

# Wylie Planning and Zoning Commission Regular Meeting

June 17, 2025 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



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## CALL TO ORDER

## INVOCATION & PLEDGE OF ALLEGIANCE

## COMMENTS ON NON-AGENDA ITEMS

*Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.*

## CONSENT AGENDA

*All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

- A. Consider and act upon approval of the meeting minutes from the May 20, 2025, Planning and Zoning Commission Meeting.

## REGULAR AGENDA

1. 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 2319 W FM 544.
2. Consider, and act upon, a Site Plan for Lot 4, Block A of Wylie Ranch East Commercial Park for the development of a restaurant with a drive-thru. Property located on 0.61 acres at 2215 N State Highway 78.
3. Consider, and act upon, a Site Plan for Lot 5, Block A of Wylie Retail Office Park for the development of a restaurant with a drive-thru. Property located on 0.97 acres at 2027 N State Highway 78.
4. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Neighborhood Services (NS) to Community Retail - Special Use Permit (CR-SUP) on 1.056 acres to allow for a motor fueling station with a convenience store and drive-thru restaurant use. Property located at 1400 Country Club Road . (ZC 2025-06).

## WORK SESSION

## RECONVENE INTO REGULAR SESSION

## EXECUTIVE SESSION

## RECONVENE INTO OPEN SESSION

*Take any action as a result from Executive Session.*

## ADJOURNMENT

### CERTIFICATION

I certify that this Notice of Meeting was posted on June 13, 2025 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

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*Stephanie Storm, City Secretary*

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*Date Notice Removed*

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:

§ 551.071 – Private consultation with an attorney for the City.



## Planning & Zoning Commission

# AGENDA REPORT

Department: Planning

Item: A

Prepared By: Gabby Fernandez

### Subject

Consider, and act upon, approval of the meeting minutes from the May 20, 2025, Planning and Zoning Commission meeting.

### Recommendation

Motion to approve Item as presented.

### Discussion

The minutes from the May 20, 2025, Planning and Zoning Commission meeting are attached for your consideration.

# Wylie Planning and Zoning Commission Regular Meeting

May 20, 2025 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



## CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00pm. In attendance were Chair Joshua Butler, Vice-Chair Rod Gouge, Commissioner Joe Chandler, Commissioner Keith Scruggs and Commissioner Zewge Kagnev. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, Development Engineering Manager Than Nguyen and Administrative Assistant Gabby Fernandez. Absent was Commissioner Franklin McMurrian and Commissioner Zeb Black.

## INVOCATION & PLEDGE OF ALLEGIANCE

Chair Butler gave the Invocation and Commissioner Chandler led the Pledge of Allegiance.

## COMMENTS ON NON-AGENDA ITEMS

*Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.*

None approached the Commission.

## CONSENT AGENDA

*All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.*

- A. **Consider, and act upon, approval of the meeting minutes from the May 6, 2025 Planning and Zoning Commission meeting.**
- B. **Consider, and act upon, a recommendation to City Council regarding a Final Plat being a Replat of Lots 1R-1, 1R-2, 1R-3, 1R-4 Block A of Sanden Addition, creating four light industrial lots on 33.665 acres, generally located at 601 Sanden Blvd.**
- C. **Consider and act upon, a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Young Addition, creating one commercial lot on 0.422 acres. Property located at 2803 W FM 544.**
- D. **Consider, and act upon, a recommendation to City Council regarding a Final Plat of Lot 1, Block A of Birmingham and 78 Addition, establishing one commercial lot on 1.038 acres, generally located at 240 S State Highway 78.**



**BOARD ACTION**

A motion was made by Commissioner Chandler, seconded by Vice-Chair Gouge, to approve the Consent Agenda as presented. A vote was taken and the motion passed 5 – 0.

**ADJOURNMENT**

A motion was made by Commissioner Chandler and seconded by Vice-Chair Gouge to adjourn the meeting at 6:02 PM. A vote was taken and carried 5 – 0.

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*Joshua Butler, Chair*

**ATTEST**

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*Gabby Fernandez, Secretary*



# 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 2319 W FM 544.

### Recommendation

Motion to **conditionally approve** as presented.

### Discussion

**OWNER: City of Wylie**

**APPLICANT: McMahon Contracting**

The City of Wylie and McMahon Contracting 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 commencing on May 1st 2025 to expire on September 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.

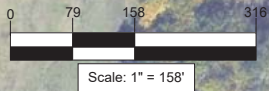
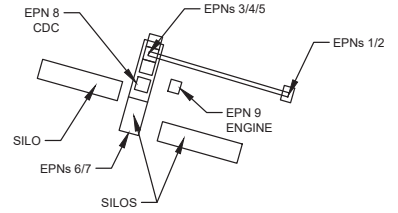
As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

McMahon Contracting will build a construction entrance at the area marked "20' Wide Access Easement".

McMahon Contracting will lime stabilize the entire plant site.



1. EPN 1 - Hopper (Rock & Sand)
2. EPN 2 - Conveyors (Rock & Sand)
3. EPN 3 - Aggregate Bins
4. EPN 4 - Weigh Bins
5. EPN 5 - Conveyors
6. EPN 6 - Drop Point
7. EPN 7 - Mixer
8. EPN 8 - Central Dust Collector
9. EPN 9 - Engine (Generator)



Revision:	N/A	Date:	04/28/2025	<h2 style="text-align: center;">PLOT PLAN</h2> <h3 style="text-align: center;">Batch Plant to Support McMillen Rd.</h3> <p style="text-align: center;">2319 W FM 544, Wylie, TX 75098</p>	
Project No.:	23-033	Scale:	1" = 158'		
Sheet No.:	1/1	Drawn By:	ZH		





1. EPN 1 - Hopper (Rock & Sand)
2. EPN 2 - Conveyors (Rock & Sand)
3. EPN 3 - Aggregate Bins
4. EPN 4 - Weigh Bins
5. EPN 5 - Conveyors
6. EPN 6 - Drop Point
7. EPN 7 - Mixer
8. EPN 8 - Central Dust Collector
9. EPN 9 - Engine (Generator)



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 2

### Subject

Consider, and act upon, a Site Plan for Lot 4, Block A of Wylie Ranch East Commercial Park for the development of a restaurant with a drive-thru. Property located on 0.61 acres at 2215 N State Highway 78.

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: SCSD-FINNELL LTD**

**APPLICANT: Colliers Engineering & Design**

The applicant is proposing to develop a restaurant with a drive-thru that measures 800 sq.ft. on Lot 4, Block A of Wylie Ranch East Commercial Park on 0.61 acres located at 2215 N State Highway 78.

The development is proposed to contain a Bahama Bucks restaurant. The property is zoned within Planned Development Ordinance 2023-18 and allows for the proposed use by-right.

The development is providing 24 parking spaces with one being ADA accessible. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance.

Access to the site is proposed from an access drive that connects to State Highway 78 and to the adjacent properties via a previously platted 24' fire lane on the north, west and south areas of the subject property.

The site provides 5,344 sq.ft. of landscaping being 20% of the overall landscaped area which is in compliance with the 20% minimum landscaping requirement. The landscape plan includes a 10' landscape buffer with sidewalks along State Highway 78. Additional tree plantings are provided along the property borders and within the parking areas.

The structure's exterior material consists of brick, stucco, fiber cement paneling and metal wall cladding. Entrances are emphasized with canopies and recessed architectural features.

