



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 Light Industrial (LI) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.601 acres to allow for a convenience store and fueling station. Property located at 2111 W. FM 544 (ZC 2025-08).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Triangle Engineering, LLC

APPLICANT: Triangle Engineering, LLC

The applicant is requesting to rezone 1.601 acres generally located on the southeast corner of Sanden Boulevard and FM 544 from Light Industrial to Commercial Corridor with a Special Use Permit (CC-SUP) to allow for a convenience store and fueling station.

The 4,000 sq.ft. convenience store, with beer and wine sales, is proposed to include three quick service restaurants (QSR) users. There are 16 fuel pump stations under the canopy.

In addition to the convenience store the applicant is proposing to provide one 1,100 sq.ft. shell space that will allow any use allowed in Commercial Corridor by-right.

The SUP restricts hours of operation as follows:

- Fueling Station and Convenience store 24 hours Mon-Sun
- QSR #1 (Nick & Moe's Fried Chicken) 6 AM -10 PM Mon-Sun
- QSR #2 (Pizza Hut Express) 24 hours Mon-Sun
- QSR #3 (Quiznos Subs) 9 AM - 10 PM Mon-Sun

The Zoning Exhibit shall serve as the site plan. Approval of the SUP acts as approval of the site plan.

The site is located in the Industrial sector of the future land use map and the development is consistent with land use classification of the comprehensive plan. The property to the west contains a vacant commercial lot and a hotel. The property to the north is zoned Agricultural and is undeveloped. The property to the east and south is zoned Light Industrial and is undeveloped. The closest motor fueling station with a convenience store is located approximately 0.30 miles to the east at FM 544 and Westgate Way.

Notices were sent to seven property owners within 200 feet as required by state law. At the time of posting no responses were received in favor or in opposition of the request.

P&Z Recommendation

The original application had the 1,100 sq.ft. shell building as a smoke shop. The Commissioners asked the applicant to remove that use as a condition of a recommendation for approval. The applicant agreed and the shell space will be open for any by-right CC use. With that amendment, the Commission voted 7-0 to recommend approval.