



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 1

### Subject

Consider, and act upon, a Site Plan for an addition to an existing self-storage use on 4.282 acres, property located at 3475 W FM 544.

### Recommendation

Motion to **approve** as presented

### Discussion

**OWNER: Great American Storage Partners LLC**

**APPLICANT: Avid-Buildings**

The applicant is proposing to add two self storage buildings to an existing Right Space Storage located at 3475 W FM 544. A special use permit allowing the continued use and expansion of the self storage business was approved by City Council in April of 2022.

The original site plan for the project, completed in 2004, showed a 16,925 sq.ft. single structure being proposed at the location where the two buildings are now being planned. The building was never constructed. A site plan amendment is now required due to the new design being significantly different from the previous plan. The two proposed buildings measure a total square footage of 10,595 sf being 6,330 sf less than the single building that was previously planned and are in line with the SUP zoning exhibit. The updated site plan also provides improved vehicular access by providing a 25' access drive in between the two buildings.

The proposed development will not be affecting any of the existing fire lanes or access drives. The developer is aware that an amended plat will be required to show fire lane and access as platted easements prior to a certificate of occupancy being issued.

The site plan provides 15 parking spaces, two being handicapped spaces and is not affecting any of the existing landscaping on site. The new structures are proposed to match the existing self-storage buildings by providing a brick exterior.

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.