

Wylie Planning and Zoning Commission Regular Meeting

March 18, 2025 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

INVOCATION & PLEDGE OF ALLEGIANCE

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. Consider, and act upon, approval of the meeting minutes from the March 4, 2025 Planning and Zoning Commission Meeting.

REGULAR AGENDA

1. Consider, and act upon, a Site Plan for Lot 1R, Block A of 544 Gateway Addition for the development of a restaurant. Property located at 906 S W FM 544.
2. Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Planned Development 2011-29 (PD 2011-29) to Planned Development 2011-29 - Special Use Permit (PD 2011-29-SUP) on 5.80 acres to allow for a Farmer's Market use. Property located at 711 Woodbridge Parkway (ZC 2025-01).
3. Hold a Public Hearing, consider and act upon a recommendation to City Council regarding the writing of an Ordinance to amend the City of Wylie Zoning Ordinance, Articles 5.1 Land Use Charts, 5.2 Listed Uses, 7.0 General Development Regulations, as they relate to Smoke Shops.

WORK SESSION

RECONVENE INTO REGULAR SESSION

EXECUTIVE SESSION

RECONVENE INTO OPEN SESSION

Take any action as a result from Executive Session.

ADJOURNMENT

CERTIFICATION

I certify that this Notice of Meeting was posted on March 14, 2025 at 5:00 p.m. on the outside bulletin board at Wylie City Hall, 300 Country Club Road, Building 100, Wylie, Texas, a place convenient and readily accessible to the public at all times.

Stephanie Storm, City Secretary

Date Notice Removed

The Wylie Municipal Complex is wheelchair accessible. Sign interpretation or other special assistance for disabled attendees must be requested 48 hours in advance by contacting the City Secretary's Office at 972.516.6020. Hearing impaired devices are available from the City Secretary prior to each meeting.

If during the course of the meeting covered by this notice, the Commission should determine that a closed or executive meeting or session of the Commission or a consultation with the attorney for the City should be held or is required, then such closed or executive meeting or session or consultation with attorney as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Commission at the date, hour and place given in this notice as the Commission may conveniently meet in such closed or executive meeting or session or consult with the attorney for the City concerning any and all subjects and for any and all purposes permitted by the Act, including, but not limited to, the following sanctions and purposes:

Texas Government Code Section:
§ 551.071 – Private consultation with an attorney for the City.



Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item:** A
Prepared By: Gabby Fernandez

Subject

Consider, and act upon, approval of the meeting minutes from the March 4, 2025, Planning and Zoning Commission meeting.

Recommendation

Motion to approve Item as presented.

Discussion

The minutes from the March 4, 2025, Planning and Zoning Commission meeting are attached for your consideration.

Wylie Planning and Zoning Commission Regular Meeting

March 4, 2025 – 6:00 PM

Council Chambers - 300 Country Club Road, Building #100, Wylie, Texas 75098



CALL TO ORDER

Chair Joshua Butler called the meeting to order at 6:00pm. In attendance were Chair Joshua Butler, Vice-Chair Rod Gouge, Commissioner Joe Chandler and Commissioner Keith Scruggs. Staff present were: Community Services Director Jasen Haskins, Senior Planner Kevin Molina, Development Engineering Manager Than Nguyen and Administrative Assistant Gabby Fernandez. Absent was Commissioner Franklin McMurrian, Commissioner Zeb Black and Commissioner Zewge Kagnew.

INVOCATION & PLEDGE OF ALLEGIANCE

Vice-Chair Gouge gave the Invocation and Chair Butler led the Pledge of Allegiance.

COMMENTS ON NON-AGENDA ITEMS

Any member of the public may address Commission regarding an item that is not listed on the Agenda. Members of the public must fill out a form prior to the meeting in order to speak. Commission requests that comments be limited to three minutes for an individual, six minutes for a group. In addition, Commission is not allowed to converse, deliberate or take action on any matter presented during citizen participation.

No persons were present wishing to address the Commission.

CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Commission and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- A. **Consider, and act upon, approval of the meeting minutes from the February 18, 2025 Planning and Zoning Commission meeting.**
- B. **Consider, and act upon a recommendation to City Council regarding a Final Plat for Kreymer at the Park, being 48 residential lots and two open space lots on 16.484 acres. Property located at 2605 E Stone Rd.**

BOARD ACTION

A motion was made by Vice-Chair Gouge, seconded by Commissioner Chandler, to approve the Consent Agenda as presented. A vote was taken and the motion passed 4 – 0.

ADJOURNMENT

A motion was made by Vice-Chair Gouge, and seconded by Chair Butler, to adjourn the meeting at 6:01 PM. A vote was taken and carried 4 – 0.

Joshua Butler, Chair

ATTEST

Gabby Fernandez, Secretary



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Lot 1R, Block A of 544 Gateway Addition for the development of a restaurant without drive-thru use. Property located at 906 S W FM 544.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Wylie EDC

APPLICANT: Kimley Horn

The applicant is proposing to develop a restaurant without a drive-thru that measures 5,540 sq.ft. on Lot 1R Block A of 544 Gateway Addition on 1.9 acres located at 906 W FM 544.

