



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 3

Subject

Consider, and act upon, a Site Plan for Lot 1, Block 1 of Industrial Park for the development of an office/warehouse facility Property located on 2.91 acres at 32 Steel Road.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Steelwater Properties LLC

APPLICANT: Westwood

The applicant is proposing to develop an office/warehouse facility that measures 18,000 sq.ft. on Lot 1, Block 1 of Industrial Park on 2.91 acres located at 32 Steel Road.

The development is proposed to contain an existing plumbing company that offers services to both residential and commercial developments. The property is zoned Light Industrial (LI) and allows for the light industrial use by right.

The development is providing 27 parking spaces with two being ADA accessible. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance.

The site is proposing to have a material laydown yard on gravel surface to be fenced by a 6' tall chain link fence. The lay down yard will be used primarily to store pvc pipe on pipe racks.

The site is to be accessed by a fire lane that loops around the entire structure with two entrances from Steel Road. All gates surrounding the fire lane shall be in compliance with knox box and opticom requirements. The west side of the building provides a covered loading area for vehicles with a 15' vertical clearance.

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 50,487 sq.ft. of landscaping being 40% 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 and front parking area.

The structure's exterior material consists of stone veneer and metal panels. Entrances are emphasized with recessed architectural features and an awning. 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.