



# 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 3R, Block A of Woodlake Village, for a drive-thru restaurant on 1.034 acres. Property generally located at 1804 N State Highway 78.

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: Wylie Shops by Slate & Business Park**

**APPLICANT: Cross Engineering**

The applicant is proposing to develop a 2,020 sq.ft. Starbucks drive-through restaurant on Lot 3R, Block A of Woodlake Village. Property located at 1804 N State Highway 78 within the Slate Commercial Planned Development (PD 2022-38). The proposed use is allowed by right per the Planned Developments design standards.

The development provides 28 parking spaces with two being ADA accessible. The site shall provide a sidewalk along State Highway 78 with a crosswalk for pedestrian access to the main structure. The site provides 24% of landscaping with landscaping along the frontage and sides of the property. A dumpster enclosure is provided at the rear of the property. The exterior facade of the structure contains brick veneer, EIFS, wood cladding, and metal canopies.

Access to the site is provided by a 30' Firelane that connects to State Highway and to the adjacent lots to the east, west and north. The drive-through configuration is in compliance with vehicle stacking requirements and provides two lane drive-through aisles for peak hours.

The development is in compliance with the design standards of the approved Planned Development (PD 2022-38) and of the Zoning Ordinance.

The Final Plat for the development was approved in October of 2022.

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.