



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 2

### Subject

Consider, and act upon, a Site Plan amendment for Lot 3R, Block B of Freddy's Addition for the expansion of an existing structure for a drive-through restaurant use on 1.074 acres. Property located at 2806 W FM 544.

### Recommendation

Motion to approve as presented.

### Discussion

**OWNER: Azam Health LLC**

**APPLICANT: idd Architecture**

The applicant is proposing to expand an existing building by adding 2,693 sq.ft. to allow for a drive-through restaurant. The property is located at 2806 W FM 544. The property is zoned Commercial Corridor with a Special Use Permit that was recommended for approval by P&Z in February of 2024 and approved by City Council in March of 2024. The applicant had requested that the SUP approval also act as site plan approval. However, at City Council's direction due to a few safety concerns, a separate site plan was required to be submitted for review with the modifications being made to address pedestrian and vehicle safety concerns.

The site plan was originally developed for a drive-through restaurant for a Bush's Chicken. The use on the property has changed since then and is now a medical clinic. The applicant is requesting to construct a 2,693 sq.ft. addition and remodel the floor plan for the structure to have 2,765 sq.ft. of drive-through restaurant space and 2,994 sq.ft. of medical clinic space. There is no lessee for the restaurant space at this time.

Six additional parking spaces would be added with this site plan addition. The total parking provided for the development is 29 spaces with two being ADA spaces. The existing 24' fire lane, access & utility easement platted on Lot 3R, Block B of Freddy's Addition remains.

The addition's exterior material shall match the exterior of the existing building and is composed of brick, limestone and stucco. The site remains in compliance with landscape requirements by providing 26% of landscape area. The developer was able to make additions to the site due to the original drive-through restaurant being reduced from two drive-through lanes to one lane.

The access drive on the eastern side of the property is labeled and marked with signage as a one way to prevent vehicles entering the site from driving towards the drive through vehicle lane. Burford Holly Hedge shrubs of a height of 4' are also to be planted near the exit of the drive-through lane for vehicle headlight screening.

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.

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.

