



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 5

Subject

Hold a Public Hearing, to consider, and act upon a recommendation to City Council regarding a request for a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for a restaurant with drive-through service on 1.315 acres, property located at 3201 W FM 544. (ZC 2022-03)

Recommendation

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

Discussion

OWNER: Malik Pervez

ENGINEER: Halim Muhommad

The applicant is requesting a Special Use Permit (SUP) on 1.315 acres located at 3201 W FM 544 to allow for a restaurant with drive through service on the subject property. The site plan for the property was originally approved in August of 2017.

The Zoning Ordinance requires all restaurants with drive-through service to obtain a Special Use Permit. As the original site plan was approved in 2017 and the site is generally finished, a part of the Special Use Permit Conditions allows for the Zoning Exhibit to function as the review and approval of the site plan.

The property currently contains one restaurant with drive-through service (Building A) as the site plan was approved prior to the Special Use Permit requirement being in place. The new proposed restaurant with drive-through service is located on the northwest side of the rear building (Building B). Access to this restaurant is provided with plans to use the rear access drive as a drive-through lane. The rear access drive shall be required to have its fire striping removed. As presented the project is in compliance with the 140' drive-through stacking requirement and is in compliance with fire code requirements.

The proposed zoning exhibit provides a total of 45 parking spaces with two being ADA accessible. As part of the Special Use Permit the entire site shall be parked at a ratio of 1:275. Sit down restaurants shall also be prohibited due to a concern for parking availability for high traffic uses. As presented this item complies with the minimum site, landscaping and architectural requirements of the zoning ordinance.

The surrounding properties are zoned commercial to the east, south, and west and contain a car dealership, a shopping center, and a car wash. The property to the north contains a railroad and a residential subdivision. The nearest restaurants with drive-through service are located approximately 1,200 feet east of the site on the southeast corner of Springwell Pkwy and FM 544. The site is located in the General Urban Sector of the land use map and is consistent with the existing surrounding development and land use classification of the comprehensive plan.

Notifications/Responses: 8 notifications were mailed; with no responses received in opposition or in favor of the request.