The development is proposed to contain a Walk-On's Sports Bistreaux restaurant. The property is zoned Commercial Corridor and allows for the proposed use by-right.

The development is providing 93 parking spaces with four being ADA accessible. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance. A loading space is also provided on the plan located near the rear of the building.

Access to the site is proposed from a 24' fire lane that loops around the main structure with access to John Yeager Way and to FM 544.

The site is providing 16,988 sq.ft. of landscaping being 20.5% of the overall landscaped area which complies with the 20% minimum landscaping requirement. The landscape plan includes a 10' landscape buffer with sidewalks along FM 544. Additional tree plantings are provided along the property borders and within the parking areas.

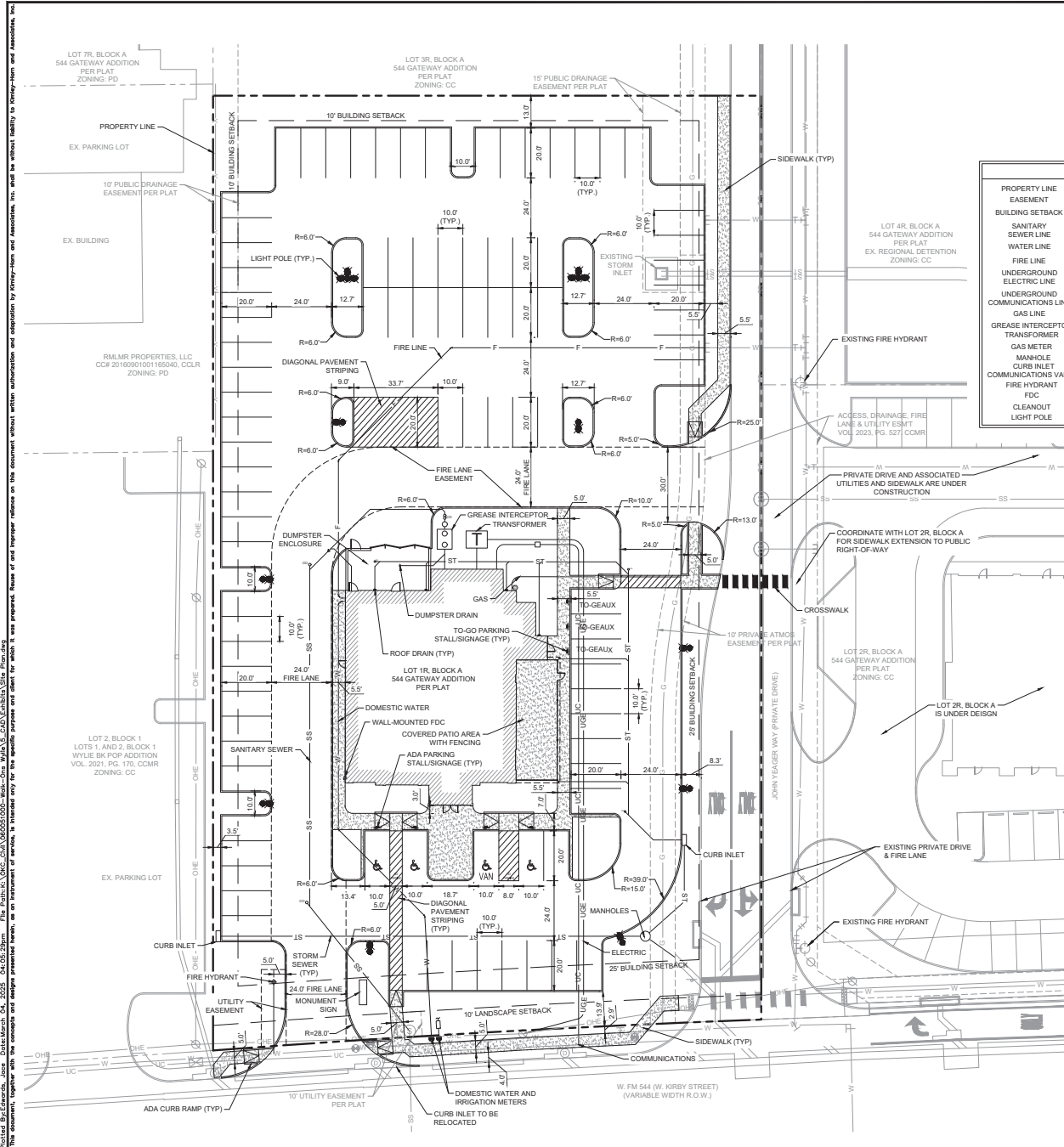
The developer is requesting to be allowed to have one row of parking of 15 spaces without a landscape island in lieu of the maximum allowed 12 spaces. The request is being made to allow for the landscape islands with light fixtures to be placed in locations that illuminate the fire lane and main access to the main structure.

The structure's exterior material consists of brick, fiber cement siding, and EIFS. Entrances are emphasized with canopies and recessed architectural features.

An amended plat shall be required for the dedication of fire lane and utility easements prior to building permit finals being issued.

