



Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, 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 approve the Item 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.

Since the P&Z Commission recommendation, staff has had access to the proposed site plan for the health club. Due to the height of the health club building (29' at roofline) and the proximity to residential zoned property to the south, Section III.7 has been added to the development conditions that allows the building height while allowing a 50' minimum setback with no windows allowed above 12'. Normally, the zoning ordinance requires a 3:1 slope for the setback of all commercial buildings adjacent to a residentially zoned property. The properties to the south are zoned AG/30 and have single family homes on nearly two acre lots with homes set toward the front build lines. The 3:1 slope would require a setback of almost 90'. This condition allows for the health club to stay at the proposed height of 29' while providing some provision for privacy for the adjacent property owners.

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 with one in opposition of the request.

P&Z Commission Discussion

The Commission voted 5-0 to recommend approval.