



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Consider, and act upon, a Site Plan for Lot 4A, Block A of Moussa Switzer Addition for the development of a financial institution with a drive-thru. Property located on 0.66 acres at 409 S State Highway 78.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: 409 S State Highway 78 LLC

APPLICANT: Bowman

The applicant is proposing to develop a financial institution with a drive-thru that measures 3,000 sq.ft. on Lot 1, Block A of Moussa Switzer Addition on 0.66 acres located at 409 S State Highway 78. This is an existing developed lot that currently contains a Taco Delite Drive-Thru restaurant that was constructed in 1987. The redevelopment plan is for the existing restaurant to be demolished for this new development.

The development is providing 15 parking spaces with two being ADA accessible. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance.

The site is to be accessed by a fire lane that uses existing driveway entrances from State Highway 78 A drive-thru lane is proposed for banking services.

An amended plat for the dedication of fire lane easements shall be required prior to a Certificate of Occupancy being issued for the development.

The site provides 6,755 sq.ft. of landscaping being 22% of the overall landscaped area which is in compliance with the 20% minimum landscaping requirement. The landscape plan includes tree plantings primarily along street frontage and parking areas and southern border to aid in screening from the Hartman Early Childhood Learning Center.

The structure's exterior material consists of fiber cement sandstone and cedar texture material with metal panels. Entrances are emphasized with recessed architectural features and a metal canopy.

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.