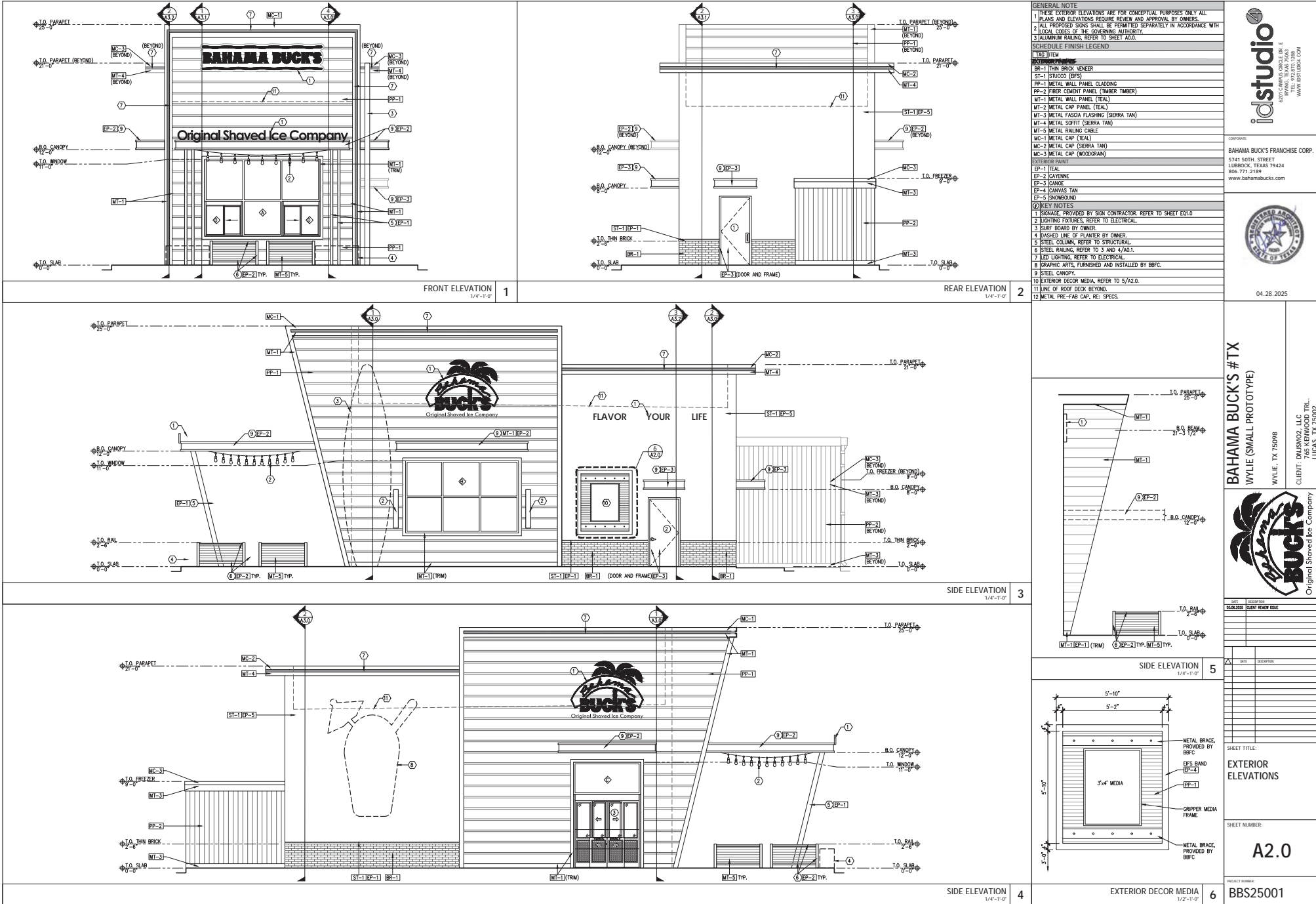
As presented, this site plan is in compliance with the design requirements of Planned Development 2023-18 and of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.













# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 3

### Subject

Consider, and act upon, a Site Plan for Lot 5, Block A of Wylie Retail Office Park for the development of a restaurant with a drive-thru. Property located on 0.97 acres at 2027 N State Highway 78.

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: Wylie Prime Realty LLC**

**APPLICANT: Davis & McDill, Inc**

The applicant is proposing to develop a restaurant with a drive-thru that measures 2,867 sq.ft. on Lot 5, Block A of Wylie Retail Office Park on 0.97 acres located at 2027 N State Highway 78.

The development is proposed to contain a Taco Casa restaurant. The property is zoned within Commercial Corridor- Special Use Permit 2021-48 and allows for the drive-through restaurant development.

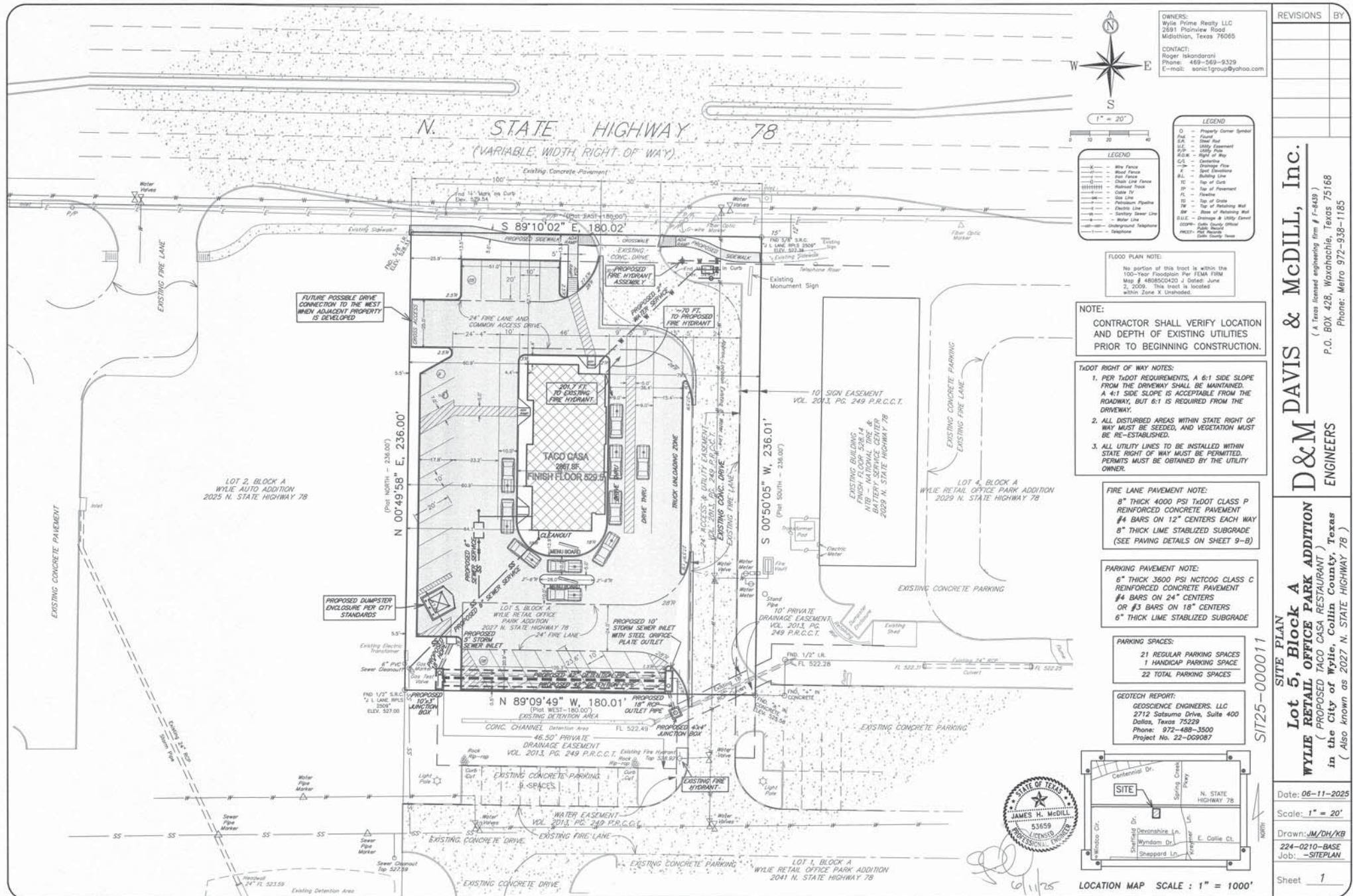
The development is providing 22 parking spaces with one being ADA accessible. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance.