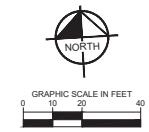
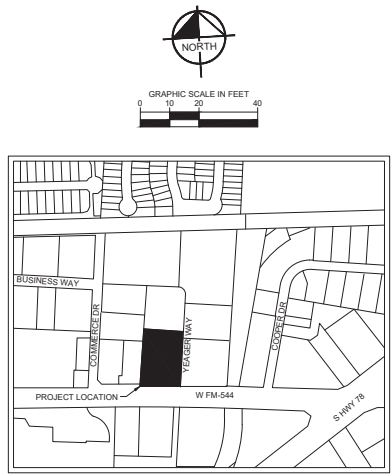
As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance except as noted above. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.

The Planning and Zoning Commission must provide a written statement of the reasons for conditional approval or disapproval to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Government Code.



LEGEND

PROPERTY LINE EASEMENT	---
BUILDING SETBACK	----
SANITARY SEWER LINE	SS
WATER LINE	W
FIRE LINE	F
UNDERGROUND ELECTRIC LINE	UGE
UNDERGROUND COMMUNICATIONS LINE	UC
GAS LINE	G
GREASE INTERCEPTOR TRANSFORMER	☐
GAS METER	⊙
MANHOLE	⊙
CURB INLET	⊙
COMMUNICATIONS VAULT	⊙
FIRE HYDRANT	⊙
FDC	⊙
CLEANOUT	⊙
LIGHT POLE	⊙



SITE DATA

DESCRIPTION:	LOT 1R, BLOCK A, 544 GATEWAY ADDITION
EXISTING ZONING:	CC
PROPOSED USE:	RESTAURANT
LOT AREA:	482,722 SF - 1.90 AC
BUILDING AREA:	5,540 SF
BUILDING LOT COVERAGE:	6.70%
BUILDING HEIGHT:	1-STORY; 25 FEET
REQUIRED PARKING:	RESTAURANT: 1:100 (5,540/100) = 56 SPACES
PROVIDED PARKING:	93 SPACES (4 ACCESSIBLE SPACES)
LANDSCAPING LOT COVERAGE:	20.50%

OWNER

WYLIE EDC
 304 FORTUNE ROAD
 YOUNGSVILLE, LA 70592
 PHONE: 469-748-6199
 CONTACT: JASON GREINER
 EMAIL: JASON@WYLIEEDC.COM

TENANT

DEFT VENTURES, LLC
 304 FORTUNE ROAD
 YOUNGSVILLE, LA 70592
 PHONE: 337-278-1755
 CONTACT: COOPER THOMSON
 EMAIL: CTWALKKONS@GMAIL.COM

ARCHITECT

ACS CINCINNATI
 7870 E. KEMPER ROAD, SUITE 320
 CINCINNATI, OH 45249
 PHONE: 513-991-6200/ X4507
 CONTACT: WILL HOFMANN
 EMAIL: WHOFMANN@ACS-ARCHITECTS.COM

CIVIL ENGINEER

Kimley-Horn
 4727 GALLARDIA PARKWAY, SUITE 250
 OKLAHOMA CITY, OK 73142
 PHONE: 405-241-5426
 CONTACT: STEVEN COOKSEY
 EMAIL: STEVEN.COOKSEY@KIMLEY-HORN.COM

SURVEYOR

ROOMIE LAND SURVEYING
 2000 AVENUE G, SUITE 810
 PLANO, TEXAS 75074
 PHONE: 972-423-4372
 CONTACT: F.E. BEMENDERFER JR.

NOTES:

1. THIS SITE PLAN IS TO BE USED FOR PLANNING PURPOSES ONLY AND IS NOT A CONSTRUCTION DOCUMENT.
2. SITE PLAN IS PROVIDED TO SHOW GENERAL LOCATION OF IMPROVEMENTS. REFERENCE THE PAVING, GRADING, STORM SEWER, AND UTILITY PLANS FOR DETAILED INFORMATION ON SITE CONSTRUCTION ITEMS.
3. SURVEY INFORMATION REFLECTED PROVIDED BY WYLIE EDC, PRODUCED BY ROOMIE LAND SURVEYING.

BENCHMARKS:

- CITY OF WYLIE MONUMENT #1**
 LOCATED ON THE NORTH SIDE OF STATE HIGHWAY NO. 78 NEAR THE EAST ENTRANCE DRIVE FOR THE CITY OF WYLIE MUNICIPAL COMPLEX AT 2000 STATE HIGHWAY NO. 78 NORTH NORTHING - 7056922.944, EASTING - 2576974.068, ELEVATION 530.55
- CITY OF WYLIE MONUMENT #2**
 LOCATED NORTH OF STATE HIGHWAY NO. 78 AND WEST OF SOUTH BALLARD STREET NEAR THE SOUTHEAST CORNER OF THE BUILDING AT 104 SOUTH BALLARD STREET NORTHING - 7057346.784, EASTING - 2569521.039, ELEVATION 550.61

