



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Consider, and act upon, a site plan for a health club development on Lot 8R, Block A of Wylie Ranch East Commercial Park Second Revision. Property located at 2209 N State Highway 78.

Recommendation

Motion to **approve** as presented

Discussion

OWNER: SCSD-FINNELL LTD

APPLICANT: KFM Engineering & Design

The applicant has submitted a site plan for the development of a health club which measures a square footage of 18,800 sf with a mezzanine that measures 4,200 sf on Lot 8R, Block A of Wylie Ranch East Commercial Park Second Revision located at 2209 W FM 544. The property is located within the Kreymer Retail Planned Development (PD 2023-18)

A re-plat is on the consent agenda for Lot 8R, Block A of Wylie Ranch East Commercial Park Second Revision. The purpose of the replat is to combine Lots 7-8 to allow for the development of the proposed health club.

Access to the site is provided from State Highway 78 and Kreymer Lane with the use of mutual access easements that are tied to the Kreymer Retail Planned Development (PD 2023-18).

The minimum parking required for the health club is 94 spaces. The development is in compliance by providing 118 spaces with five being ADA accessible. The development provides cross walks which tie into the adjacent commercial lots for pedestrian access.

The development is providing approximately 14,433sf (14.87%) of landscaped area, being 5.13% short of the 19,417 sf (20%) minimum landscaping requirement. The landscaping provided is placed throughout the parking areas and along the southern boundary. Reasons for the shortage of landscaping are primarily due to the lack of a street frontage on the subject property which typically requires a 10' wide landscape buffer.

There is a 1.20-acre lot to the west of the subject property within the Kreymer Retail Planned Development (PD 2023-18) which provides the main access drive to the health club. As an open-space lot containing a detention pond, it is fully landscaped. Staff recommends approval of the landscaping as proposed as the general intent of the landscaping design standards are being met throughout the Kreymer Retail Planned Development (PD 2023-18).

This exterior material of each building consists of split face cmu of varying colors and protruded EIFS along the main entrance

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of PD 2023-18. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.