



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Tabled from 07-13-2021

Remove from table and consider

Hold a Public Hearing, consider, and act upon, a request for a change of zoning from Commercial Corridor (CC) to Commercial Corridor Special Use Permit (CC-SUP), to allow for a restaurant with drive-through on 1.022 acres, property located at 2817 FM 544. **(ZC2021-18)**

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: 2819 West FM 544 Ventures, LLC

ENGINEER: Tectonics Design Group

REMOVE FROM TABLE

The applicant is requesting a Special Use Permit (SUP) on 1.022 acres generally located on the northeast corner of Springwell Parkway and FM 544 to allow for a restaurant with drive-through service. The proposed use is for a Dutch Bros Coffee restaurant. The preliminary plat for the development was recommended for approval by P&Z on June 15, 2021 with Council consideration on July 13, 2021.

Council tabled this item at the July 13 City Council meeting in order to address concerns such as the continuation of the proposed use should the specific use cease and the general aesthetic of the main structure.

To address those concerns, the applicant has:

- amended the SUP to include only the Dutch Bros Coffee shop under this SUP
- amended the SUP to stipulate Dutch Bros has one year to complete development, or forfeit the SUP
- amend the SUP, amend the zoning exhibit elevations, and propose a building materials development agreement (on this agenda) to address aesthetic concerns

The Zoning Ordinance requires all restaurants with drive-throughs to obtain a Special Use Permit. As part of the Special Use Permit the applicant is also requesting for the Zoning Exhibits to function as the review and approvals of the site plan.

The proposed zoning exhibit provides 22 parking spaces with one ADA space. 13 spaces are a grasscrete surface due to the site exceeding the maximum allowed parking, which is defined as 25% or more over the required minimum.

The site provides two points of access from Springwell Parkway and FM 544. The landscaped area totals 30% and contains a 10' landscape buffer, exceeding the required 20% for CC districts, and includes 5' wide sidewalks along both street frontages.

The structure is proposed to have an exterior that consists of stucco, split face CMU, Nichihacement board, and metal awnings.

Notifications/Responses: 18 notifications were mailed; with one response received in favor and no response in opposition of the request.

P&Z Commission Discussion

The Commission voted 7-0 to recommend approval.

Financial Summary/Strategic Goals

Health, Safety, Well-Being
Planning Management