



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 3

Subject

Consider, and act upon, a Site Plan for Lot 5, Block A of Wylie Retail Office Park for the development of a restaurant with a drive-thru. Property located on 0.97 acres at 2027 N State Highway 78.

Recommendation

Motion to approve as presented.

Discussion

OWNER: Wylie Prime Realty LLC

APPLICANT: Davis & McDill, Inc

The applicant is proposing to develop a restaurant with a drive-thru that measures 2,867 sq.ft. on Lot 5, Block A of Wylie Retail Office Park on 0.97 acres located at 2027 N State Highway 78.

The development is proposed to contain a Taco Casa restaurant. The property is zoned within Commercial Corridor- Special Use Permit 2021-48 and allows for the drive-through restaurant development.

The development is providing 22 parking spaces with one being ADA accessible. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance.

Access to the site is proposed from an access drive that connects to State Highway 78 and to the adjacent property to the south via a previously platted 24' fire lane.

The site provides 7,150 sq.ft. of landscaping being 20% of the overall landscaped area which is in compliance with the 20% minimum landscaping requirement. The landscape plan includes a 10' landscape buffer with sidewalks along State Highway 78. Additional tree plantings are provided along the property borders and within the parking areas.

The structure's exterior material consists of textured stone, CMU, fiber, and spanish tile panels. Entrances are emphasized with canopies and recessed architectural features.

As presented, this site plan is in compliance with the design requirements of Special Use Permit 2021-48 and of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.