

Integrity First Auto Pros

SUP Request
City Project No. ZC 2025-11
North State Highway 78
Wylie, Texas
November 18, 2025





CONTEXT

Request Summary



Existing Zoning: Commercial Corridor

SUP to allow the use of Light Auto Repair

Land Use

This area is labeled as regional commercial on the comprehensive use plan, and this use is consistent with the designation. The site is bordered by a pawn shop to the west, heavy industrial to the north, and a power station to the south.

Total Proposed investment

approximately \$3,000,000.

Amount of permanent jobs

The anticipated number of permanent employees is 8 people.

Anticipated hours of operation

7:30 AM-6:00 PM Monday Through Friday

Outdoor storage

No outdoor storage with this use

No repairs made outdoors

No vehicles under repair shall be outdoors.



SITE PLAN FEATURES

- Landscape Required: 20%/Provided: 34%
- Parking Required: 17/Provided: 17
- Additional Landscape provided to screen doors from North US 78
- Bay doors are architectural with glazing
- No vehicles under repair to be stored outdoors
- No vehicles repair outdoors



Screening along US-77



Entrance to site



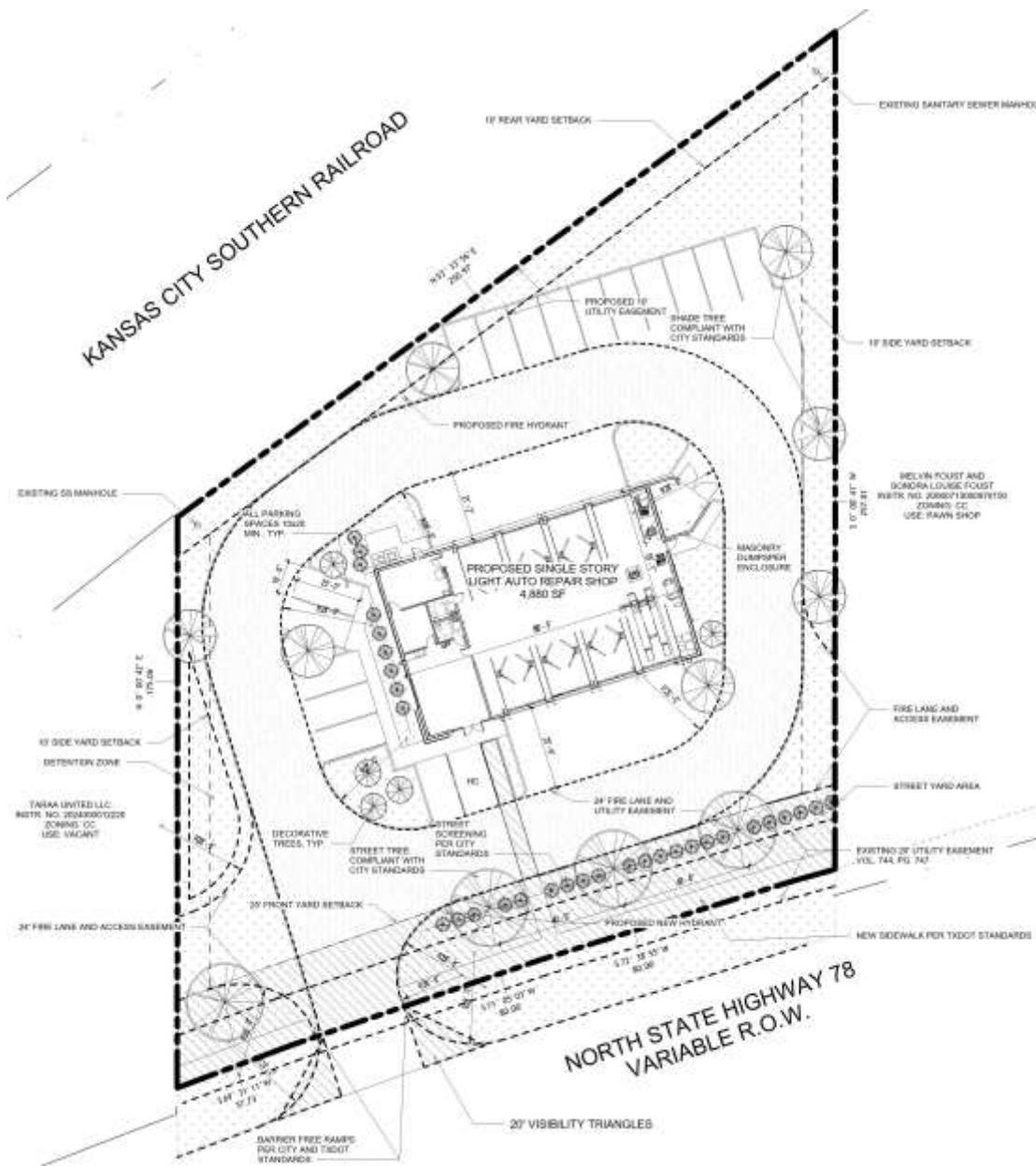
Source: Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition

Traffic Impact

Table 1. Proposed Automobile Care Center

	Area	Weekday	Am total	AM in	AM Out	PM Total	PM In	PM Out
942 – Automobile Care Center	4700	26	11	7	4	15	7	8

Thank You



TECHNICAL SITE PLAN