NO.	REVISIONS	DATE

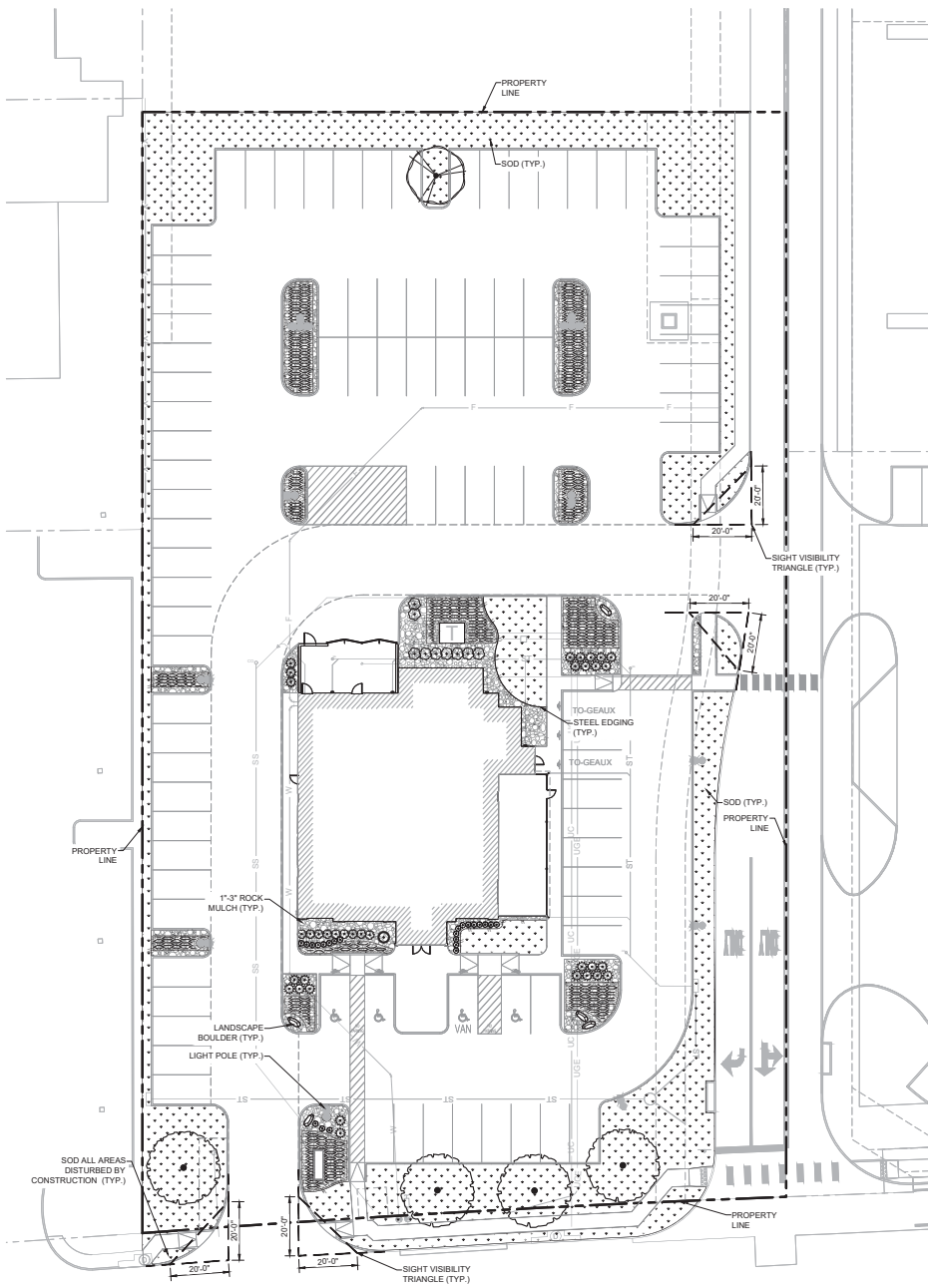
Kimley-Horn
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.
 4727 GALLARDIA PARKWAY, SUITE 250, OKLAHOMA CITY, OK 73142
 PHONE: 405-241-5426 FAX: 405-241-5428
 WWW.KIMLEY-HORN.COM

PRELIMINARY
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 4727 GALLARDIA PARKWAY, SUITE 250, OKLAHOMA CITY, OK 73142
 PHONE: 405-241-5426 FAX: 405-241-5428
 WWW.KIMLEY-HORN.COM

WALK-ONS SPORTS BISTREAUX
 LOT 1R, BLOCK A,
 544 GATEWAY ADDITION
 906 W FM 544
 WYLIE, TX 75098

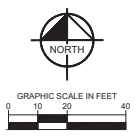
SITE PLAN
 SHEET NUMBER
 C-006

This document, together with the contract and any amendments thereto, shall constitute the entire agreement between the parties hereto. It is to be read in conjunction with the contract and any amendments thereto. No verbal agreement or understanding shall be binding on the parties hereto. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for obtaining all necessary permits and approvals.



PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CALIPER	SIZE	REMARKS
TREES							
	AS	1	CADD MAPLE ACER SACCHARUM 'CADD'	B&B/C	3" CAL	---	SINGLE, STRAIGHT LEADER, FULL & MATCHING.
	UP	4	LACEBARK ELM ULMUS PARVIFOLIA	B&B/C	3" CAL	---	SINGLE, STRAIGHT LEADER, FULL & MATCHING.
SHRUBS							
	AN	26	ADAM'S NEEDLE YUCCA FILAMENTOSA 'COLOR GUARD'	CONTAINER	5 GAL	AS SHOWN	FULL & MATCHING.
	YH	9	DWARF YALPOM HOLLY ILEX VOMITORIA 'NANA'	CONTAINER	5 GAL	AS SHOWN	FULL & MATCHING.
	RY	1	RED YUCCA HESPERALOE PARVIFLORA	CONTAINER	5 GAL	AS SHOWN	FULL & MATCHING.
	TS	9	TEXAS SAGE LEUCOPHYLLUM FRUTESCENS	CONTAINER	5 GAL	AS SHOWN	FULL & MATCHING.
ORNAMENTAL GRASSES							
	FG	23	MEXICAN FEATHER GRASS FENISELUM ALPELUCURIOIDES	CONTAINER	3 GAL	AS SHOWN	FULL & MATCHING.
GROUND COVERS							
	EF	1,049	WINTERCREEPER EUONYMUS FORTUNEI	CONTAINER	1 GAL	18" O.C.	FULL
DECORATIVE ROCK							
	ROCK	4,604 SF	DECORATIVE ROCK MULCH	ROCK	N/A	N/A	DECORATIVE ROCK MULCH - 1" - 3" DIAMETER IN SIZE. COLOR AND TONE TO MATCH BUILDING.
SOD							
	SOD	12,958 SF	US BERMUDA GRASS CYNODON DACTYLON 'US'	SOD	---	---	SOD TO HAVE TIGHT, SAND-FILLED JOINTS, ROLLED, SODE TO BE FREE OF WEEDS, PESTS, AND DISEASE.
MISCELLANEOUS							
			STEEL EDGING (AS SHOWN ON PLAN)	N/A	N/A	N/A	3 / 16" x 5", BLACK
			LANDSCAPE BOULDERS (5)	N/A	N/A	N/A	3-4' (L) 1-2' (W) 15-24" (H) BURY 1/3 OF STONE FOR NATURAL LOOK



LANDSCAPE REQUIREMENTS:

Requirement	Calculation	Min./Max.	Provided
Appendix B/Article 4/Sec. 4.3/E/1/a/1: Landscaping in Required Yards At least 20% of site shall be landscaped.	82,722 SF x 20%	16,544 SF	16,988 SF
Appendix B/Article 4/Sec. 4.3/E/1/a/2: Landscaping in Required Yards Landscaping is required in the front yard.	N/A	N/A	YES
Appendix B/Article 4/Sec. 4.3/E/1/a/2: Landscaping of Parking Lots Site plans requiring more than 12 spaces required to have 50 sq. ft. of landscaping per space.	93 Parking Stalls x 50 SF	4,650 SF	5,919 SF
Appendix B/Article 4/Sec. 4.3/E/1/a/2: Landscaping of Parking Lots No parking space further than 60' from landscaped area on site.	N/A	N/A	YES
Appendix B/Article 4/Sec. 4.3/E/1/a/2: Landscaping of Street Frontages At least 50% of required front yard developed as landscaped buffer, at least 10' in width.	16,332 SF x 50%	8,116 SF	7,872 SF
Appendix B/Article 4/Sec. 4.3/E/1/a/2: Landscaping of Street Frontages Trees required in buffer, in groves or belts on a 30 - 40' spacing	156 LF / 40 LF	4 TREES	4 TREES

PLANTING NOTES:

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
5. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
6. PROVIDE A STEEL EDGE BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
7. ALL PLANTING BEDS AND TREE RINGS IN TURF AREAS ARE TO BE TOP DRESSED WITH A MINIMUM OF ROCK MULCH. REFERENCE LANDSCAPE PLAN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
9. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
10. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODED, SHALL BE REESTABLISHED WITH BERMUDA SOD.
11. ALL LANDSCAPE BED AREAS TO BE PREPARED USING LANDSCAPER'S BLEND BY SOIL BUILDING SOLUTIONS OR APPROVED EQUAL. CONTRACTOR TO MIX 4" LAYER OF S88 LANDSCAPER'S BLEND WITH NATIVE SOIL AND TILL TO A DEPTH OF 6". FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
12. BEDS SHALL BE MULCHED WITH ROCK MULCH TO MATCH OR COMPLIMENT BUILDING VENEER (PROVIDE SAMPLE FOR ARCHITECT'S APPROVAL). REFER TO LANDSCAPE PLAN AND SCHEDULE FOR LOCATION AND SIZE OF ROCK MULCH.
13. MUST MAINTAIN A MINIMUM OF 2' OF UNOBSTRUCTED CLEARANCE AROUND FIRE HYDRANTS AND FDC.




