



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

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-thru on 1.37 acres, property located at 499 S State Highway 78. **(ZC2021-16)**

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: 3NI Holdings LLC

ENGINEER: Claymoore Engineering

The applicant is requesting a Special Use Permit (SUP) on 1.37 acres generally located 250' northeast from the intersection of State Highway 78 and Kirby Street to allow for a restaurant with drive-through service. The Zoning Ordinance requires all restaurants with drive-throughs to obtain a Special Use Permit. As part of the Special Use Permit Conditions, the Zoning Exhibit shall function as the review and approval of the site plan.

The proposed development is a remodel of an existing structure with modifications that add a drive-through window. The original site was developed as a bank with drive-thru and ATM lanes in 2005. It was later converted to a nail salon personal service use in 2018.

The remodeled structure measures 6,601 square feet and is planned to contain two tenants, one being a typical sit-down Chipotle restaurant with patio and interior seating, and the other being a Texas Health Urgent Care medical office. The drive-through lane for the Chipotle is a newer concept that does not contain a menu board and relies on customers ordering from their mobile device prior to arriving at the pick-up window.

The site provides a total of 45 parking spaces with two being ADA accessible, meeting the minimum required 32. Changes made from the existing site layout include removing three existing parking spaces for the placement of a dumpster and adding eleven additional parking spaces, eight of which are 9'x18', with this stipulation included within the SUP conditions. The proposed smaller parking spaces are in excess of the minimum required and preserve more of the landscape buffer along Kirby.

The site uses existing access that connects to State Highway 78 and Kirby Street.

The landscaped area totals 20% and contains an existing landscape buffer with sidewalks along both street frontages.

The structure is proposed to have an exterior that consists of existing materials of stone, stone banding, and EIFS. Canopies are also provided at the drive-through window and at the main entrances.

Notifications/Responses: 16 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

Health, safety, and well-being