



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

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 on 0.832 acres, property located at 2812 W FM 544. **(ZC 2021-24)**

Recommendation

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

Discussion

OWNER: Barid Rentals

ENGINEER: Franz Architects

Remove from Table and continue Public Hearing

At the December 21, 2021 Planning and Zoning Commission meeting the applicant requested a Special Use Permit (SUP) on 0.832 acres generally located at 2812 W FM 544. The Zoning Ordinance requires all restaurants with drive-throughs to obtain a Special Use Permit. After some discussion regarding the visibility and site design, and failure to achieve a majority vote for a recommendation to City Council, the commission tabled the item so the applicant could revise the proposal to address the commission's concerns. The amendments are outlined below.

- A stop sign has been provided at the exit of the drive-through lane
- A yield sign has been provided for the eastern drive that intersects with the exit drive-through lane

The amended zoning exhibit is included.

The original site was developed for a restaurant without a drive-through service. The property owner has requested for the drive through service allowance for marketing purposes as the previous restaurant closed. The applicant has not provided, nor do the SUP conditions stipulate an ultimate end user.

Changes made from the existing site layout include removing 13 existing parking spaces for the addition of a drive through lane. A remainder of 26 parking spaces with two ADA accessible are provided onsite. The site will use the existing access that connects to FM 544. The landscaped area exceeds 20% and contains an existing landscape buffer with sidewalks along the street frontage.

As presented the project is in compliance with the 140' drive-through stacking requirement; However there are traffic flow concerns as any overflow in the drive-thru would spill out into the main front drive aisle that serves three other connected properties, and consist of one drive-through restaurant, a nail salon, a dentistry, and a medical clinic with a drive-through.

The structure is proposed to retain the exterior that consists of existing materials of stone, stone banding, and EIFS. Canopies are also provided at the drive-through window and at the main entrances.

Notifications/Responses: 12 notifications were mailed; with one response received in opposition and none in favor of the request.