



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for PopShelf, a general merchandise use on 1.033 acres, located at 1948 N State Highway 78, being Lot 1 of Upwind Capital Addition.

Recommendation

Motion to **approve** as presented

Discussion

OWNER: Upwind Capital Partners LLC

APPLICANT: Vaquero Ventures

The applicant is proposing to develop an 11,267 sq.ft PopShelf retail store on 1.033 acres located at 1948 N State Highway 78. Popshelf is a brand owned by Dollar General that focuses on seasonal home decor, health and beauty aids, cleaning supplies, and party and entertainment goods. The property is zoned Commercial Corridor and allows for the general merchandise store use.

A preliminary plat for Upwind Capital Addition is on the consent agenda.

The property shall require one parking space for every 400 square feet for a total of 28 parking spaces. The site plan provides 30 parking spaces, two being handicapped spaces, meeting the requirement.

The site provides 23% landscaping which includes the planting of trees along the street frontage with a 5' wide meandering sidewalk, meeting the 20% minimum for Commercial Corridor property. Trees are proposed along the southern rear property line. Shrubs are shown along the east and west boundaries. Water detention for the site is accounted for at the rear of the property.

Access to the site is proposed from a 24' shared access driveway that connects to State Highway 78. This drive shall also serve as a fire lane. As the building is greater than 6,000 square feet, it shall be required to be sprinkled.

The exterior material consists of brick and fiber cement siding. The front entrances are architecturally emphasized with metal awnings.

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.