



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 4

Subject

Consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Planned Development - Commercial Corridor District (PD-CC) to Planned Development - Commercial Corridor (PD-CC) to allow for an additional drive-through restaurant and a health club on 10.485 acres generally located on the southeast corner of State Highway 78 and Kreymer Lane (**ZC 2026-12**).

Recommendation

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

Discussion

OWNER: SCSD-FINNERLL, LTD

APPLICANT: Claymoore Engineering

The applicant is requesting to amend the Kreymer Retail Planned Development 2023-18 on 10.485 acres located on the southeast corner of State Highway 78 and Kreymer Lane to allow for an additional drive-through and a revised zoning exhibit with a health club user on lots 7-8.

The Kreymer Retail Planned Development 2023-18 was approved by the City Council in April 2023 and allowed for the development of three drive-thru service restaurants on Lots 1, 2 and 4. This proposal contains a revised zoning exhibit with an additional drive-through on Lot 3. All other requirements from the current PD remain in place.

If the zoning change is approved, the proposed uses shall be required to submit site plan and plat applications for separate review and approval. However, the development provides fire lanes and fire hydrants throughout the site and is in compliance with fire code requirements.

The properties adjacent to the subject property are zoned commercial to the north, west and east and Agricultural to the south.

The subject property lies within the Regional Commercial Sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to 27 property owners within 200 feet as required by state law. At the time of posting no responses were returned in favor or in opposition of the request.