



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 5

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to the City Council regarding a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for a restaurant with drive-thru on 1.02 acres, property located at 2020 N State Highway 78 (ZC 2022-07).

Recommendation

Motion to **(approval, approval with conditions or disapproval)** as presented.

Discussion

OWNER: KAPP Commercial

APPLICANT: Brandon Kublanow

The applicant is requesting a Special Use Permit (SUP) on 1.02 acres located at 2020 N State Highway 78 Lot 1R-5, Block C of Woodlake Village for a restaurant with drive-through service as required by the Zoning Ordinance.

The applicant has requested the Special Use Permit approval act as the Site Plan approval for the development. As proposed, the site plan, landscape plan, or elevations meet all the requirements of the Zoning Ordinance.

The proposal includes a new 2,490 square foot structure for a Hwy 55 Burgers, Shakes, and Fries. The structure is proposed to have an exterior that consists primarily of stucco. Canopies are also provided at the main entrance and drive-through windows. The development also provides an outside seating area.

The development is to be accessed from State Highway 78 and provides cross access to the adjacent north, west, and east properties. The development provides 33 parking spaces with two being ADA accessible. Nine of the parking stalls have a grasscrete surface due to the site exceeding the maximum allowed parking, which is defined as 25% or more over the required minimum.

The site provides 20% landscaping with a 10' landscaped buffer and sidewalks along State Highway 78.

The surrounding properties are zoned Commercial Corridor and have existing commercial uses such as a car wash, retail and restaurant, and minor auto repair. There are three drive-thru restaurants within ½ mile that have approved site plans (Panda Express, Taco Casa, and Fuel City), but none have begun construction. The site is located in the General Urban Sector of the land use map and is consistent with the existing surrounding development and land use classification of the comprehensive plan.

Notifications/Responses: Seven notifications were mailed; with no responses returned in favor or in opposition of the request.