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Gas Station with Convenience and Retail Stores

S. BALLARD AVE. & E. ALANIS DR.



CITY OF WYLIE

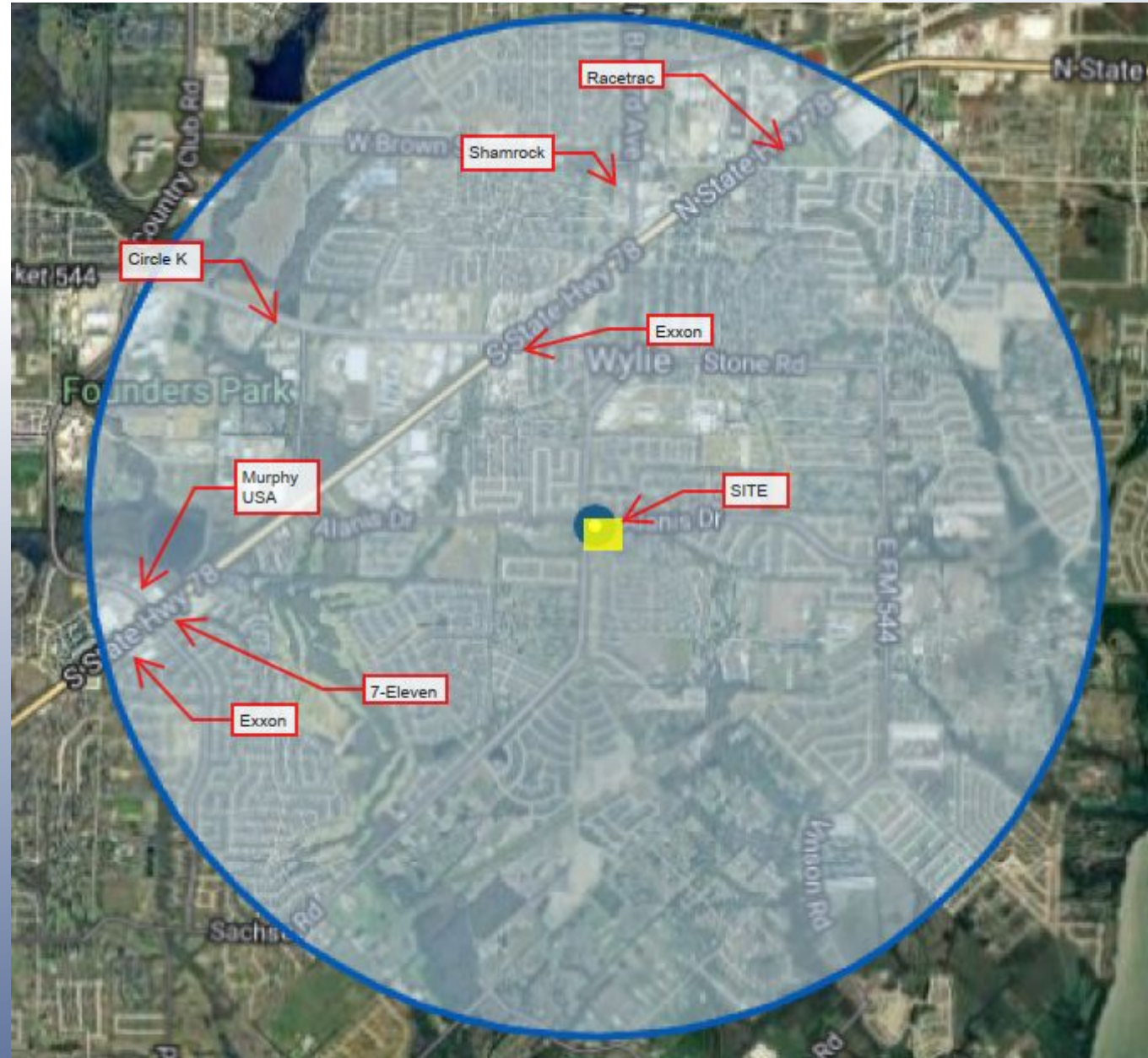
City Council Meeting

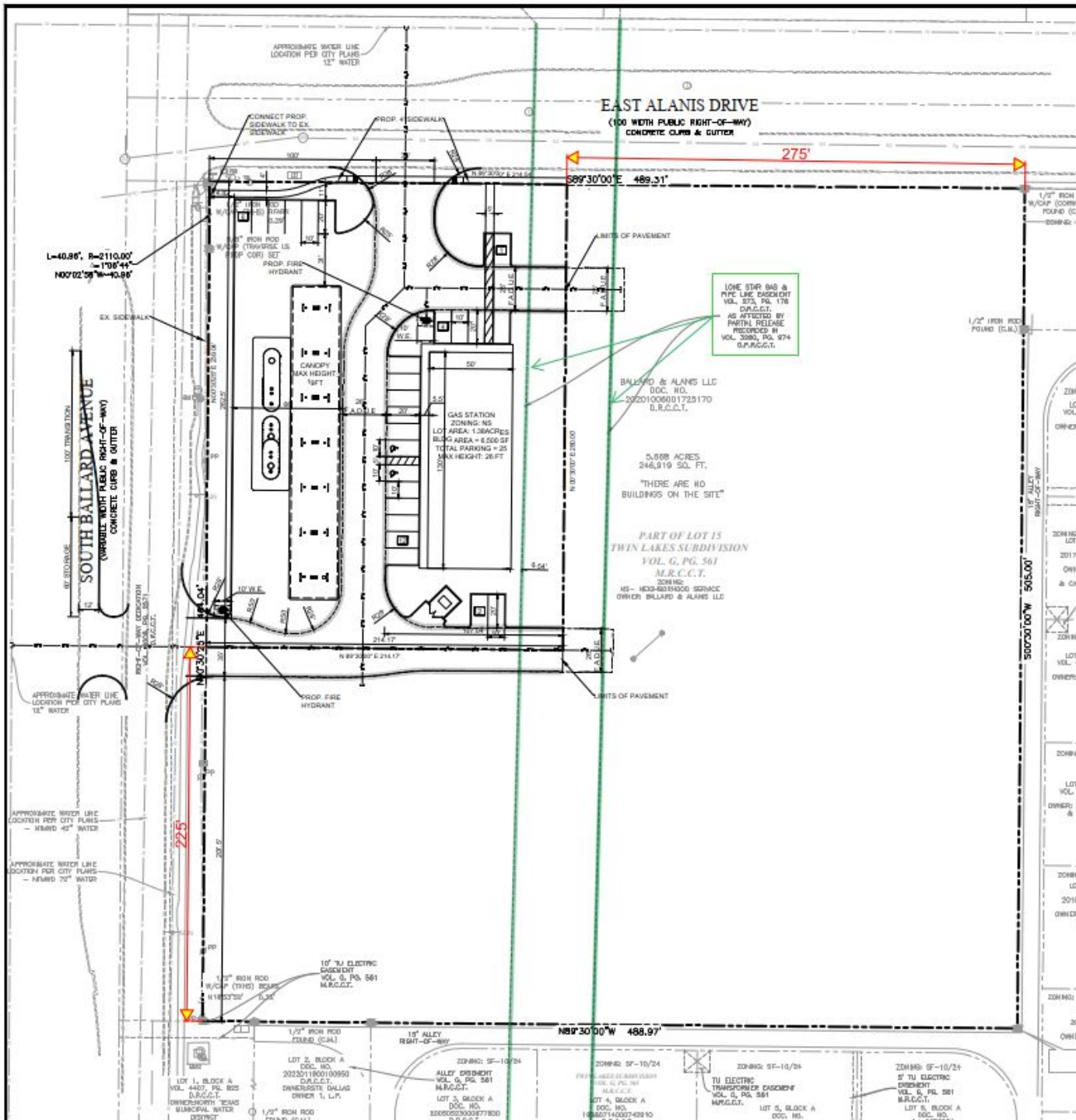
Tuesday, January 14, 2025

Planning | Civil Engineering | Construction Management

Development & Location

- Proposed development will be located in the 1.38-acre tract on the Southeastern corner of S. Ballard Ave. and E. Alanis Dr.
- Development will feature:
 - Fueling Station with 7 MPDS
 - 5,000+/- SF Convenience Store Area
 - 1,500 SF Retail space
- Location of gas station is strategic, serving a neighborhood that currently lacks such a facility.
- A map showing existing gas stations within a 2-mile radius confirms the need for a gas station in the area.





