



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Lot 1, Block A of Wylie Ranch East Commercial Park for the development of a restaurant with a drive-thru. Property located on 1.037 acres at 2201 N State Highway 78.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: SCSD-FINNELL LTD

APPLICANT: Langan Engineering

The applicant is proposing to develop a restaurant with a drive-thru that measures 3,541 sq.ft. on Lot 1 Block A of Wylie Ranch East Commercial park on 1.037 acres located at 2201 N State Highway 78.

The development is proposed to contain a McDonald's restaurant. The property is zoned within Planned Development Ordinance 2023-18 and allows for the proposed use by-right.

The development is providing 30 parking spaces with two being ADA accessible. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance.

Access to the site is proposed from an access drive that connects to State Highway 78 and to Kremymer Lane. The site contains a previously platted 24' fire lane on the south and east areas of the subject property.

The site is providing 13,546 sq.ft. of landscaping being 28.58% of the overall landscaped area which complies with the 20% minimum landscaping requirement. The landscape plan includes a 10' landscape buffer with sidewalks along State Highway 78 and along Kreymer Lane. Additional tree plantings are provided along the property borders and within the parking areas.

The structure's exterior material consists of brick, limestone, and aluminum woodgrained siding. Entrances are emphasized with canopies and recessed architectural features.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance except as noted above. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.