



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 3

### Subject

Consider, and act upon, a Site Plan for Lot 5, Block A of Wylie Hooper addition for the development of a restaurant with a drive-through. Property located on 0.97 acres at 2720 W FM 544.

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: Texstone Partners**

**APPLICANT: LJA Engineering, Inc**

The applicant is proposing to develop a restaurant with a drive-through that measures 3,640 sq.ft. on Lot 5 Block A of Wylie Hooper addition on 0.97 acres located at 2720 W FM 544.

The development is proposed to contain a Shake Shack restaurant. The property is zoned within Planned Development Ordinance 2025-42 (PD 2025-42) and allows for the proposed use by-right.

The development is providing 31 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 FM 544 and to the adjacent commercial lots of the Wylie Hooper Retail Planned Development. A fire lane is provided along the north and southern access drives.

A drive-through lane with a secondary exit lane for the drive-through service is provided. The drivethrough lane design is in compliance with the vehicle stacking requirements of the Engineering Thoroughfare design manual. Staff is recommending additional signage and striping outside of the drive-through lanes to deter vehicles from queuing on the fire lane.

The site is providing 25.3% of overall landscaped area which is in compliance with the 20% minimum landscaping requirement. The landscape plan includes a 10' landscape buffer with sidewalks along FM 544. Additional tree plantings are proposed along the parking areas.

The structure's exterior material consists of EIFS and Fiber Cement Panel. 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 and of PD 2025-42. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.