EAST ALANIS DRIVE
(100' WIDTH PUBLIC RIGHT-OF-WAY)
CONCRETE CURB & GUTTER

275'

589'30"00" E 489.31'

$L=40.88'$, $R=2110.00'$
 $\theta=170^\circ44'$
 $N00^\circ02'39" W=40.88'$

LOVE STRIP GAS & PIPE LINE EASEMENT
VOL. 375, PG. 176
D.R.C.C.T.
AS AFFECTED BY
PARTIAL RELEASE
RECORDED IN
VOL. 308A, PG. 974
D.P.R.C.C.T.

BALLARD & ALANIS LLC
D.C. NO.
202201008001728170
D.R.C.C.T.

5.688 ACRES
246,919 SOL. FT.

"THERE ARE NO
BUILDINGS ON THE SITE"

PART OF LOT 15
TWIN LAKES SUBDIVISION
VOL. 6, PG. 561
M.R.C.C.T.
ZONE: MS - MS12-8019000 SOURCE
OWNER: BALLARD & ALANIS LLC

100' TRANSECTON
SOUTH BALLARD AVENUE
(100' WIDTH PUBLIC RIGHT-OF-WAY)
CONCRETE CURB & GUTTER

APPROXIMATE WATER LINE
LOCATION PER CITY PLANS
12" WATER

APPROXIMATE WATER LINE
LOCATION PER CITY PLANS
18" WATER

APPROXIMATE WATER LINE
LOCATION PER CITY PLANS
18" WATER

10' x 10' ELECTRIC
CABINET
VOL. 6, PG. 561
M.R.C.C.T.

1/2" IRON ROD
FOUND (C.M.)

LOT 1, BLOCK A
D.C. NO.
2023011800100990
D.R.C.C.T.
DIVERSISTE DALLAS
OWNER: L.P.

ALLEY EASEMENT
VOL. 6, PG. 561
M.R.C.C.T.

LOT 3, BLOCK A
D.C. NO.
202201008001728170
D.R.C.C.T.

10' x 10' ELECTRIC
TRANSFORMER CABINET
VOL. 6, PG. 561
M.R.C.C.T.

LOT 5, BLOCK A
D.C. NO.

LOT 8, BLOCK A
D.C. NO.

15' ALLEY
RIGHT-OF-WAY
N89°30'00" W 488.97'

15' ALLEY
RIGHT-OF-WAY
N00°00'00" E 505.00'

