



# 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 the City Council regarding a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for a restaurant with drive-thru on 0.7866 acres, property located at 3008 W FM 544 (**ZC 2023-04**)

### Recommendation

Motion to recommend **approval, approval with amendments, denial**

### Discussion

**OWNER: Springwell Parkway Associates**

**APPLICANT: Josh Gardner**

The applicant is requesting a Special Use Permit (SUP) on 0.7866 acres located at 3080 N State Highway 78, Lot 1R-3-1, Block B of Jacobs Addition for a restaurant with drive-through service as required by the Zoning Ordinance.

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 request includes a new 2,858 square foot structure for a Bojangles restaurant. The structure is planned to have an exterior that consists of brick veneer and hardie plank siding. Canopies are also provided at the main entrance and drive-through windows.

The development is to be accessed from FM 544 and Regency Drive and provides cross access to the west and south properties with a connection to Springwell Parkway. The development provides 20 parking spaces with two being ADA accessible and is in compliance with fire lane requirements.

The site provides 30% landscaping with a 10' landscaped buffer and sidewalks along FM 544 and Regency Drive.

The surrounding properties are zoned Commercial Corridor and have existing commercial uses such as restaurant, and car sales. There are three drive-thru restaurants within ½ mile (Dutch Bros, Freddy's, and Golden Chick). 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.

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