



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, a change in zoning from Manufactured Home (MH) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for a motor vehicle fueling station with convenience store and car wash on 1.793 acres, property located at 1001 S. Highway 78 (ZC 2023-05).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Wylie 33-78, LLC

APPLICANT: Estacado Interest

The applicant is requesting a change in zoning from Manufactured Home to Commercial Corridor-Special Use Permit (CC-SUP) on 1.793 acres located at 1001 S. Highway 78 for a motor vehicle fueling station with convenience store and car wash use as required by the Zoning Ordinance. Site Plan and plat applications shall be required if the zoning is approved.

The applicant has provided a zoning exhibit, which includes a 2,824 sq. ft. convenience store with canopy covered fueling pumps. A 3,652 sq. ft. car wash structure is also proposed with vacuum bays. The development is to be accessed from State Highway 78 with two access points.

The SUP conditions allow for the car wash exiting vehicle bay to face State Highway 78 with a landscape screening requirement and allows for the fueling station site to have a master sign plan.

The surrounding properties are zoned commercial to the north and west. Light Industrial development to the south and manufactured home development to the east. The site is located in the Regional Commercial sector of the future land use map and is consistent with the existing surrounding development and land use classification of the comprehensive plan.

Notifications/Responses: Six notifications were mailed; with no responses returned in favor or in opposition of the request.

P&Z Recommendation

The Commission voted 7-0 to recommend approval with the stipulation that the area in front of the carwash exit be landscaped to screen the exit from State Highway 78. The requirement was added to the SUP Conditions.