



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Lot 1 & 2 Block A of Estacado Addition for the development of a fueling station with a convenience store on .806 acres and a car wash on .920 acres. Property generally located at 1001 South State Highway 78.

Recommendation

Motion to approve as presented.

Discussion

OWNER: Wylie 33-78, LLC

APPLICANT: Estacado Interest

The applicant is proposing to develop a fueling station with a convenience store on .806 acres being Lot 1 of Estacado Addition and a car wash on .920 acres being Lot 2 of Estacado Addition. The property is generally located at 1001 South State Highway 78. The property is zoned Commercial Corridor - Special Use Permit (SUP 2023-17) approved in May of 2023 and allows for the proposed uses.

The site plan is in compliance with the presented plan of the Special Use Permit Zoning Exhibit.

The site provides 20% landscaping which complies with the Special Use Permit requirements. The landscape plan includes a 10' landscape buffer with a 6' wide sidewalk along State Highway 78. The development is also providing an 8' tall living screen in front of the car wash bay facing State Highway 78 as required by SUP 2023-17.

The structure's exterior material consists of brick, CMU, and metal paneling. Entrances are emphasized with canopies and recessed architectural features.

Access to the site is proposed from three driveway entrances from State Highway 78. The drive shall also function as a firelane. The site is in compliance with the parking requirements of SUP 2023-17P and provides 10 parking spaces for the fueling station and 20 spaces for the Car Wash.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of Special Use Permit 2023-17. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.