



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 3

### Subject

Consider, and act upon, a Site Plan for an industrial use on 2 acres, being Lot 1, Block A of Hensley Park, located on the northwest corner of Hensley Road and Hooper Road.

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: Keles Group**

**APPLICANT: ND & Associates, LLC**

The applicant is proposing to develop four shell buildings totalling 32,875 sq.ft on two acres located on Lot 1, Block A of Hensley Park. The property is zoned Light Industrial and allows for the proposed industrial use by-right.

The preliminary plat for this development is also on the agenda.

The development requires 30 parking spaces for the proposed light industrial uses and is providing 32 parking spaces with 7 of them being ADA accessible.

The site is providing 27% landscaping which exceeds the 10% normally required in LI zoned districts. The plan calls for a 5' wide sidewalk along Hensley road.

Access to the site is proposed from a 30' driveway with access from Hooper Road and Hensley Road. This drive shall also function as a firelane. A city water line that currently runs east-west across the property is being relocated and placed along the proposed access drive.

The structure's exterior material consists of metal panels. Entrances are emphasized with metal canopies. All structures at or over 6,000 sq.ft. shall be required to have a fire sprinkler system installed.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. 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.