



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 Planned Development 2022-51 (PD 2022-51) to Commercial Corridor - Special Use Permit (CC-SUP) on 2.02 acres to allow for a landscaping contractor's maintenance yard. Property located at 703 N. Highway 78 (ZC 2025-14).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: FWIRE LLC

APPLICANT: Dakota Proscapes

The applicant is requesting to rezone a Planned Development (PD 2022-51) to Commercial Corridor with a Special Use Permit (SUP) to allow for a landscaping contractor's maintenance yard on 2.02 acres generally located at 703 N. Highway 78. The Special Use Permit is needed to allow for the outside storage of the landscaping business.

The property contains a 6,000 sq. ft. structure that was developed in 1994, which was recently renovated in 2023. The applicant is requesting to remove the previous Planned Development for an event center distillery use and have the base zoning of Commercial Corridor for the marketing of the existing structure, while using the remainder of the space for a landscaping contractor's maintenance yard.

The developer has an active Temporary Use Permit (TUP) on the property for the landscaping business with a contractor's yard on a smaller scale, which expires on January 31, 2026. This temporary use was allowed as an initial test to judge the compatibility of the use and its effect on the surrounding properties.

The provided zoning exhibit shows the proposed fenced areas, parking areas, and fire lane access from Marble Street and State Highway 78.

If approved, the development shall be required to complete a site plan for P&Z Commission consideration forthcoming.

The adjacent property to the north is zoned Commercial Corridor and developed with restaurant and retail uses. The properties to the east and west are zoned residential and developed with single-family homes. The property to the south contains the Hughes Cemetery.

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

Notices were sent to 25 property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor of or in opposition to the request.

After some discussion regarding the TUP, to which staff mentioned we had received no complaints, the P&Z Commission voted 5-0 to recommend approval.