Access to the site is proposed from an access drive that connects to State Highway 78 and to the adjacent property to the south via a previously platted 24' fire lane.

The site provides 7,150 sq.ft. of landscaping being 20% of the overall landscaped area which is in compliance with the 20% minimum landscaping requirement. The landscape plan includes a 10' landscape buffer with sidewalks along State Highway 78. Additional tree plantings are provided along the property borders and within the parking areas.

The structure's exterior material consists of textured stone, CMU, fiber, and spanish tile panels. Entrances are emphasized with canopies and recessed architectural features.

As presented, this site plan is in compliance with the design requirements of Special Use Permit 2021-48 and of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.



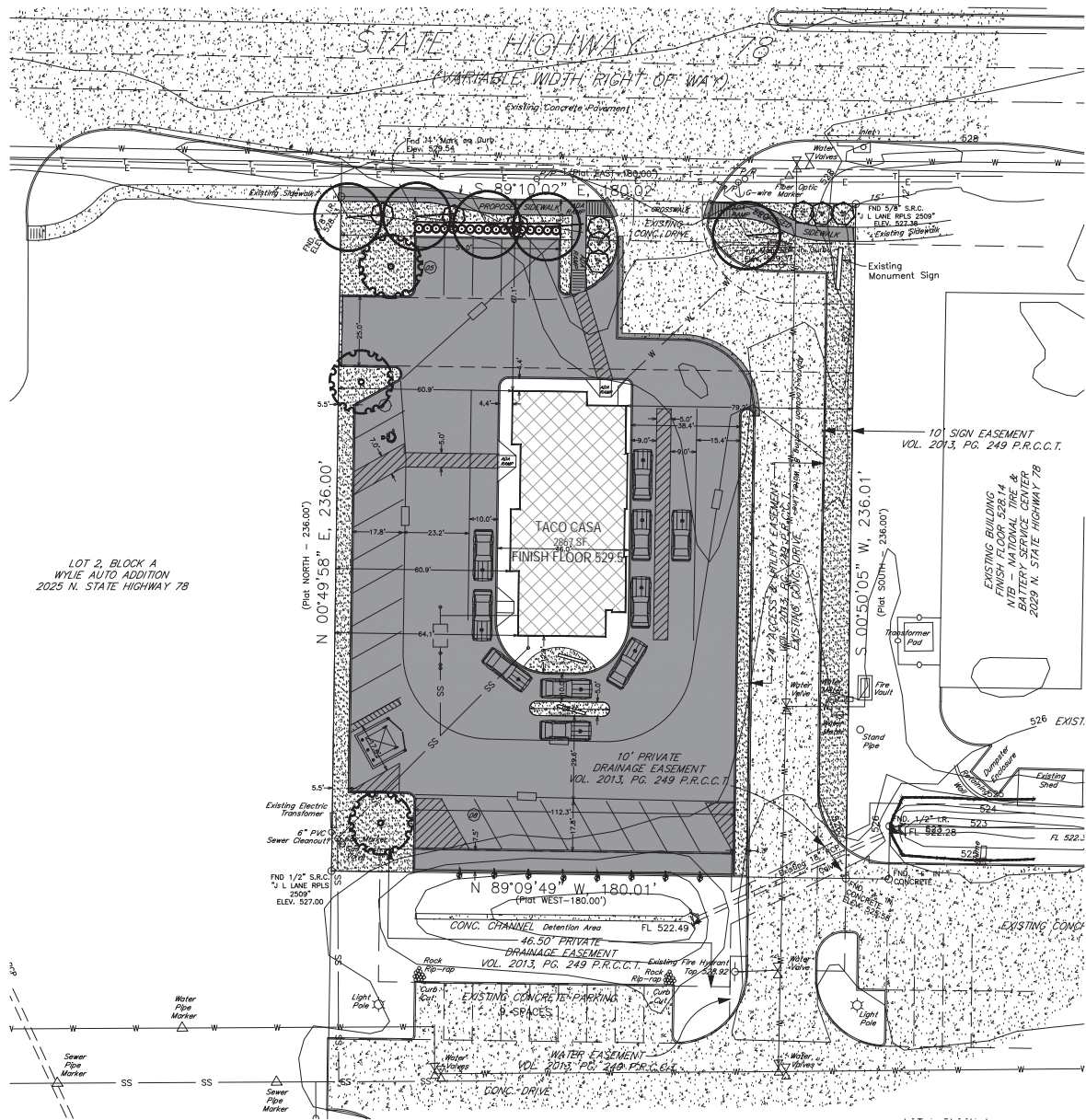
Date: 06-11-2025  
 Scale: 1" = 20'  
 Drawn: JM/DH/KB  
 224-0210-BASE  
 Job: -SITEPLAN  
 Sheet 1

**D&M DAVIS & McDILL, Inc.**  
 (A Texas licensed engineering firm # F-4439)  
 P.O. BOX 428, Waxahachie, Texas 75168  
 Phone: Metro 972-938-1185

**SITE PLAN**  
**Lot 5, Block A**  
**WYLIE RETAIL OFFICE PARK ADDITION**  
 (PROPOSED TACO CASA RESTAURANT)  
 in the City of Wylie, Collin County, Texas  
 (Also known as 2027 N. STATE HIGHWAY 78)

Sheet 1





KEY

TREES				
	5	UL	Ulmus crassifolia	Cedar Elm
	3	QT	Quercus texana	Texas Red Oak
	9	LI	Lagerströmia indica	Crape Myrtle
	17	MYR	Myrica pauciflora	Dwarf Wax Myrtle
SHRUBS				
	6,825 SF	SOD	Common Bermuda Grass	Bermuda Grass
	EDGE	Aluminum Edging	Steel Edging	

