



# Wylie Planning & Zoning Commission

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## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 1

### Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Light Industrial (LI) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.601 acres to allow for a convenience store, fueling station, and smoke shop. Property located at 2111 FM 544. **(ZC 2025-08)**

### Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) as presented.

### Discussion

**OWNER: Triangle Engineering, LLC**

**APPLICANT: Triangle Engineering, LLC**

The applicant is requesting to rezone 1.601 acres generally located on the southeast corner of Sanden Boulevard and FM 544 from Light Industrial to Commercial Corridor with a Special Use Permit (CC-SUP) to allow for a convenience store, fueling station, and smoke shop.

The 4,000 [sq.ft.](#) convenience store, with beer and wine sales, is proposed to include three quick service restaurants (QSR) users. There are 16 fuel pump stations under the canopy.

In addition to the convenience store the applicant is proposing to provide one 1024 [sq.ft.](#) shell space that allows for a smoke shop use, to include smoke, vape, and cannabis based products. The sale of any smoking products shall be in compliance with the requirements of Smoking Zoning Ordinance amendments 2025-14.

The SUP restricts hours of operation as follows:

- Fueling Station and Convenience store 24 hours Mon-Sun
- QSR #1 (Nick & Moe's Fried Chicken) 6 AM -10 PM Mon-Sun
- QSR #2 (Pizza Hut Express) 24 hours Mon-Sun
- QSR #3 (Quiznos Subs) 9 AM - 10 PM Mon-Sun
- Smoke Shop 9 AM - 9 PM Mon-Sun

The Zoning Exhibit shall serve as the site plan. Approval of the SUP acts as approval of the site plan.

The site is located in the Industrial sector of the future land use map and the development is consistent with land use classification of the comprehensive plan. The property to the west contains a vacant commercial lot and a hotel. The property to the north is zoned Agricultural and is undeveloped. The property to the east and south is zoned Light Industrial and is undeveloped. The closest motor fueling station with a convenience store is located approximately 0.30 miles to the east at FM 544 and Westgate Way.

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