



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for a temporary batch plant use on Lot 4, Block A of Wylie Civic Center Addition. Property generally located at 2315 W FM 544.

Recommendation

Motion to **conditionally approve** as presented.

Discussion

OWNER: City of Wylie

APPLICANT: Tiseo Paving Company

The City of Wylie and Tiseo Paving Company are entering into a License Agreement to allow for the temporary development and use of a concrete batch plant located on Lot 4, Block A of Wylie Civic Center Addition. The agreement sets a term of 365 days commencing on November 1st 2025 to expire on November 1st 2026 or when the licensee's work is completed. Staff is recommending a conditional approval of the site plan to expire on the aforementioned date.

Section 5 of the Zoning Ordinance requires for Temporary Batch Plants to be approved by the Planning and Zoning Commission. The development shall be in compliance with the seven listed provisions below:

1. Concrete and asphalt mixed on site shall only be furnished to the specific project for which the temporary use permit was issued.
2. The Commission shall review requests for renewal of the permit if the specific project requires an extension of time.
3. The temporary batch plant shall be located and operated in such a manner to eliminate unnecessary dust, noise and odor.
4. On-site fencing, screening, or buffering shall be provided so that adjacent properties are protected from hazards and negative impacts.
5. Any public improvement that is damaged during the operation of the temporary batch plant shall be repaired or replaced.
6. All equipment, materials, and debris shall be cleared off the site and the site shall be completely cleaned upon completion of the project.
7. Parking for this use may be satisfied by providing temporary off-street parking spaces that do not strictly comply with the City's off-street parking construction requirements. The operator of this use shall demonstrate to the satisfaction of the Building Official that temporary off-street parking space:
 - a. Adequately accommodate the parking needs of the use; and
 - b. Will not adversely affect surrounding uses.

The provided site plan provides a general layout which demonstrates the placement of equipment, material, screening and parking and vehicular access areas.

The developer shall actively work with the city and TXDOT on any future permitting that may be required to ensure that the entrances to the site do not affect the FM 544 Right of Way with mud or debris.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.