



# 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 (CC) to Commercial Corridor - Special Use Permit (CC-SUP) to allow for a restaurant with drive-thru on 1.35 acres, property located at 3201 FM 544 (ZC 2022-03).

### Recommendation

Motion to approve Item as presented.

### Discussion

**OWNER: Malik Pervez**

**ENGINEER: Halim Muhommad**

The applicant is requesting a Special Use Permit (SUP) on 1.315 acres located at 3201 W FM 544 to allow for a second restaurant with drive-thru service on the subject property, as the Zoning Ordinance requires all restaurants with drive-through service to obtain a Special Use Permit.

The property currently contains one restaurant with drive-through service (Building A) as the site plan was approved in 2017 prior to the Special Use Permit requirement for that use being in the Zoning Ordinance. The new proposed restaurant with drive-through service is located on the northwest side of the rear building (Building B). Access to this restaurant is provided with plans to use the rear access drive as a drive-through lane. The rear access drive shall be required to have its fire striping removed. As presented, the project is in compliance with the 140' drive-through stacking requirement and is in compliance with fire code requirements.

The proposed zoning exhibit provides a total of 45 parking spaces with two being ADA accessible. As part of the Special Use Permit, the entire site shall be parked at a ratio of 1:275. Sit down restaurants shall also be prohibited due to a concern for parking availability for high traffic uses.

The Special Use Permit Conditions allow for the Zoning Exhibit to function as the review and approval of the site plan. As presented, this item complies with the minimum site, landscaping and architectural requirements of the zoning ordinance.

The surrounding properties are zoned commercial to the east, south, and west and contain a car dealership, a shopping center, and a car wash. The property to the north contains a railroad and a residential subdivision. The nearest restaurants with drive-through service are located approximately 1,200 feet east of the site on the southeast corner of Springwell Pkwy and FM 544.

The site is located in the General Urban Sector of the land use map and is consistent with the existing surrounding development and land use classification of the comprehensive plan.

Notifications/Responses: 8 notifications were mailed; with no responses received in opposition or in favor of the request.

**P&Z Commission Discussion**

The Commission voted 7-0 to recommend approval.

**Financial Summary/Strategic Goals**

Planning Management