



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 1R, Block A of 544 Gateway Addition for the development of a restaurant without drive-thru use. Property located at 906 S W FM 544.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Wylie EDC

APPLICANT: Kimley Horn

The applicant is proposing to develop a restaurant without a drive-thru that measures 5,540 sq.ft. on Lot 1R Block A of 544 Gateway Addition on 1.9 acres located at 906 W FM 544.

The development is proposed to contain a Walk-On's Sports Bistreaux restaurant. The property is zoned Commercial Corridor and allows for the proposed use by-right.

The development is providing 93 parking spaces with four being ADA accessible. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance. A loading space is also provided on the plan located near the rear of the building.

Access to the site is proposed from a 24' fire lane that loops around the main structure with access to John Yeager Way and to FM 544.

The site is providing 16,988 sq.ft. of landscaping being 20.5% of the overall landscaped area which complies with the 20% minimum landscaping requirement. The landscape plan includes a 10' landscape buffer with sidewalks along FM 544. Additional tree plantings are provided along the property borders and within the parking areas.

The developer is requesting to be allowed to have one row of parking of 15 spaces without a landscape island in lieu of the maximum allowed 12 spaces. The request is being made to allow for the landscape islands with light fixtures to be placed in locations that illuminate the fire lane and main access to the main structure.

The structure's exterior material consists of brick, fiber cement siding, and EIFS. Entrances are emphasized with canopies and recessed architectural features.

An amended plat shall be required for the dedication of fire lane and utility easements prior to building permit finals being issued.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance except as noted above. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

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.