



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 2A, Block 2 of Oak Retail, for a distillery and event center development on 2.02 acres. Property generally located at 702 N State Highway 78.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Fwire LLC

APPLICANT: Benchmark Engineers

The applicant is proposing Phase 2 of an approved Planned Development by expanding an existing building that measures 6,069 sq.ft with 5,841 sq.ft of additional space to develop a 11,910 sq.ft distillery and event center with 7,060 sq.ft of outside entertainment area. The site is located on 2.02 acres, on Lot 2, Block 2 of Oak Retail. The property was rezoned in August of 2022 as Planned Development 2022-51 and allows for the proposed use.

The development provides 76 parking spaces with four being ADA accessible. The site provides 13% of landscaping. The exterior facade of the structure contains stucco and metal panels. A 10' tall wooden fence shall also be required along the eastern boundary per PD 2002-51. The noise of the business shall not exceed 70 dBA at the property line during events or 50dBa at any other time. Events shall be limited to the hours of 12pm-8pm Sunday-Thursday and 12pm-10pm Friday-Saturday.

These are all in line with the requirements of the approved Planned Development.

The development provides access from existing drives that connect to State Highway 78. An emergency vehicular access point is also provided from East Marble Street with an automated gate.

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.