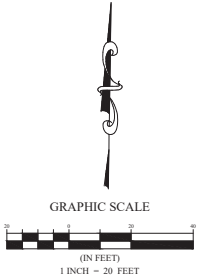
LANDSCAPE CALCULATIONS

- LANDSCAPING IN REQUIRED YARDS
- AT LEAST 20% OF SITE SHALL BE LANDSCAPED (SITE AREA 36,590 SF)  
REQUIRED: 7,318 SF (20%)  
PROVIDED: 7,150 SF (20%)
  - LANDSCAPING IS REQUIRED IN THE FRONT YARD  
REQUIRED: YES  
PROVIDED: YES
- PARKING LOTS
- SITE PLANS REQUIRING MORE THAN 12 SPACES TO HAVE 50 SQ.FT. OF LANDSCAPING PER SPACE.  
REQUIRED: YES  
PROVIDED: YES
  - NO PARKING SPACE FURTHER THAN 60' FROM LANDSCAPED AREA ON SITE.  
REQUIRED: YES  
PROVIDED: YES
  - PARKING ROWS 12 SPACES OR LONGER SHALL HAVE LANDSCAPED ISLANDS AT END.  
REQUIRED: YES  
PROVIDED: YES
  - ALL PARKING ROWS SHALL HAVE LANDSCAPED AREAS AT LEAST EVERY 12 SPACES  
REQUIRED: YES  
PROVIDED: YES
- VISUAL SCREENING
- REQUIRED SCREENING IN STRIP AT LEAST 5' WIDE, PLANTS 3' IN HEIGHT WHEN PLANTED, INCLUDE ONE FLOWERING TREE FOR EVERY 20 LINEAR FEET OF AREA.  
REQUIRED: YES  
PROVIDED: YES

- STREET FRONTAGES
- AT LEAST 50% OF REQUIRED FRONT YARD DEVELOPED AS LANDSCAPED BUFFER,  
REQUIRED: YES  
PROVIDED: YES
  - 3" TREES REQUIRED IN BUFFER, IN GROVES OR BELTS ON A 30 - 40' SPACING.  
REQUIRED: 180.00' / 40' = 4.5 TREES  
PROVIDED: 5 TREES

IRRIGATION NOTE

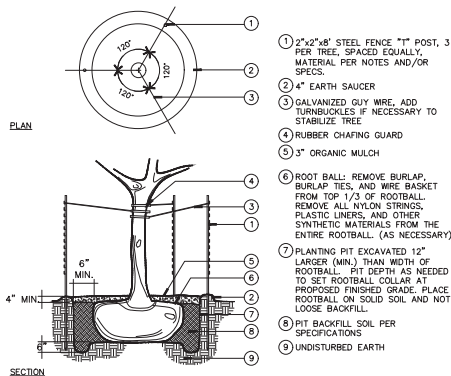
ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS.



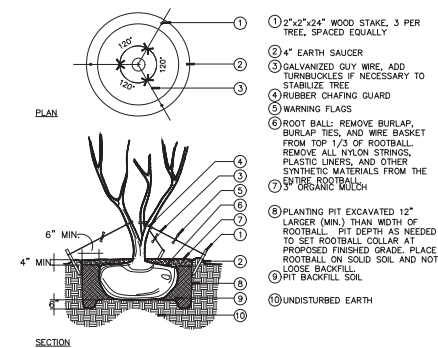
TACO CASA  
WYLIE, TEXAS  
LANDSCAPE PLAN



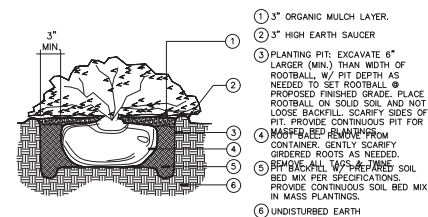
PROJECT NUMBER:			
PROJECT MANAGER:		A. LONDON	
DRAWN BY:		A. LONDON	
CHECKED BY:		A. LONDON	
ISSUE DATE:		5/05/25	



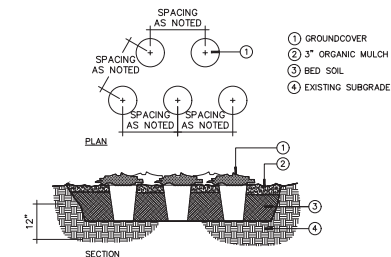
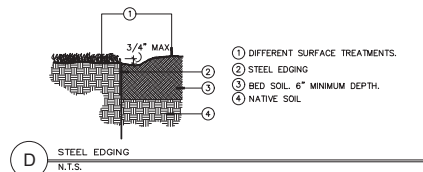
**A** TREE PLANTING  
N.T.S.



**B** MULTI-TRUNK TREE PLANTING  
N.T.S.



**C** SHRUB PLANTING  
N.T.S.



**E** GROUNDCOVER PLANTING  
N.T.S.

## LANDSCAPE NOTES

- Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock'.
- Contractor shall stake out tree locations and bed configuration for approval by owner prior to installation.
- It is the responsibility of the contractor to advise the owner's representative of any condition found on site which prohibits installation as shown on these plans.
- In the event of a discrepancy between drawings and plant schedule, the drawings shall prevail.
- Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
- No substitutions shall be made without written authorization from the project Landscape Architect or the Owner.
- Commercial Soil Mix: All planting beds shall be excavated to six (6") inches below finished grade by Landscape Contractor, and all debris, stone, rubbish, weeds, and topsoil shall be removed from the site. The subgrade shall then be tilled to a depth of six (6") inches and the planting bed shall be backfilled with soil compost mix as available from Living Earth Resources or approved equal. Upon replacement of topsoil with mix and after watering in, the bed should be at the specified level.
- Existing soil shall be reasonably free of stones, lumps of clay, roots and other foreign matter. Acidity to be between 5.0 and 7.0 pH.
- If rocks are encountered, remove to a depth of 4" and add 4" of friable fertile topsoil to all sodded areas. Grade according to Engineer's grading plan.
- Lawn areas shall have 4" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
- All plant beds shall be top dressed with a minimum 2" of shredded hardwood mulch.
- Provide beveled edge between all plant beds and lawn areas unless indicated differently on plans.
- Tree planting pits shall be backfilled with top soil, and cleared of all rocks, lumps of clay and other foreign material. Place 1" of compost and 3" of mulch on top of root ball.
- Methods of tree staking indicated on the drawings are for suggestion only. The landscape contractor shall use whatever method he/she deems fit, however, he/she will be held liable for any damage caused to trees due to improper staking methods (including absence of staking), and will be responsible for adjusting and/ or replanting trees which are not held upright during the warranty period.
- Trees shall be planted at least 3 feet from any utility line, curb, walk or fire hydrant, and outside all utility easements.
- Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
- Trees overhanging public street pavement, drive aisles and fire lanes shall have a minimum clear trunk height of 14 feet from finish surface of street pavement.
- Trees planted on slopes shall be placed in planting pits of adequate depth such that the soil stain at the base of the trunk matches that of the average grade or slope.
- A visibility triangle must be provided at all intersections. Shrubs are not to exceed two feet six inches in height (2'-6") in height above street grade. Trees will have a minimum clear trunk branching height of nine (9) feet.
- No shrubs shall be permitted within areas less than three (3) feet in width. All such areas shall be grass or other permanent fixed material such as paving.
- During the warranty period The owner, tenant, and/or their agent (if any) shall be jointly responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. The work shall include - but not be limited to - mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to the maintenance of landscaping. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, removed, or showing more than 40% defoliation, shall be replaced with plant material of similar size and variety within thirty (30) days.
- Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
- Landscape areas shall be kept free of trash, litter and weeds.
- All signage and fencing shall be contingent upon building inspection department approval.
- An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system.

FOR PRIVATE PROPERTY USE ONLY-- THESE  
DETAILS SHALL NOT BE USED IN THE R.O.W.  
OR EASEMENT AREAS.

