



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Hold a Public Hearing to consider, and act upon, a request for a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for a restaurant with drive-through on 0.832 acres, property located at 2812 W FM 544 (ZC 2021-24).

Recommendation

Motion to table item.

Discussion

Request to table

P&Z Commission Discussion

Due to a member absent and a 3-3 tie vote for a recommendation to City Council, and in accordance with the P&Z Commission rules and procedures, the Commission is requesting Council table the item until after the P&Z Commission can reconsider the item at the January 18, 2022 P&Z Commission meeting.

The Commissioner generally discussed the safety and accessibility of the proposed addition of a drive-thru to the site. Changes to the zoning exhibit to address the dissenting Commissioners concerns are under staff review, will be presented to the P&Z Commission at the next P&Z meeting, and are not contained herein. This report contains the documents as originally presented to the P&Z Commission.

OWNER: Barid Rentals

ENGINEER: Franz Architects

The applicant is requesting a Special Use Permit (SUP) on 0.832 acres generally located at 2812 W FM 544. The Zoning Ordinance requires all restaurants with drive-throughs to obtain a Special Use Permit.

The original site was developed for a restaurant without a drive-through service (Soulman's and Kickin'-Q). The property owner has requested for the drive-through service allowance for marketing purposes as the previous restaurant closed. The applicant has not provided, nor do the SUP conditions stipulate an ultimate end user.

Changes made from the existing site layout include removing 13 existing parking spaces for the addition of a drive through lane. A remainder of 26 parking spaces with two ADA accessible are provided onsite. The site will use the existing access that connects to FM 544. The landscaped area exceeds 20% and contains an existing landscape buffer with sidewalks along the street frontage.

As presented the project is in compliance with the 140' drive-through stacking requirement; however, there are traffic flow concerns as any overflow in the drive-thru would spill out into the main front drive aisle that serves three other connected properties, and consist of one drive-through restaurant, a nail salon, a dentistry, and a medical clinic with a drive-through.

The structure is proposed to retain the exterior that consists of existing materials of stone, stone banding, and EIFS. Canopies are also provided at the drive-through window and at the main entrances. As part of the Special Use Permit Conditions, the Zoning Exhibit shall function as the review and approval of the site plan.

Notifications/Responses: 12 notifications were mailed; with one response received in opposition and none in favor of the request.

Financial Summary/Strategic Goals

Planning Management