



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 5, Block A of 544 Gateway Addition for the development of a manufacturing facility. Property located on 2.874 acres at 608 John Yeager Way.

Recommendation

Motion to approve as presented.

Discussion

OWNER: Wylie Economic Development Corporation

APPLICANT: Studio Black Design

The applicant is proposing to develop a manufacturing facility that measures 40,387 sq.ft. on Lot 5, Block A of 544 Gateway Addition on 2.874 acres located at 608 John Yeager Way.

The development is proposed to contain an industrial automation company with expertise in system integration, panel fabrication and control products. The property is zoned within Planned Development 2023-13 and allows for the light industrial use by right.

The development is providing 86 parking spaces with five being ADA accessible. There are also three trailer truck parking spaces and three trailer truck docking bays. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance.

Access to the site is proposed from a drive that connects to John Yeager Way with a fire lane that loops around the entire structure.

An amended plat for the dedication of fire lane easements shall be required prior to a certificate of occupancy being issued for the development.

The site provides 13,4620 sq.ft. of landscaping being 10.75% of the overall landscaped area which is in compliance with the 10% minimum landscaping requirement. The landscape plan includes tree plantings along the property borders and throughout the parking areas.

The structure's exterior material consists of textured metal siding, wood panels, and stucco. Entrances are emphasized with recessed architectural features, window glazing and wood paneling.

As presented, this site plan is in compliance with the design requirements of Planned Development 2023-1.3 and of the Zoning Ordinance. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.