TACO CASA  
WYLIE, TEXAS  
LANDSCAPE PLAN



5/05/25



PROJECT NUMBER:  
PROJECT MANAGER: A. LONDON  
DRAWN BY: A. LONDON  
CHECKED BY: A. LONDON  
ISSUE DATE: 5/05/25

REV. DATE DESCRIP. BY

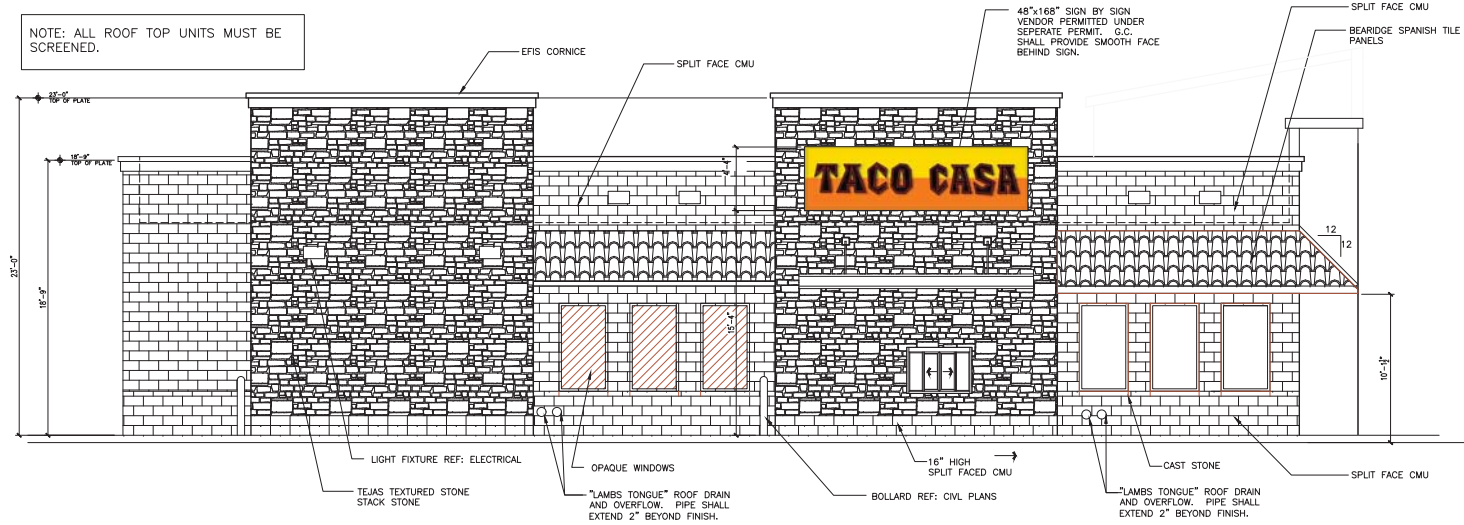
SHEET CONTENT:

**LANDSCAPE  
PLAN**

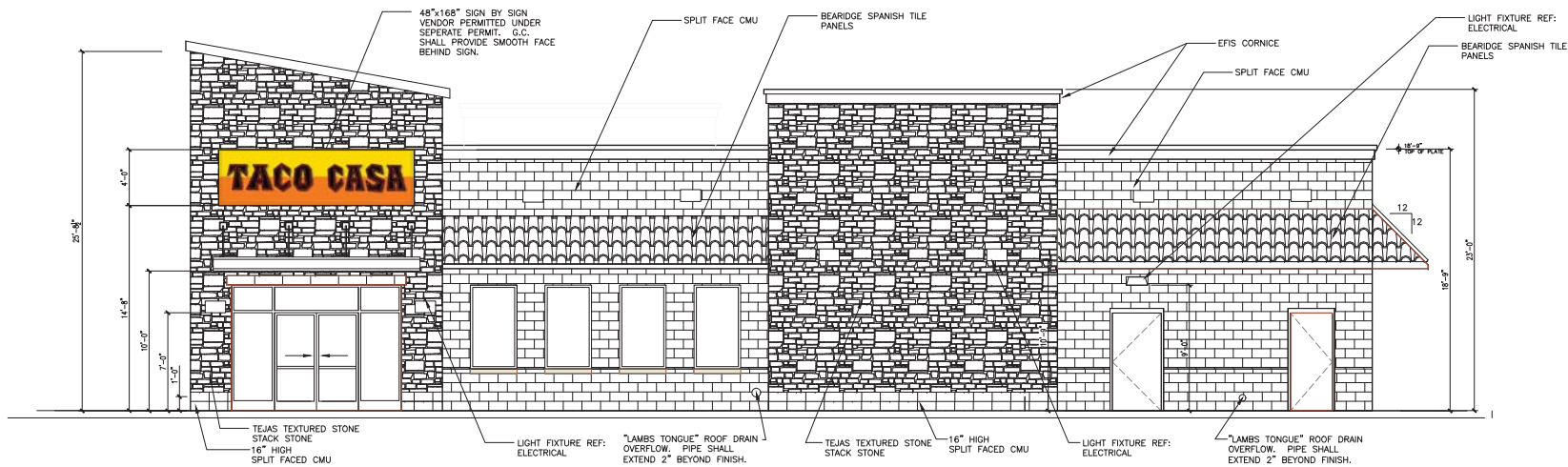
SHEET NO:  
**L1.00**

COPYRIGHT ©

NOTE: ALL ROOF TOP UNITS MUST BE SCREENED.



C1 | EXTERIOR ELEVATION – LEFT SIDE DRIVE-THRU



NOTES:  
1. "TACO CASA" SIGNAGE SUPPLIED BY OWNER AND INSTALLED BY G.C. COORDINATE ELECTRICAL REQUIREMENTS WITH SIGN SUPPLIER. ALL SIGNAGE SHALL PERMITTED UNDER SEPARATE PERMIT.  
2. "NO SMOKING" SIGN SHALL BE INSTALLED AT EACH ENTRY DOOR. SIGN LETTERS TO BE AT LEAST 1" IN HEIGHT.

0' 2' 4' 8'  
SCALE: 1/4" = 1'-0"

A1 | EXTERIOR ELEVATION – RIGHT SIDE

SCALE: 1/4"=1'-0"

**TACO CASA**

These designs, drawings and specifications are the property of Prism Architects International LTD, Inc. and shall not be copied or reproduced without its previous written consent. These drawings are site specific and to be only used @ WYLIE, TEXAS



1/10/25



PRISM ARCHITECTS INTERNATIONAL, INC.  
1800 BUCKLE DRIVE, STE. 100, BOULDER, CO 80502  
(970) 714-0430, FAX (970) 714-0082

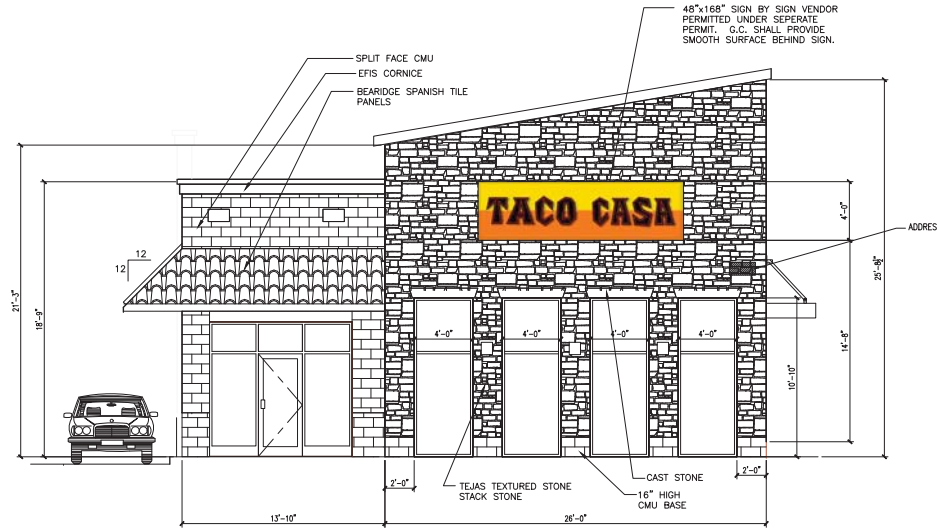
REVISIONS:

