



# Wylie Planning & Zoning Commission

## 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 Neighborhood Services (NS) to Neighborhood Services - Special Use Permit (NS-SUP) on 1.38 acres to allow for a motor vehicle fueling station with convenience store use. Property located at 1501 S Ballard Avenue. (ZC 2024-09).

### Recommendation

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

### Discussion

**OWNER: Syed Mustafa Alo**

**APPLICANT: Triangle Engineering LLC**

The applicant is requesting a Special Use Permit (SUP) on 1.38 acres to allow for a motor vehicle fueling station with convenience store use. The property is located at 1501 S Ballard Avenue. The current zoning is Neighborhood Services (NS).

The Special Use Permit (SUP) conditions allows for the motor vehicle fueling station with a convenience store use within the Neighborhood Services zoning district. Hours of operation for the convenience store shall be restricted to Sunday to Friday from 5 a.m to midnight and Saturday from 5 a.m to 1 a.m. The fuel pumps shall be accessible 24 hours a day, every day.

The zoning exhibit includes the development of a 6,500 sq ft multi-tenant building and 25 total parking spaces with two being ADA accessible. Access to the site is proposed via a 26' wide fire lane that connects to East Alanis Drive and South Ballard Avenue. Two additional driveway connections are included for future development of the vacant tracts of land to the east and south.

The surrounding property to the north is zoned Neighborhood Services and is being developed with a multi-tenant retail building. The property to the west is zoned Agricultural and developed with a single family home. The properties to the east and south are zoned Neighborhood Services and are undeveloped. The site is located in the Local Commercial sector of the future land use map and is consistent with the existing surrounding development and land use classification of the comprehensive plan.

If the zoning is approved a site plan and replat shall be required that is in general compliance with the submitted zoning exhibit.

Notices were sent to six property owners within 200 feet as required by state law. At the time of posting one response was received in opposition and none in favor of the request. Four additional response letters were received in opposition outside of the notification area.