



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 3

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 Agricultural (AG/30) to Commercial Corridor - Special Use Permit (CC-SUP) on 0.821 acres to allow for Drive-Through Restaurant. Property located at 2001 N State Highway 78 (**ZC 2023-13**).

Recommendation

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

Discussion

OWNER: Upwind Capital LLC

APPLICANT: Cross Engineering

The applicant is requesting a Special Use Permit (SUP) on 0.821 acres to allow for a 950 sf drive-through restaurant for a Dutch Bros Coffee. The property is located at 2001 N State Highway 78. The current zoning is Agricultural (AG/30) and the requested zoning is Commercial Corridor (CC) with a Special Use Permit (SUP).

The applicant has requested the Special Use Permit approval to act as the Site Plan approval for the development. The proposed site plan, landscape plan, and elevations have been reviewed by city staff and meet the requirements of the Zoning Ordinance.

The development is to be accessed by a fire lane that connects to State Highway 78 and to the adjacent lots to the west and south. A total of 12 parking spaces are provided onsite, 10 are required. The 20% landscaping requirement is being met and a meandering sidewalk along the frontage of State Highway 78 is provided.

The structure is planned to have an exterior that consists of stone, fiber cement board and stucco. Canopies are also provided at the main entrance and drive-through windows.

The surrounding property to the west is developed with a general merchandise store. The property to the east contains a hotel. The property to the north contains the Public Safety Building and the property to the south is zoned Agricultural. There are five planned or completed drive-thru restaurants within ½ mile (Fuel City, Panda Express, Highway 55 Burgers Shakes & Fries, Starbucks, and Taco Casa). The site is located in the Regional Commercial sector of the future land use map and is consistent with the existing surrounding development and land use classification of the comprehensive plan.

Notices were sent to 10 property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor nor in opposition of the request.

A replat shall be required prior to any Certificate of Occupancy permits being issued.