



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Lot 1, Block A of BizSpace Wylie for the development of an office/warehouse development on 5.274 acres. Property located at 2800 Hensley Lane.

Recommendation

Motion to approve as presented.

Discussion

OWNER: Scott Investments LP

APPLICANT: Kimley-Horn And Associates

The applicant is proposing to develop an eight building, 88,400 square foot flex space office warehouse park. The property is zoned within the Light Industrial district and allows for the proposed use by right. The preliminary plat for the development is in the consent agenda and provides the necessary access and utility easements.

The proposal is for the development to be completed in four phases. Each phase shall be required to provide the necessary infrastructure for city code compliance.

Access to the site is provided via a driveway extension from Exchange Street which provides access to the adjacent property owner to the east. Two additional drives are provided for access to Hensley Lane. All access drives shall be owned and maintained by the property owner.

The development provides 87 standard spaces with 8 being ADA accessible, 34 outdoor loading spaces, and 34 indoor spaces. The development shall be allowed to provide shared parking throughout all buildings as the entire constructions will be contained on one single lot.

The site provides 56,186 sq.ft. of landscaping being approximately 25% of the overall landscaped area which is in compliance with the 10% minimum landscaping requirement. The landscape plan includes tree plantings primarily along street frontage of Hensley Lane with a 6' tall wrought iron fence with masonry columns to function as a buffer from the Woodbridge Villas residential neighborhood. A 5' wide meandering sidewalk shall also be required along the street frontage of Hensley Lane.

The structure's exterior material consists of Brick, CMU and storefront framing. The elevations provide architectural variation with the use of alternating CMU texture, overhead doors and awnings. Dumpsters enclosures shall be located near the north side of the property hidden from view from the Hensley Lane right of way.

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.