



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 2

### Subject

Hold a Public Hearing to consider, and act upon a recommendation to City Council regarding a change of zoning from Neighborhood Services (NS) to Neighborhood Services - Special Use Permit (NS-SUP), to allow for convenience store and motor vehicle fueling station use on 3.53 acres generally located on the northeast corner of Country Club and Park Blvd. (ZC2026-06)

### Recommendation

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

### Discussion

**OWNER: ADC Industrial LLC**

**APPLICANT: ADC Industrial LLC**

The applicant is requesting a Special Use Permit (SUP) on 3.53 acres to allow for a 5,000 square foot convenience store with fueling stations located on the northeast corner of Country Club and Park Blvd. The current zoning is Neighborhood Services (NS) and the Special Use Permit is required to allow for the proposed uses.

The Zoning Exhibit (Exhibit B) depicts the general location of the proposed use while also showing the potential development of two additional retail structures along Country Club Road.

The request shall only allow for a singular convenience store and fueling station to be generally developed in "Building 1" as shown on the Zoning Exhibit (Exhibit B).

The Special Use Permit development standards allow for the fueling station, convenience store, and a 300' distance waiver from public schools for the sale of beer, wine and smoking products. The sale of smoking products shall be limited to cigarettes and cigars. The sale of e-cigarettes, vape cartridges, CBD or THC smokable or edible products shall be prohibited.

If approved, a site plan submittal shall be required for the review of site, landscaping, elevations and preliminary engineering design. A plat which dedicates utility and fire lane easements shall be required prior to any Certificate of Occupancy being approved.

The property to the west is developed with the Wylie United Methodist Church. The property to the north is developed with the Birmingham Farms Single Family Planned Development (PD 2002-38). The property to the east is developed with Goddard School of Wylie and zoned Neighborhood Services. The property to the south is undeveloped and zoned Neighborhood Services. The closest motor fueling station with a convenience store is located south at Country Club and Brown Street. 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 fifteen property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor and two received in opposition of the request.