



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 1

### Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Planned Development 2022-06 (PD 22-06) to Commercial Corridor and Commercial Corridor - Special Use Permit (CC & CC-SUP) on 5.43 acres to allow for a drive-through restaurant use and Commercial uses. Property located at 2310 W FM 544 and 2320 W FM 544 . (ZC 2024-12).

### Recommendation

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

### Discussion

**OWNER: Corporation of the Episcopal Diocese of Dallas**

**APPLICANT: ClayMoore Engineering**

The applicant is requesting a change in zoning from Planned Development 2022-06 to Commercial Corridor - Special Use Permit (CC-SUP) on 2.8 acres on Lot 2A and Commercial Corridor (CC) on 2.63 on lot 2B as depicted on the Zoning Exhibit. The property is located at 2310 W FM 544 and 2320 W FM 544.

Lot 2B shall be rezoned to Commercial Corridor without any Special Use Permits. For lot 2A, the Special Use Permit (SUP) conditions allows for the drive-through restaurant use. In short, the applicant is requesting the entire property be removed from the existing PD, split the property into two lots, rezone both lots to Commercial Corridor, and apply a Special Use Permit to only Lot 2A for a drive-thru restaurant.

The development provides a 24' fire lane that loops around both structures with access from W FM 544. A total of 145 parking spaces with six being handicapped accessible are proposed. The drive-thru structure on Lot 2A measures 2,380 sf and the Commercial Corridor structure on Lot 2B measures 19,000 sf.

As presented, this Zoning Exhibit is in compliance with the design requirements of the Zoning Ordinance. Approval of the site development is subject to additions and alterations as required by the City Engineering Department. The Zoning Exhibit (Exhibit C) shall function as a conceptual plan. Separate site plan submittals shall be required prior to development commencing.

The property to the west is undeveloped and is within the FEMA flood zone AE. The property to the north is undeveloped and zoned commercial corridor. The property to the south is zoned within a Planned Development and developed with a senior living apartment complex. The property to the east is zoned Planned Developed and developed with a medical office building. There are four completed drive-thru restaurants within ½ mile (Arby's, Taco Bell, Wendy's and Starbucks). The site is located in the Regional Commercial sector of the future land use map and is consistent with the existing surrounding development and land use classification of the comprehensive plan.

Notices were sent to seven property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor nor in opposition of the request.