



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Hold a Public Hearing, consider, and act upon, the writing of an ordinance for a change in zoning from Commercial Corridor (CC) to Commercial Corridor - Special Use Permit (CC-SUP) on 1.074 acres to allow for a drive-through restaurant use. Property located at 2806 W. FM 544 (ZC 2023-19).

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Azam Health LLC

APPLICANT: idd Architecture

The applicant is requesting a Special Use Permit (SUP) on 1.074 acres to allow for the expansion of an existing structure to allow for a drive-through restaurant use. The property is located at 2806 W. FM 544. The current zoning is Commercial Corridor (CC).

An original site plan for a drive-through restaurant (Bush's Chicken) was approved in 2016. This was prior to the Zoning Ordinance being amended to require for Special Use Permits for drive-through restaurants. After the restaurant closed, the use on the property changed to a medical clinic.

Now the applicant is requesting to construct a 2,713 sq. ft. addition to and remodel the floor plan of the building to add a 2,716 sq. ft. drive-through restaurant space while maintaining the 3,002 sq. ft of medical clinic space. The site is adaptable for this addition due to the original drive-through restaurant being two drive-through lanes which will be reduced to one lane. There is no lessee for the restaurant space at this time.

Six additional parking spaces would be added with this site plan addition. The total parking provided for the development is 29 spaces with two being ADA spaces. The existing 24' fire lane, access, and utility easement platted on this lot (Lot 3R, Block B of Freddy's Addition) is unchanged. The site remains in compliance with landscape requirements. The addition's exterior material shall match the exterior of the existing building and is composed of brick, limestone, and stucco.

The Special Use Permit (SUP) is requesting for the Zoning Exhibit to act as the site plan for the development. Approval of the SUP shall act as site approval. As presented, this Zoning Exhibit is in compliance with the design requirements of the Zoning Ordinance. Approval of the site development is subject to additions and alterations as required by the City Engineering Department.

The surrounding property to the west is developed with a multi-tenant commercial building with a dentistry and nail salon. The property to the east and south contains a self-storage use. The property to the north contains a minor automobile repair use. The site is located in the Regional Commercial sector of the future land use map and is consistent with the existing surrounding development and land use classification of the comprehensive plan.

Notices were sent to 15 property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor and one was received in opposition of the request.

P&Z Recommendation

The Commission voted 6-0 to recommend approval.