



# Wylie City Council

## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins, AICP

Account Code: \_\_\_\_\_

### Subject

Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Commercial Corridor (CC) to Planned Development (PD-CC), to allow for a convenience store with motor fueling, a restaurant with drive-through service, truck fueling and an automatic car wash. (ZC2021-20)

### Recommendation

Motion to approve Item as presented.

### Discussion

**OWNER: Trinity River Development, LLC**

**APPLICANT: JDJR Engineers & Consultants**

The applicant is requesting to rezone 7.79 acres located on the northeast corner of State Highway 78 and Eubanks Lane. The property is currently zoned Commercial Corridor. The reason for the requested rezoning to a Planned Development is to allow for the construction of Fuel City Travel Center that contains a convenience store with motor fueling, a restaurant with drive-through service, truck fueling, and an automatic car wash.

The Planned Development establishes uses that are allowed by right, and by SUP. Uses that are not included on the Planned Development shall be prohibited. By right uses are:

- Car Wash
- Convenience Store
- Motor Vehicle Fueling Station
- Restaurant with Drive-in or Drive-Thru Service

The subject property is to be developed with the design standards of the Commercial Corridor zoning district with the following modifications:

A landscape buffer shall be placed between the convenience store and the commercial vehicle area with a minimum of 10' height trees native to the Texas area and a minimum of 2' high bushes in between trees. The site shall also provide a 20' landscape buffer along the frontage of Eubanks Lane and a 24' landscape buffer along State Highway 78. The total proposed landscaping area for the site is 86,320 sq. ft. being 25.4% of the total site area.

The property adjacent to the subject property is zoned light industrial to the north and is land owned by the North Texas Municipal Water District. The property to the east is zoned Commercial Corridor with a Special Use Permit and is the location of the City of Wylie Public Safety Building. The properties to the south and west are predominantly zoned commercial with two agricultural tracts of land.

The proposed zoning is compatible with the Comprehensive Plan as the uses provide retail and service offerings on a currently zoned Commercial Corridor property facing a major thoroughfare. The travel center is a compatible use with surrounding

development including the Wylie Logistics Park and Kansas City Southern Intermodal facility located just east of the subject property. The proposed site encourages the use of Centennial Drive as the main point of access between the two developments.

A Traffic Impact Analysis has been completed. The study concludes that future growth to 2023 and the proposed development do not cause any project intersection to become inadequate. The TIA recommends, and the City will require, a deceleration lane be added to the access point on SH78. Additionally, a planned widening of Eubanks from SH78 to ~300' north of the railroad crossing, to aid in handling future growth, is nearing design completion.

The underground fuel tanks will be installed, operated, and monitored as required by the Texas Commission on Environmental Quality (TCEQ) and the Environmental Protection Agency (EPA). The North Texas Municipal Water District has reviewed the proposed development and has taken no exception to the proposed development.

The applicant, if wishing to sell beer and wine, would be allowed as the development meets all distance requirements provided alcohol sales make up less than 75% of the total revenue.

Should the request be approved, the approval of a preliminary plat is required prior to development. The plat and site plan for the subject property shall be required to adhere to the development guidelines of the Planned Development and base zoning standards of the Commercial Corridor district where applicable.

Notifications/Responses: Nine notifications were mailed to property owners within 200' as prescribed by state law. From those notifications, one response was received from NTMWD as noted above, with no responses received in opposition or in favor to the request.

Several citizens spoke during the public hearing. Those citizens speaking against expressed concerns regarding: truck traffic, truck idling, the ability of Eubanks Lane to handle the traffic, neighborhood compatibility, crime, drugs, prostitution, home property values, environmental concerns, light pollution, and development appropriateness in Wylie. Those in favor mentioned: the economic impact and a controlled truck parking area.

#### **P&Z Commission Discussion**

After some discussion regarding the citizens comments, the Commission voted 4-1 to recommend approval with the stipulation of no truck parking from 8:00 p.m. to 6:00 a.m.

#### **Financial Summary/Strategic Goals**

Planning management