvd. be rezoned from Light Industrial to Light Industrial - Special Use Permit to allow for a 62,908 sq. ft. warehouse use. The Special Use Permit (SUP) is needed as the Zoning Ordinance requires all warehouse buildings over 25,000 sq. ft. to have a SUP approval. The development is located on Lot 1R-4, Block A of Sanden Addition, and is proposed as shell space by RAK Equities.

The site is proposed to be accessed by a fire lane that loops around the entire structure with two drives that lead to connections to Sanden Blvd. and to FM 544. Truck loading areas are provided near the rear of the site. 102 parking spaces, with six being ADA accessible, are located along the front and sides of the building.

The site provides 60,546 sq. ft. of landscaping being approximately 25% of the overall landscaped area which is in compliance with the 10% minimum landscaping requirement. The landscape plan includes tree plantings primarily along the street frontage of Sanden Blvd. and throughout the parking areas.

The structure's exterior material consists of tilt wall construction with Sherwin-Williams: toque white, cityscape, and Iron Ore paint being used. The elevations provide architectural variation with the use of varying tilt wall heights and an enhanced entrance with awnings.

If approved, the zoning exhibit shall serve as the site plan for the warehouse development.

The adjacent properties to the north and south are undeveloped and zoned Light Industrial. The properties to the east and west are zoned Industrial and Industrial - Special Use Permit and contain similar warehouse industrial uses.

The subject property lies within the Industrial sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

After some discussion regarding both the likely tenants, which include office warehouse type businesses such as plumbing or electrical companies, and the City's plans for improvements on Sanden, the P&Z Commission voted 4-1 to recommend approval.