TACO CASA

2027 N STATE HIGHWAY 78  
WYLIE, TEXAS

PROJECT NUMBER: 0.003.0123  
ISSUED: 1/10/2025  
DRAWN BY: PA  
CHECKED BY: RCS  
FILENAME: WOOD-PROTO

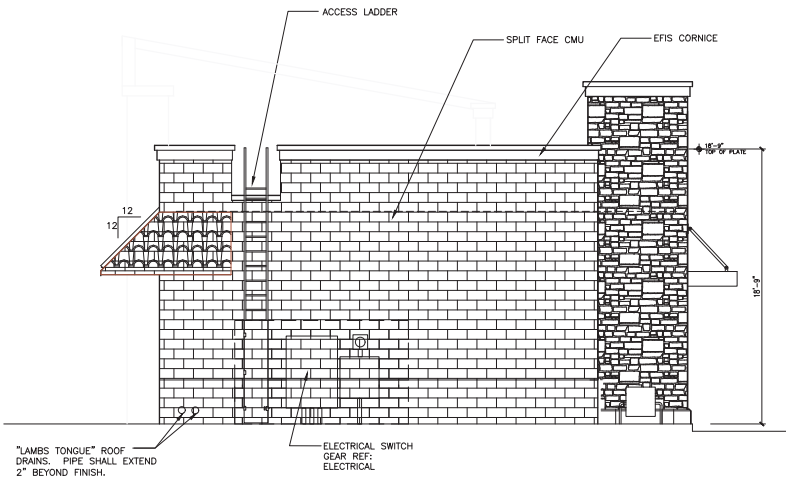
EXTERIOR ELEVATIONS  
A4.0



ADDRESS NUMBERS SHALL BE PROVIDED TO CONFORM TO 2015 IFC SECTION 505.1. BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMERALS. NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH STROKE WIDTH OF 0.5 INCH.

C1 | EXTERIOR ELEVATION –FRONT ELEVATION

SCALE: 1/4"=1'-0"



NOTE: ALL STONE SHALL BE SEALED AS PER MANUFACTURES RECOMMENDATION.

A1 | EXTERIOR ELEVATION – BACK ELEVATION

SCALE: 1/4"=1'-0"

**TACO CASA**

These designs, drawings and specifications are the property of Prizm Architects International LTD, Inc. and shall not be copied or reproduced without its previous written consent. These drawings are site specific and to be only used @ WYLIE, TEXAS



1/10/25



REVISIONS:


**TACO CASA**

2027 N STATE HIGHWAY 78  
WYLIE, TEXAS

PROJECT NUMBER: 0.003.0123  
ISSUED: 1/10/2025  
DRAWN BY: PA  
CHECKED BY: RCS  
FILENAME: WOOD-PROTO

**EXTERIOR ELEVATIONS**  
**A4.1**





# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 4

### Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Neighborhood Services (NS) to Community Retail - Special Use Permit (CR-SUP) on 1.056 acres to allow for a motor fueling station with a convenience store and drive-thru restaurant use. Property located at 1400 Country Club Road . (ZC 2025-06).

### 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 to rezone 1.056 acres located on the northeast corner of Country Club Road and Park Blvd at 1400 Country Club Road from Neighborhood Services to Community-Retail with a Special Use Permit (CR-SUP) to allow for a motor fueling station with a 4,000 sq.ft. convenience store and drive thru restaurant use.

The applicant is proposing to offer the sale of beer and wine within the convenience store and allow for the sale of smoking products as required by the Smoking Zoning Ordinance amendments 2025-14. The development is also proposing to allow for a drive-thru restaurant by right.

The special conditions of the SUP allow for the sale of beer & wine and smoking products limited to cigarettes and cigars with a waiver to the 300' distance requirements from a public school due to the proximity from Dodd Elementary. The property is 299.71' from the school. The sale of e-cigarettes, vape cartridges, CBD or THC smokable or edible products shall be prohibited.

Wylie Independent School District has been contacted and has no opinion regarding the proposed development.

Hours of Operation are proposed to be Sunday to Friday 5 a.m to Midnight for the convenience store and restaurant use. Saturday 5 a.m to 1 a.m for the convenience store and restaurant use. Fuel pumps are accessible 24 hours a day, every day.

The Zoning Exhibit shall serve as the concept plan and shows the general location of building, parking, vehicle access and landscaping placement. If approved the development shall be required to provide a site plan and an amended plat prior to development commencing with full compliance with site design codes and regulations.

The property to the west is developed with the Wylie United Methodist Church. The property to the north is owned by the applicant and zoned Neighborhood Services. 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. There are no completed drive-thru restaurants within ½ mile of the subject property. The closest motor fueling station with a convenience store is located south at Country Club and Brown Street.



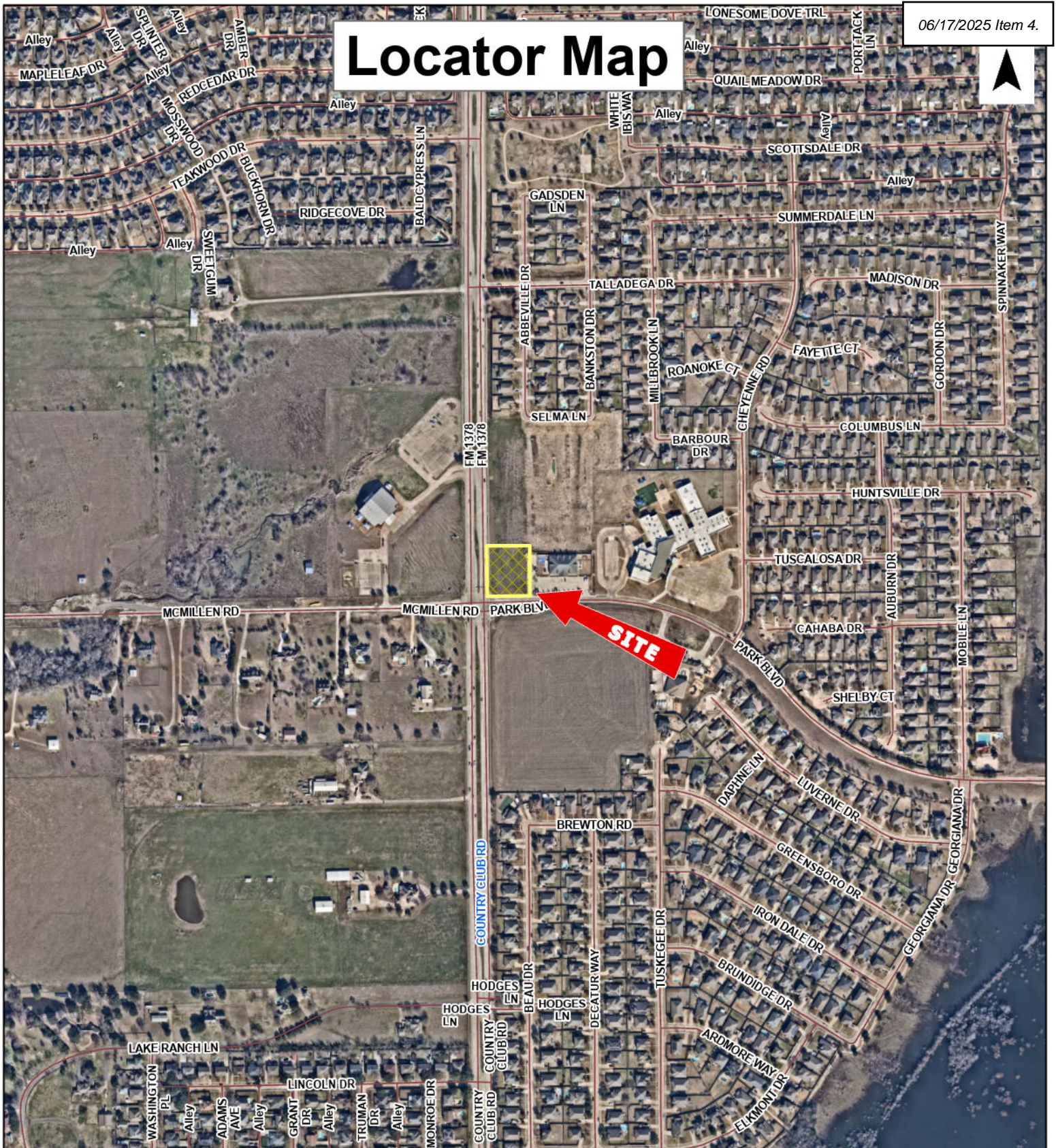
The site is located in the Local Commercial sector of the future land use map and is consistent with land use classification of the comprehensive plan.

