



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 2

### Subject

Consider, and act upon, a Site Plan for Lot 1, Block B of Premier Industrial Park South for an addition to an existing manufacturing use. Property located at 930 Hensley Lane.

### Recommendation

Motion to approve as presented.

### Discussion

**OWNER: Tower Extrusion LLC**

**APPLICANT: Helmberger Associates**

The applicant is proposing a 16,962 sq.ft. building addition and a detached truck barn measuring 4,560 sq.ft. on Lot 1, Block B of Premier Industrial Park South on 17.206 acres, located at 930 Hensley Lane. The property is zoned Light Industrial (LI) and allows for the proposed use by-right. The development is serving as an expansion to an existing aluminum manufacturing business that conducts services for casting, extrusions, fabrication and finishing.

The site plan for the property was originally approved in November of 1999 and is a site that the Wylie EDC used to relocate the original business owner, Extruders Division of Atrium Companies, Inc. when an agreement was made to purchase approximately 5 acres of land located at 404 South State Highway 78. The agreement led to enhancements to the commercial corridor of State Highway 78 and is the site where Chick-Fil-A and Whataburger are currently developed.

The development is providing 50 new parking spaces for a total of 251 spaces with seven being ADA accessible. There are an additional 16 parking spaces for semi-truck trailer parking.

A fire lane exists that loops around the entire development with two entrances from Hensley Lane. The fire lane shall be required to be platted as an easement on an amended plat prior to building permit finals being issued.

The site is providing 278,162 sq.ft. of landscaping which exceeds the minimum requirement of 74,950 sq.ft. (10%) and includes landscaping along the frontage and around the parking areas.

The proposed addition and truck barn have an exterior that consists of metal panels that match the appearance of the existing structure. The truck barn contains four roll up doors.

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.