



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 Warehouse use on 18.38 acres. Property generally located on the southwest corner of State Highway 78 and Wylie East Drive.

Recommendation

Motion to **approve** as presented

Discussion

OWNER: 78 Hooper LTD

APPLICANT: Lovett Industrial

The applicant is proposing to develop a 272,160 sq.ft warehouse/distribution facility on 18.40 acres, located on Lot 1, Block A of LI 78 Logistics Center. The property is zoned within Planned Development 2022-33 and allows for warehouse development.

A preliminary plat for the site is also included on the consent agenda.

The PD requirements call for one parking space for every 2,000 square feet, a total of 136 parking spaces. The site plan provides 156 parking spaces, five being handicapped spaces. The development also provides 77 trailer storage parking spaces on the south side of the property as was presented in the approved zoning exhibit.

One Access point is provided from Anson Parkway, one from Wylie East Drive, and two from State Highway 78. Large truck traffic shall be prohibited from the drive leading to Wylie East Drive.

The site provides 24.2% of landscaped area with trees and sidewalks along the street frontage of State Highway 78, Anson Parkway and Wylie East Drive. Per the Planned Development Ordinance, visual screening is provided on the southside of the development with trees planted at a minimum height of 10 feet. An 8 foot solid masonry screening wall is also provided.

Two detention ponds are provided on the east side of Lot 1 with a storage area large enough to serve the warehouse lot and the two remaining commercial lots of Planned Development 2002-23.

The exterior material of the primary structure consists of concrete tilt-wall construction with three different paint colors. The entrances are architecturally enhanced with metal awnings and exterior wall offsets to meet the City's architectural requirements.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of Planned Development 2022-33. 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.