



# Wylie City Council

## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins

Account Code: \_\_\_\_\_

### Subject

Consider, and act upon, Ordinance No. 2024-08 for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.074 acres to allow for a drive-through restaurant use. Property located at 2806 W. FM 544 (ZC 2023-19).

### Recommendation

Motion to approve the Item as presented.

### Discussion

On March 12, 2024 City Council approved the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.074 acres to allow for a drive-through restaurant use. Property located at 2806 W. FM 544 (ZC 2023-19).

That approval had a condition that the proposed SUP Conditions be amended to remove the approval of the SUP also acting as the approval of a Site Plan. The purpose of the conditions was to require the east side drive lane to be one-way, add a curb to the drive thru lane to separate that traffic from the pass-through traffic, and to reduce the west side of the building addition to allow for a wrap-around sidewalk. Those conditions have been added to the zoning exhibit and the site plan has been separated from the SUP which will be required to obtain separate review and consideration. Additionally, the landscape plans and elevations have been removed from the zoning exhibit, as these may change slightly due to the conditions of SUP approval. They will be a part of the revised site plan when submitted by the applicant for review and consideration.

Final approval of Zoning Case 2023-19 requires the adoption of the Ordinance to amend the zoning accordingly in the Official Zoning map of the City; and providing a penalty clause, a repeal clause, a savings clause, a severability clause, and an effective date.

The subject ordinance allows for the rezoning. Exhibit A (Legal Description), Exhibit B (Zoning Exhibit), and Exhibit C (SUP Conditions) are included and made a part of this Ordinance.

The above described property shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City, as amended herein by the granting of this zoning classification.