Notices were sent to six property owners within 200 feet as required by state law. At the time of posting, one response was received in favor and one in opposition of the request. Due to the opposition letter coming from a property that is rather large, per section 211.006 of the Local Government Code for a rezoning to take effect a three-fourths affirmative vote is required due to the opposition of the rezoning exceeding 20% of the notified area.

In October of 2020 the property owner applied for a similar zoning change that was denied by City Council with a 4-2 vote. At that time, there was opposition from the private school adjacent to this property and the city did not have the ability to limit the types of smoking products sold at a business.



# Locator Map



**ZONING CASE:**  
**ZC 2025-06**      **Keles Convenience Store**

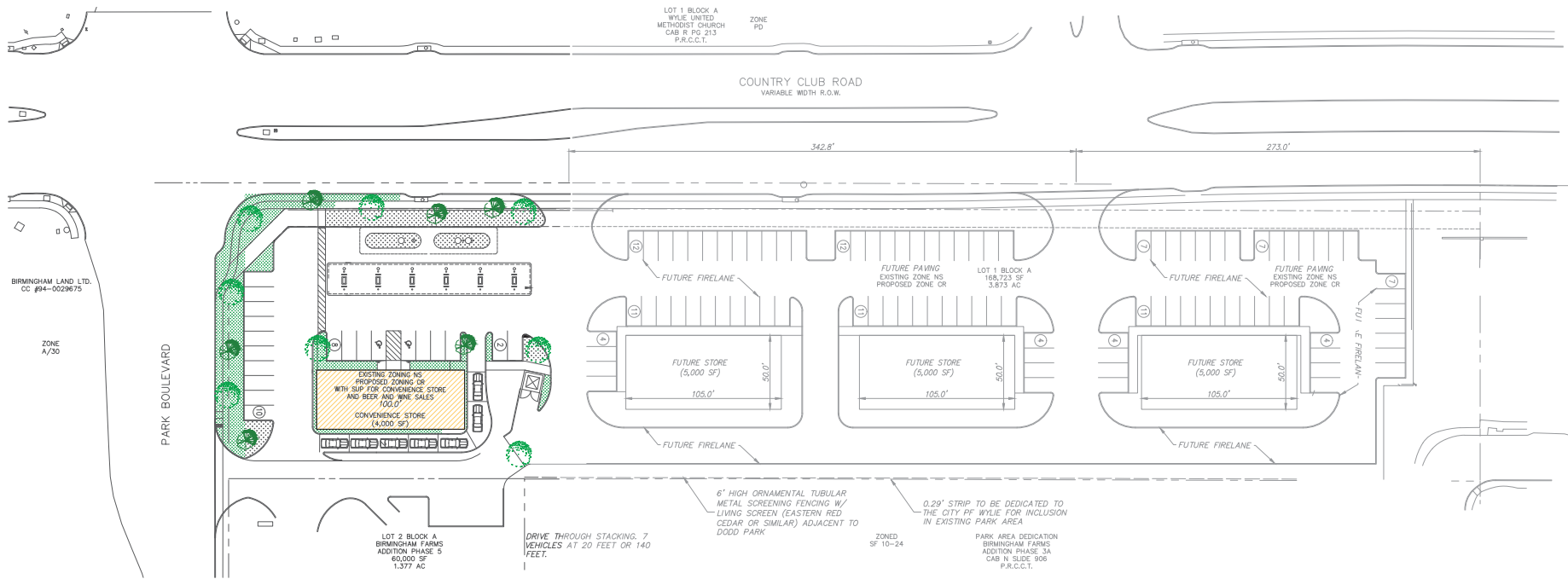
 **SUBJECT property**



0      0.1      0.2      0.3      0.4 Miles

Date: 5/5/2025





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Design / Drafting by :  
**DESIGN STUDIO**

REVISIONS	BY

SIGNATURE & DATE

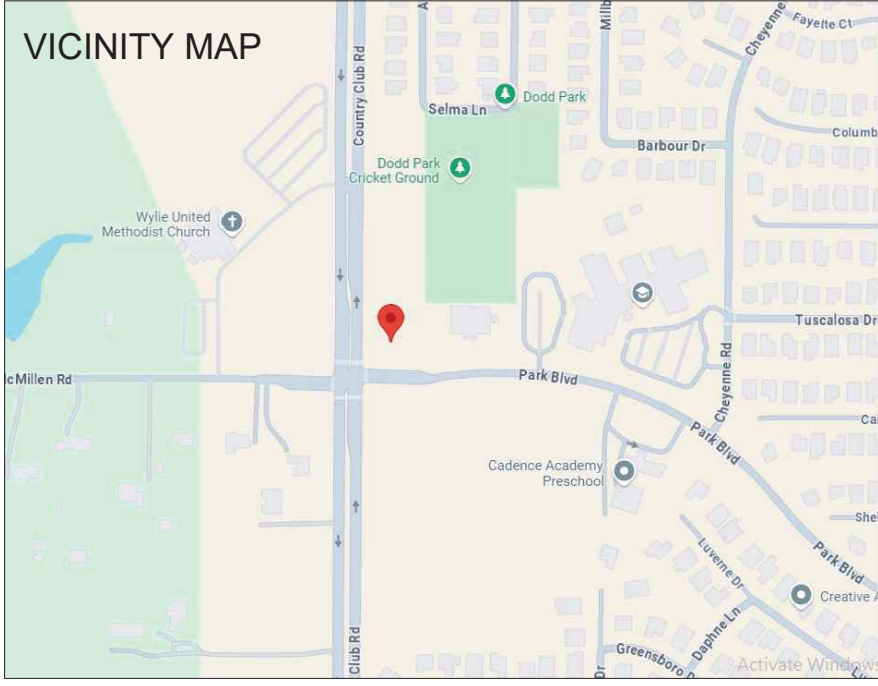
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REVISIONS	BY

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## **Keles Fueling Station and Restaurant**

### **EXHIBIT “C”**

#### **Conditions for Special Use Permit**

#### **I. PURPOSE**

The purpose of this Special Use Permit is to allow for a motor fueling station with a convenience store and drive through restaurant use.