PRELIMINARY 	© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 4777 GALLATIN BLVD., SUITE 100, DALLAS, TX 75242 PHONE: 462-2424 FAX: 462-2428 WWW.KIMLEY-HORN.COM
KHA PROJECT NO. _____ DATE: MARCH 18, 2025 SCALE: AS SHOWN DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____	WALK-ONS SPORTS BISTREAU LOT 1R, BLOCK A, 544 GATEWAY ADDITION 906 W HM 544 WYLE, TX 75098 LANDSCAPE PLAN SHEET NUMBER L-001
REVISIONS NO. _____ DATE _____	DATE _____ BY _____




Front Elevation

Scale: 1/4" = 1'-0"

 BRK-1 THIN BRICK
HEBRON BRICK
COLOR: BOURBON SSTREET

 FC-1 FIBER CEMENT SIDING
NICHIIHA
COLOR: VINTAGEWOOD BARK

 EIFS-1 EXTERIOR FINISH SYSTEM
STO
COLOR: 16018 FINE SAND

 PT-6 PAINT
COLOR: TO MATCH
DARK BRONZE

 MTL-1 METAL FINISH
COLOR: RAL 5003

 MTL-2 METAL FINISH
COLOR: DARK BRONZE

 MTL-3 METAL FINISH
COLOR: ALMOND



Walk On's Sports Bistreaux
Wylie, TX






Left Elevation

Scale: 1/4" = 1'-0"

 BRK-1 THIN BRICK
HEBRON BRICK
COLOR: BOURBON SSTREET

 FC-1 FIBER CEMENT SIDING
NICHIIHA
COLOR: VINTAGEWOOD BARK

 EIFS-1 EXTERIOR FINISH SYSTEM
STO
COLOR: 16018 FINE SAND

 PT-6 PAINT
COLOR: TO MATCH
DARK BRONZE

 MTL-1 METAL FINISH
COLOR: RAL 5003

 MTL-2 METAL FINISH
COLOR: DARK BRONZE

 MTL-3 METAL FINISH
COLOR: ALMOND




Walk On's Sports Bistreaux
Wylie, TX








Rear Elevation


Scale: 1/4" = 1'-0"


- 


BRK-1 THIN BRICK
HEBRON BRICK
COLOR: BOURBON SSTREET
- 

FC-1 FIBER CEMENT SIDING
NICHIIHA
COLOR: VINTAGEWOOD BARK
- 

EIFS-1 EXTERIOR FINISH SYSTEM
STO
COLOR: 16018 FINE SAND
- 

PT-6 PAINT
COLOR: TO MATCH
DARK BRONZE
- 

MTL-1 METAL FINISH
COLOR: RAL 5003
- 

MTL-2 METAL FINISH
COLOR: DARK BRONZE
- 

MTL-3 METAL FINISH
COLOR: ALMOND




Walk On's Sports Bistreaux
Wylie, TX








Right Elevation

Scale: 1/4" = 1'-0"

 BRK-1 THIN BRICK
HEBRON BRICK
COLOR: BOURBON SSTREET

 FC-1 FIBER CEMENT SIDING
NICHIIHA
COLOR: VINTAGEWOOD BARK

 EIFS-1 EXTERIOR FINISH SYSTEM
STO
COLOR: 16018 FINE SAND

 PT-6 PAINT
COLOR: TO MATCH
DARK BRONZE

 MTL-1 METAL FINISH
COLOR: RAL 5003

 MTL-2 METAL FINISH
COLOR: DARK BRONZE

 MTL-3 METAL FINISH
COLOR: ALMOND



Walk On's Sports Bistreaux
Wylie, TX





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Hold a Public Hearing, consider, and act upon, a recommendation to City Council regarding the writing of an ordinance for a change in zoning from Planned Development 2011-29 (PD 2011-29) to Planned Development 2011-29 - Special Use Permit (PD 2011-29-SUP) on 5.80 acres to allow for a Farmer's Market use. Property located at 711 Woodbridge Parkway (ZC 2025-01).

Recommendation

Motion to recommend (**approval, approval with conditions or disapproval**) as presented.

Discussion

OWNER: Wylie Cinema LLC

APPLICANT: Wylie Farmers Market

The applicant is requesting a Special Use Permit (SUP) on 5.80 acres to allow for a Farmer's Market use at 711 Woodbridge Parkway as generally depicted in Zoning Exhibit "B". The current zoning is Planned Development 2011-29. A Farmer's Market is an allowed use with a Special Use Permit per section 5.2 of the Zoning Ordinance.

The SUP conditions allow for a Farmer's Market use with the following special conditions:

- A calendar of operation dates shall be provided to the Planning Department a minimum of 30 days prior to the first event each calendar year. All changes shall be submitted 30 days prior to the new dates commencing.
- The farmers market shall operate on a Saturday once a month. Setup shall be from 7am to 9am. Operating hours shall be from 9am to 1pm. Tear down shall be from 1pm to 2pm
- A minimum of two security officers, provided by the operator of the farmer's market, shall be required during all hours of operation.
- The SUP shall act as a shared parking agreement between the nonprofit Wylie Farmers Market and Wylie Cinema Company LLC as allowed by Section 7.3F of the Zoning Ordinance.
- An updated vendors list shall be maintained and provided by the applicant at the city's request. All mobile food units and vendors shall be required to be in compliance with the rules and regulations for food services as required by the City of Wylie and Collin County.
- Smoke shop products such as the following: cigarettes, cigars, e-cigarettes, pipes, hookahs, bongs, tobacco, vape cartridges chewing tobacco, CBD smokable products and other smoke, vape, or CBD type products, shall be banned from being sold by vendors.
- The SUP shall be null and void should the Farmers Market not be owned by non profit Wylie Farmers Market.

