



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning Item Number: 1  
Prepared By: Kevin Molina

### Subject

Consider, and act upon, a Site Plan for Lot 1, Block A of Stealth BTS Addition, for a warehouse distribution use on 7.654 acres. Property generally located at 2200 W Alanis Drive.

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: Jamey Rentfrow VIII**

**APPLICANT: Arco Murray**

The applicant is proposing to develop a 105,600 sf warehouse distribution development on 7.654 acres generally located at 2200 W Alanis Drive. The property was rezoned to Light Industrial with a Special Use Permit in April of 2023 (SUP 2023-14) and allows for the proposed use.

The development provides 71 parking spaces with four being ADA accessible. 18 spaces are provided for trailer loading. The development is providing 36% landscaping which includes screening of the service and loading areas with a combination of landscaping, walls, berms and building orientation.

The exterior facade of the structure contains tilt wall construction with formliner accents and canopies at entryways . An 8' tall wooden fence shall be constructed along the eastern boundary per SUP 2023-04. A dumpster enclosure is provided at the rear of the property.

The development shall be in compliance with all applicable regulations of the Zoning Ordinance including the noise regulations which state that noise shall not exceed 56 dBA at the property line during daytime hours or 49 dBA between 10 PM and 6 AM.

The development has two accent points from W Alanis Drive and is in compliance with fire code safety standards.

The site plan is in compliance with the SUP development standards and Zoning Ordinance standards. 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.