#### **II. GENERAL CONDITIONS**

1. The Special Use Permit shall not affect any regulations of the Community Retail (CR) design standards, as provided in Article 4 and 5 of the City of Wylie Zoning Ordinance as adopted June 2023; except as specifically provided herein.
2. The design and development of the Keles Fueling Station and Restaurant shall be in accordance with Section II below and the Zoning Exhibit (Exhibit “B”).

#### **III. SPECIAL CONDITIONS**

1. The following listed uses as defined in Article 5 and 7 of the Zoning Ordinance (adopted as of June 2023) and as depicted in the Zoning Exhibit (Exhibit “B”) shall be allowed by-right:
  - a. Fueling Station
  - b. Drive-Through Restaurant
  - c. Beer and Wine Sales with a waiver to the 300’ distance requirements from a public school.
  - d. Smoking product sales: limited to cigarettes & cigars with a waiver to the 300’ distance requirement from a public school.
    - i. The sale of e-cigarettes, vape cartridges, CBD or THC smokable or edible products shall be prohibited.
2. The hours of operation for the business shall be:
  - a. Sunday to Friday 5 a.m. to Midnight for the convenience store and restaurant use
  - b. Saturday 5 a.m. to 1 a.m. for the convenience store and restaurant use
  - c. Fuel pumps are accessible 24 hours a day, every day.

**Notification Map**

The map displays a residential area with various streets and property lots. A dashed blue circle highlights a specific area. Within this circle, a yellow-shaded rectangular lot is marked with a black checkmark, indicating a positive status. Adjacent to this lot, on the same street (PARK BLVD), is a lot marked with a red X, indicating a negative status. The map includes street names such as MCMILLEN RD, PARK BLVD, COUNTRY CLUB ROAD, and several residential streets like SELMA LN, ABBEVILLE, BANKSTON, MILLBROOK LN, BARBOUR DR, ROANOKE CT, COLUMBIA LN, HUNTSVILLE DR, TUSCALOOSA DR, CAHILL DR, LUYERNE DR, DAPHNE LN, GREENSBORO DR, and BREWTON DR. Lot numbers are visible throughout the map, including 1401, 1402, 1403, 1404, 1405, 1406, 1407, 1408, 1409, 1410, 1411, 1412, 1413, 1414, 1415, 1416, 1417, 1418, 1419, 1420, 1421, 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1434, 1435, 1436, 1437, 1438, 1439, 1440, 1441, 1442, 1443, 1444, 1445, 1446, 1447, 1448, 1449, 1450, 1451, 1452, 1453, 1454, 1455, 1456, 1457, 1458, 1459, 1460, 1461, 1462, 1463, 1464, 1465, 1466, 1467, 1468, 1469, 1470, 1471, 1472, 1473, 1474, 1475, 1476, 1477, 1478, 1479, 1480, 1481, 1482, 1483, 1484, 1485, 1486, 1487, 1488, 1489, 1490, 1491, 1492, 1493, 1494, 1495, 1496, 1497, 1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 1664, 1665, 1666, 1667, 1668, 1669, 1670, 1671, 1672, 1673, 1674, 1675, 1676, 1677, 1678, 1679, 1680, 1681, 1682, 1683, 1684, 1685, 1686, 1687, 1688, 1689, 1690, 1691, 1692, 1693, 1694, 1695, 1696, 1697, 1698, 1699, 1700, 1701, 1702, 1703, 1704, 1705, 1706, 1707, 1708, 1709, 1710, 1711, 1712, 1713, 1714, 1715, 1716, 1717, 1718, 1719, 1720, 1721, 1722, 1723, 1724, 1725, 1726, 1727, 1728, 1729, 1730, 1731, 1732, 1733, 1734, 1735, 1736, 1737, 1738, 1739, 1740, 1741, 1742, 1743, 1744, 1745, 1746, 1747, 1748, 1749, 1750, 1751, 1752, 1753, 1754, 1755, 1756, 1757, 1758, 1759, 1760, 1761, 1762, 1763, 1764, 1765, 1766, 1767, 1768, 1769, 1770, 1771, 1772, 1773, 1774, 1775, 1776, 1777, 1778, 1779, 1780, 1781, 1782, 1783, 1784, 1785, 1786, 1787, 1788, 1789, 1790, 1791, 1792, 1793, 1794, 1795, 1796, 1797, 1798, 1799, 1800, 1801, 1802, 1803, 1804, 1805, 1806, 1807, 1808, 1809, 1810, 1811, 1812, 1813, 1814, 1815, 1816, 1817, 1818, 1819, 1820, 1821, 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 20



## Public Comment Form

**First Name \***

Joseph

**Middle Name**

**Last Name \***

Keles

**Address \***

Street Address

BIRMINGHAM PLACE PHASE 5, BLK A, LOT 1, Country Club Road

Address Line 2

City

Wylie

State / Province / Region

TX

Postal / Zip Code

75098

**Case # \***

ZC2025-06 Country Club Rd & Park Blvd

**Response \***

- ☒ I am FOR the requested zoning as explained on the public notice
- ☐ I am AGAINST the requested zoning as explained on the public

**Comments**

"I believe this corner location is an excellent choice for a gas station and convenience store. The surrounding neighborhood is in clear need of accessible fuel and daily essentials, and this development would fill that gap. Not only would it provide convenience to local residents, but it would also encourage further growth in the area. Additionally, the increased commercial activity would generate valuable sales tax revenue for the city, contributing to community improvements and public services. I fully support this project and believe it will be a positive step for the neighborhood and the city as a whole."

*I agree and understand that by signing the electronic signature, that it is the equivalent to my manual/handwritten signature.*

**Signature \***

**Date of Signature**

5/30/2025



## PUBLIC COMMENT FORM

*Submissions can now be made on-line at <https://records.wylietexas.gov/Forms/PublicComment>  
or by scanning the QR code in the upper right hand corner.  
(If completing the form below, please type or use black ink)*

Department of Planning  
300 Country Club Road  
Building 100  
Wylie, Texas 75098

☐ I am **FOR** the requested zoning as explained on the attached public notice for Zoning Case #2025-06.

☒ I am **AGAINST** the requested zoning as explained on the attached public notice for Zoning Case #2025-06.

Please feel free to contact the Planning Department at 972.516.6320 with questions or concerns

Date, Location & Time of

Planning & Zoning

Commission meeting:

Tuesday, June 17, 2025 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Date, Location & Time of

City Council meeting:

Tuesday, July 08, 2025 6:00 pm

Municipal Complex, 300 Country Club Road, Building 100, Wylie, Texas

Name: Sammy Jibrin, F&C, LLP  
(please print)

Address: 1057 S. Sherman St. Ste 300  
Richardson, TX 75081

Signature: [Handwritten Signature]

Date: 6.4.25

### COMMENTS:

We do NOT Agree w/ Alcohol and cigarettes within 300 ft of  
a private school.

I own the 13.036 Acres at SEC of Country club and Park

ABS A0022 Charles Atterbury Survey TRACT 25

13.036 Acres Property ID - 2858816

Owner ID - 968880