The property to the north is developed with a self-storage development. The property to the south is undeveloped and zoned Agricultural. The property to the east is developed with an apartment complex. The property to the west is developed with an outside storage light industrial use.


The subject property lies within the Regional Commercial sector of the Comprehensive Land Use Plan. Development within this sector's main purpose is to allow for a broad range of commercial, retail, and office uses oriented toward major roadways. The secondary purpose is heavy commercial or light industrial use depending on the compatibility with the surrounding areas.

Notices were sent to five-teen (15) property owners within 200 feet as required by state law. At the time of posting, no responses were received in favor or none in opposition of the request.

Locator Map



ZONING CASE:
ZC 2025-01 711 Woodbridge Parkway

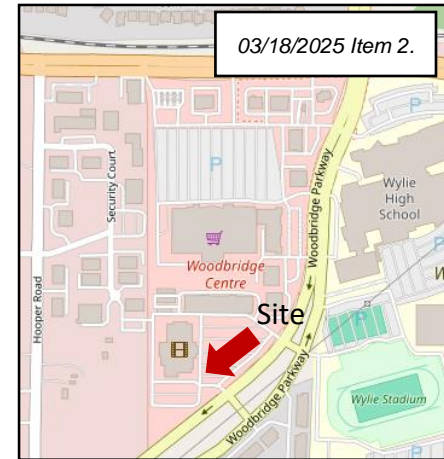
 SUBJECT property

0 100 200 400 600 800 1,000 Feet



Date: 2/20/2025





Vicinity Map



Legend	
	Barricade
	Wylie PD
	Trash Bin
	Restrooms Inside B&B
	Welcome Spaces
	Vendor Booths
	Food Trucks / Specialty

Wylie Farmers Market Zoning Exhibit

Part of
Lot 1, Block A
Woodbridge Center Phase II

Wylie’s Farmers Market

EXHIBIT “B”

Conditions For Special Use Permit

I. PURPOSE:

1. The purpose of this Special Use Permit is to allow for a Farmers Market use within a portion of Planned Development 2011-29 (PD 2011-29) formerly Planned Development 2003-01 (2003-01).

II. GENERAL CONDITIONS:

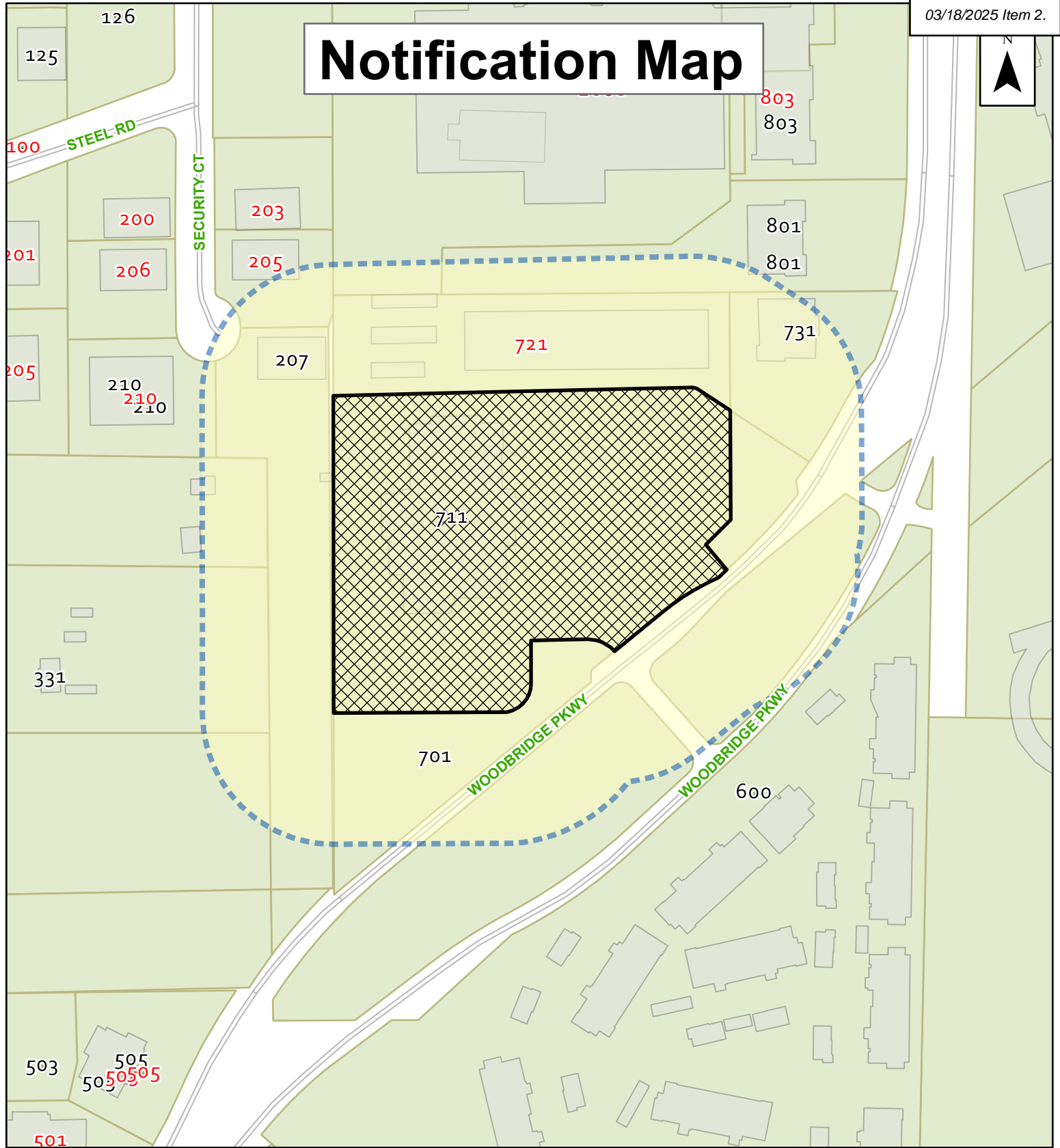
- 1. This Special Use Permit shall not affect any regulations of the Commercial Corridor District (CC) set forth in Article 4 and 5 of the Comprehensive Zoning Ordinance as adopted June 2023 and of Planned Development 2011-29 except as specifically provided herein.
- 2. The design and development of the Wylie Farmers Market development shall be in accordance with Section III below and the Zoning Exhibit (Exhibit C).

