



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, 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 approve the Item 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 southeast corner of Ballard and Alanis. The current zoning is Neighborhood Services (NS).

The Special Use Permit (SUP) conditions request for the allowance of a motor vehicle fueling station with a convenience store use within the Neighborhood Services zoning district. The zoning exhibit includes a 6,500 sq. ft. multi-tenant building with applicable proof of concept requirements. The SUP conditions limit the hours of operation for the convenience store 5 a.m. to midnight Sun.-Fri. and 5 a.m. to 1 a.m. on Saturdays. The fuel pumps will be accessible 24 hours a day. The development will follow all other zoning and City ordinances.

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 immediately to the east and south are zoned Neighborhood Services and are undeveloped. Beyond that property are single-family homes.

The site is located in the Local Commercial sector of the future land use map and is consistent with land use classification of the comprehensive plan.

Notices were sent to six property owners within 200 feet as required by state law. At the time of posting four responses were received in opposition and none in favor of the request. 36 additional response letters were received in opposition outside of the notification area, with two being outside City limits.

Due to the protest forms representing more than 20% of adjacent property area (and the P&Z Commission voting to recommend denial) a super-majority vote of City Council is required to approve the zoning request.

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

P&Z Recommendation

After a public hearing in which citizens expressed concerns about light, air, and noise pollution, traffic, home values, possible crime, and a general decline in quality of life should the zoning be approved, the Commission voted 6-0 to recommend denial.