



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a site plan for a commercial development on Lot 8, Block A of Wylie Hooper addition. Property located at 2780 W FM 544.

Recommendation

Motion to **approve** as presented

Discussion

OWNER: Textstone Partners

APPLICANT: LJA, Inc.

The applicant has submitted a site plan for the development of two commercial buildings totaling a square footage of 20,283 sf on Lot 8, Block A of Wylie Hooper Addition located at 2780 W FM 544. The proposed use is allowed within the Commercial Corridor district and within the Shadow Creek Village Planned Development (PD 2025-42).

A preliminary plat is on the consent agenda for Lot 8, Block A of Wylie Hooper Addition. An amended plat shall be required for Lot 8, Block A of Wylie Hooper addition for the dedication of fire lane access and utility easements prior to the a Certificate of Occupancy being granted for the two commercial buildings.

The development will be accessed by a fire lane access easement which loops around both structures with a single access point from FM 544.

The proposed development is parked to allow for up to 14,100 sf of restaurant use and 6,182 sf of general merchandise use. The minimum parking required for this is 157 spaces. The development is in compliance by providing 157 spaces with six being ADA accessible.

The development provides a 5' wide meandering sidewalk along FM 544 which connects to the main structures via a crosswalk.

The development is in compliance with the 20% minimum landscaping requirements by providing 21.6% of landscaped area. Landscaping is provided throughout the parking areas and along the frontage of FM 544.

This exterior material of each building consists of salado stone, painted stucco and the use of metal awnings at the entrances.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of PD 2025-42. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.