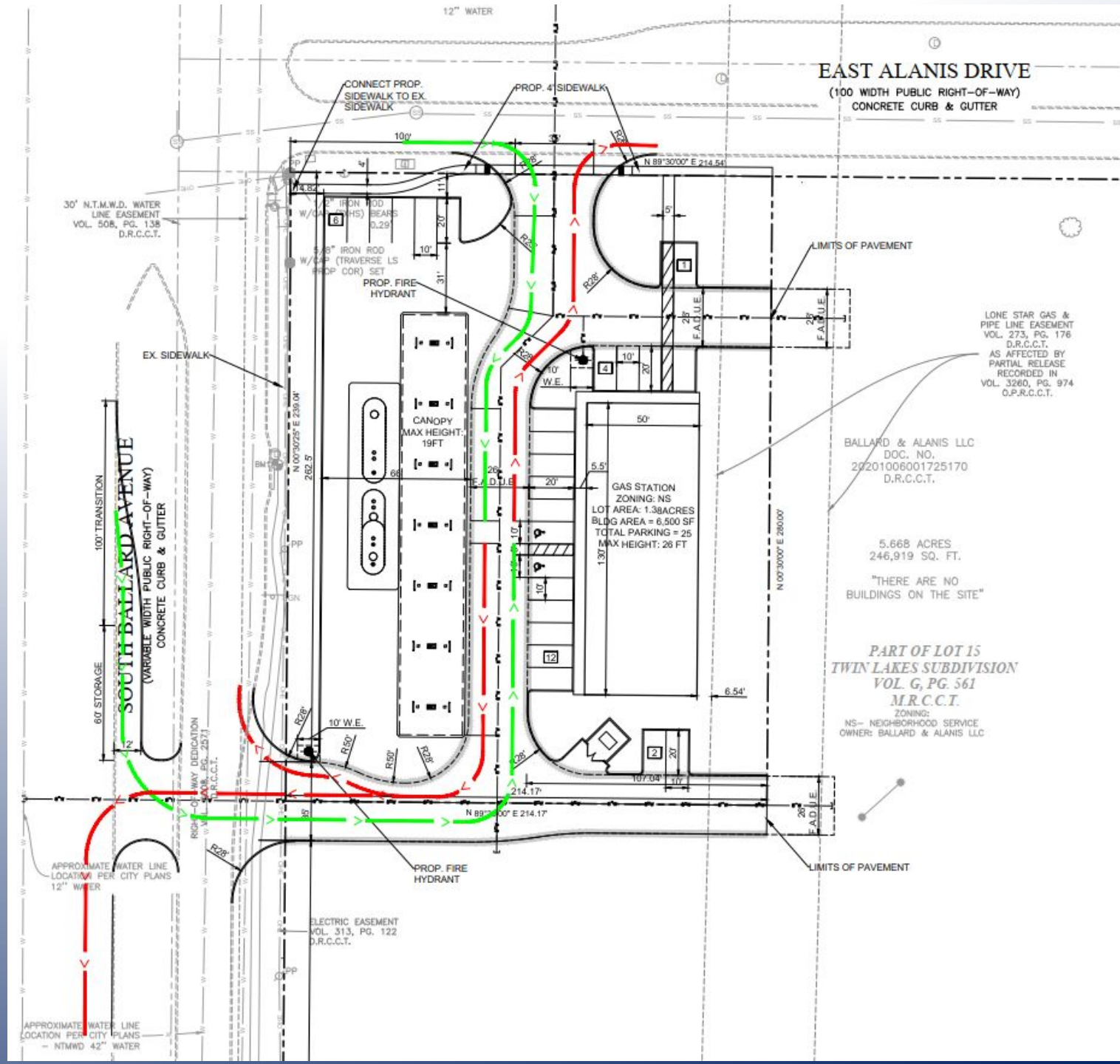
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N00°00'00" E 505.00'

Traffic Flow

- Site is designed with direct access off both S. Ballard Ave., and E. Alanis Dr., providing convenient and efficient entry and exit.
- The gas station is set back with 275 feet of separation from neighboring properties on E. Alanis Rd. and 225 feet from properties on S. Ballard Ave., ensuring a buffer for privacy and traffic flow.
- Unlike large-scale destination gas stations such as Buc-ee's, this development is intended to serve as a neighborhood convenience store, attracting primarily passing traffic rather than destination visitors.



Economic Impact

- This development will have a positive economic impact on the community, notably by increasing property tax revenue due to the improvement in land value.
- Additionally, the future Phase II development will further elevate the property's value, contributing to long-term economic growth.
- The gas station will also provide employment, creating 8 to 10 jobs for local residents, further benefiting the neighborhood's economy.

Security

- Security is a priority, with surveillance cameras installed around the property to prevent illegal activities.
- The gas station will operate with the following hours:
 - Sunday – Friday: 5:00 AM -12:00 AM
 - Saturday: 5:00 AM – 1:00 AM
- These operational hours ensure the business serves the local community efficiently while maintaining a safe and secure environment.