III. SPECIAL CONDITIONS:

- 1. The Special Use Permit (SUP) shall allow for a Farmers Market use per Section 5.2 of the Zoning Ordinance within Planned Development 2011-29 (PD 2011-29).
- 2. A calendar of operation dates shall be provided to the Planning Department a minimum of 30 days prior to the first event each calendar year. Any changes shall be submitted 30 days prior to the new date(s).
- 3. The Farmers Market shall operate on a Saturday once a month
 - a. Set up shall be from 7am to 9am
 - b. Operating hours shall be from 9am to 1pm
 - c. Tear down hours shall be from 1pm to 2pm
- 4. A minimum of two security officers, provided by the operator of the farmer’s market, shall be required during all hours of operation.

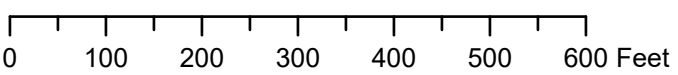
5. This SUP shall act as a shared parking agreement between the nonprofit Wylie Farmers Market and Wylie Cinema Company LLC as allowed by Section 7.3.F
6. An updated vendors list shall be maintained and provided by the applicant at the city's request.
7. All mobile food units and vendors shall be required to be in compliance with the rules and regulations for food service as required by the City of Wylie and Collin County.
8. Smoke Shop products such as the following: Cigarettes, cigars, e-cigarettes, pipes, hookahs, bong, tobacco, vape cartridges, chewing tobacco, CBD smokable products and other smoke, vape, or CBD type products, shall be banned from being sold by vendors.
9. This Special Use Permit is intended for a Farmers Market owned and operated by the nonprofit Wylie Farmers Market. Under any other use or ownership, the SUP shall expire and zoning reverted to the regulations of PD 2011-29.

Notification Map



ZONING CASE:
 ZC 2025-01 711 Woodbridge Parkway

 SUBJECT property  200 foot Notification Buffer



Date: 2/20/2025





Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item Number: 3

Prepared By: Jasen Haskins

Subject

Hold a Public Hearing, consider and act upon a recommendation to City Council regarding the writing of an Ordinance to amend the City of Wylie Zoning Ordinance, Articles 5.1 Land Use Charts, 5.2 Listed Uses, 7.0 General Development Regulations, as they relate to Smoke Shops.

Recommendation

Motion to recommend approval as presented

Discussion

In the last few months City Council held two work sessions with staff regarding Smoke Shops. The impetus for this work session was the need to amend the zoning ordinance to better regulate the sale of smoke, vape, and CBD products due to the potential harm those products cause the community. At those work sessions the Council directed staff to draft amendments to the Zoning Ordinance that would:

- Eliminate Smoke Shops as a separate use.
- Establish a Special Use Permit process for any commercial establishment that wants to engage in the sale of smoke, vape, or CBD related products.
- Establish requirements within said process for distances from schools, churches, and other commercial entities selling said products.

The proposed amendments are attached.



B. Appeal of Distance Requirements. The City Council may allow variances to the distance regulations if it is determined that enforcement of the regulation in a particular instance is not in the best interest of the public, constitutes waste or inefficient use of land or other resources, creates an undue hardship on an applicant for a license or permit, does not serve its intended purpose, is not effective or necessary, or for any other reason the City Council, after consideration of the health, safety, and welfare of the public and the equities of the situation, determines is in the best interest of the community. The distance variance shall become a part of the Special Use Permit Ordinance.