



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, Ordinance No. 2025-09 for a change in zoning from Planned Development 2022-06 (PD 22-06) to Commercial Corridor and Commercial Corridor - Special Use Permit (CC & CC-SUP) on 5.43 acres to allow for a drive-through restaurant use and Commercial uses. Property located at 2310 W. FM 544 and 2320 W. FM 544 (ZC 2024-12).

Recommendation

Motion to approve the Item as presented.

Discussion

On February 25, 2025, City Council approved the writing of an ordinance for a change in zoning from Planned Development 2022-06 (PD 22-06) to Commercial Corridor and Commercial Corridor - Special Use Permit (CC & CC-SUP) on 5.43 acres to allow for a drive-through restaurant use and Commercial uses. Property located at 2310 W. FM 544 and 2320 W. FM 544 (ZC 2024-12).

As part of the approval, Council stipulated that a pedestrian connection be provided from the site to the property line of the senior living facility to the south. The applicant agreed to construct the connection and the zoning exhibit and SUP conditions have been updated to include those stipulations and are included in this Ordinance.

Final approval of Zoning Case 2024-12 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.