



# 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 4, Block A of Wylie Ranch East Commercial Park for the development of a restaurant with a drive-thru. Property located on 0.61 acres at 2215 N State Highway 78.

### Recommendation

Motion to approve as presented.

### Discussion

**OWNER: SCSD-FINNELL LTD**

**APPLICANT: Colliers Engineering & Design**

The applicant is proposing to develop a restaurant with a drive-thru that measures 800 sq.ft. on Lot 4, Block A of Wylie Ranch East Commercial Park on 0.61 acres located at 2215 N State Highway 78.

The development is proposed to contain a Bahama Bucks restaurant. The property is zoned within Planned Development Ordinance 2023-18 and allows for the proposed use by-right.

The development is providing 24 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 properties via a previously platted 24' fire lane on the north, west and south areas of the subject property.

The site provides 5,344 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 brick, stucco, fiber cement paneling and metal wall cladding. Entrances are emphasized with canopies and recessed architectural features.

As presented, this site plan is in compliance with the design requirements of Planned Development 2023-18 and of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.