



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Cordero Construction Maintenance Yard, being Lot 9, Block E of Regency Business Park Phase 2, for a light industrial use on 0.26 acres, located at 2726 Exchange Street.

Recommendation

Motion to **approve** as presented

Discussion

OWNER: Luis & Francisco Cordero

APPLICANT: Design Draw Build

The applicant is proposing to develop a contractor's maintenance yard on 0.26 acres located at 2726 Exchange Street. The property is zoned within the Light Industrial zoning and allows for the use by right. The property is located on Lot 9, Block E of Regency Business Park Phase 2. The Final Plat for the property was recorded in February of 1987.

The contractor maintenance yard is phase 1 of the property owners development. The second phase will include the construction of a structure and shall require a new site plan review.

Phase 1 of the proposal contains a gated contractor's maintenance yard with two parking spaces and a total of 11,356 outside storage area. 1,475 sf of concrete paving is provided with access from Exchange street.

The maintenance yard shall be screened with an 8' tall wooden fence. Additional landscaping along with a meandering sidewalk shall be required adjacent to Hensley Lane due to the residential homes to the south of the subject property. Two additional trees are also proposed along Exchange Street. The development is in compliance with the landscaping and screening requirements by being in compliance with the 10% minimum lot area landscaping requirement.

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.