



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 4

Subject

Consider, and act upon, a Site Plan for Victory at Wylie a multi-tenant retail use on 1.03 acres, being Lot 1, Block 1 of Birmingham and 78 Addition, located on the northwest corner of State Highway 78 and Birmingham Street.

Recommendation

Motion to **conditionally approve** pending Texas Department of Transportation approval of access from State Highway 78 (city of Wylie Zoning Ordinance (8.1C.5.c(3))).

Discussion

OWNER: Victory Group

APPLICANT: John Gardner

The applicant is proposing to develop a multi-tenant retail building which measures 9,160 sq.ft on 1.03 acres located on the northwest corner of State Highway 78 and Birmingham Street. The property is zoned Commercial Corridor with a Special Use Permit (SUP 2022-04) approved in January of 2022.

The Special Use Permit allows for a drive-thru restaurant use, 9' by 18' parking spaces onsite, and 10' by 20' parking spaces along Industrial Court. It also allows for angled parking in two-way drive aisles.

The site plan generally matches the presented plan of the Zoning Exhibit. Amendments include improvements to the turning radii of the drive thru and driveway entrances and widening of drive aisles.

The development requires 53 parking spaces for the proposed retail use and is providing 53 parking spaces with 3 of them being ADA accessible.

The site is providing 20% landscaping which complies with the Commercial Corridor districts requirements. The landscape plan also includes a 10" landscape buffer along State Highway 78 and Birmingham Street. The sidewalk along Birmingham Street is also being extended to connect to Industrial Court.

The structure's exterior material consists of brick, simulated wood panels, stone veneer, and split face cmu. Entrances are emphasized with metal canopies. All structures at or over 6,000 sq.ft. shall be required to have a fire sprinkler system installed.

Access to the site is proposed from a 24' driveway from Industrial Court that leads to a 24' mutual access drive from State Highway 78. The drive shall also function as a firelane. The mutual access drive placement from State Highway 78 is pending TXDOT approval. The zoning ordinance requires that site plan approval take into consideration the "safety of the motoring and pedestrian public using the facility and area surrounding the site" and staff is recommending conditional approval while awaiting TxDOT's response.

A preliminary plat is also on the agenda.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance (with the one exception above) and of the special conditions of SUP 2022-04. 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.