



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 1

### Subject

Consider, and act upon, a Site Plan for a Truck Storage on 1.275 acres. Property located at 2772 Capital Street.

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: Shaminder Sekhon**

**APPLICANT: Helmberger Associates**

The applicant is proposing to develop 1.275 acres of land for a truck storage use. The property is zoned within the Light Industrial zoning district and allows for the outside storage use by-right.

The Final Plat for the development is on the consent agenda and dedicates fire lane access easements.

The development is creating ten parking stalls that measure 12' X 75'. A 30' drive is provided with a hammerhead turn around for safety vehicles.

The development is required to provide 10% landscaping being 5,526 sq.ft. and is in compliance by providing 7,500 sq.ft. Bald Cypress trees are proposed along the frontage adjacent to Capital Street.

A 150' Texas Power and Light easement remains along the rear of the property.

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.