



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, a change in zoning from Commercial Corridor - Special Use Permit (CC-SUP) to Planned Development - Commercial Corridor (PD-CC) on 2.02 acres located at 702 North State Highway 78 (ZC 2022-11).

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: Herman Marshall Distillery

APPLICANT: Benchmark Engineering

The applicant is requesting to rezone 2.02 acres located at 702 North State Highway 78. The current zoning is Commercial Corridor - Special Use Permit (CC-SUP) and the requested rezoning is to Planned Development - Commercial Corridor (PD-CC) to allow for a distillery and event center use.

The current zoning of CC-SUP was created in April 2003 to allow for a family-friendly, indoor/outdoor entertainment center. The SUP allowed video games, volleyball, and a skate center. The site was developed and currently contains a 6,000 square foot building and two outside multi-sport courts.

While the distillery is allowed by-right in accordance with State Law (Alcohol Beverage Code Chapter 14), the applicant has applied for Planned Development zoning in order to add an events center and food truck park to the site.

The PD conditions allow the Distillery, Events Center, and Food Truck Park as uses, while setting hours of operation, screening requirements, and noise standards. Uses that are not included in the Planned Development shall be prohibited.

The PD standards also set a minimum parking ratio of 1:250 square feet for the entire site, generally averaging out the distillery and event center uses of 1:1000 and 1:100, respectively, and allowing about ½ of the required landscaping due the pre-developed nature and location of the site.

If approved, the applicant has proposed additions as generally depicted on the zoning exhibit. These include a 5,800 square foot event center building, an outdoor stage and entertainment area, a food truck park, and an area for outside restroom facilities for certain events. The zoning exhibit also calls for an 8' fence along the east property line and a gate to be added to the southwest corner of the property that connects to Marble Street. This will close the access to public use, but maintain emergency access.

The properties adjacent to the subject property are zoned commercial to the west and north, residential to the east, a cemetery is located to the south, and Commercial Industrial to the north. The subject property lies within the General Urban Sector of the Comprehensive Land Use Plan. The proposed zoning is compatible with the Plan.

Notices were sent to 23 property owners within 200 feet as required by state law. At the time of posting one response was received in favor and none opposed.

P&Z Recommendation

After some discussion regarding hours of operation and an explanation of the noise standards, the Commission voted 6-0 to recommend approval on the condition the food truck hours of operation be limited to the same as the events. Section III.6.b of the PD Conditions has been amended to reflect the requirement.