



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 North Wylie Plaza for the development of a multi-tenant commercial office use on 0.912 acres. Property located at 2455 FM 1378.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Tanvir Ahmed

APPLICANT: Gagliardi Group

The applicant is proposing to develop a multi-tenant commercial office building of 8,000 sq.ft. on Lot 1, Block A of North Wylie Plaza on 0.912 acres generally located at 2455 FM 1378. The property was rezoned from Agricultural (AG/30) to Commercial Corridor in September of 2019 and allows for the proposed use by-right.

The Preliminary Plat for this development is on the consent agenda.

The development is providing 25 parking spaces with two being ADA accessible. The 25 spaces are parked at a ratio of 1 space for every 320 sq.ft. of building space. The provided parking allows for businesses that generate less commercial traffic such as office and medical office uses.

The site is providing landscaping which exceeds the minimum requirement of 20% and includes a 10' landscape buffer along FM 1378 with a 5' wide meandering sidewalk.

The development provides a maintenance service area for a lift station that currently exists on the northwest corner of the property. A temporary access drive that serves as access to the lift station is being replaced by a 24' fire lane that loops around the entire site.

The structure's exterior material consists of stucco and split face CMU. Entrances are emphasized with recessed architectural features and awnings. The structure shall be required to have a fire sprinkler system installed.

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.