



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 change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for a restaurant with drive-through service on 0.975 acres, property located at 2027 N State Highway 78. (ZC 2021-22)

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: Benbrooke Wylie LLC

ENGINEER: Masterplan

The applicant is requesting a Special Use Permit (SUP) on 0.975 acres located at 2027 N State Highway 78 to allow for a restaurant with drive-through service. The Zoning Ordinance requires all restaurants with drive-throughs to obtain a Special Use Permit. The subject property is located on Lot 5, Block A of Wylie Retail Office Park Addition.

The proposal includes a new 2,867 square foot structure for a Taco Casa restaurant. The structure is proposed to have an exterior that consists of textured stone and split face CMU. Canopies are also provided at the main entrance and drive-through windows.

The proposed zoning exhibit provides appropriate site design standards, including parking, access drives, and landscaping. The development is to be accessed from State Highway 78 and provides cross access to the adjacent west, east, and south lots. Review and approval of a separate site plan shall be required should this Special Use Permit be approved.

The surrounding properties are zoned Commercial Corridor and have existing commercial uses such as automotive repair, restaurant, and general retail. There are no other drive-thru restaurants in the area, occupied or vacant. There are two drive-thru restaurants within ½ mile that have approved site plans (Panda Express and Fuel City), but neither has begun construction. 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: Nine notifications were mailed; with no responses returned in favor or in opposition of the request.

P&Z Commission Discussion

The Commission voted 7-0 to recommend approval.

Financial Summary/Strategic Goals

Planning Management