



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 1R, Block E of Regency Business Park Addition Phase 2 for the development of a parking lot on 0.5291 acres. Property located at 2812-2814 Exchange Street.

Recommendation

Motion to **approve, approve with conditions or disapprove** as presented.

Discussion

OWNER: Wylie Peace Center Inc

APPLICANT: ND & Associates

The applicant is proposing to develop a parking lot to serve a proposed house of worship that is occupying an existing structure located at 2812 Exchange Street. The property is zoned Light Industrial (LI) and allows for the proposed use by-right.

The development is providing 29 parking spaces with two being ADA accessible. No elevations are being provided as the site is the redevelopment of an existing building with no major exterior renovations.

The site is providing 3,102 sq.ft. of landscaping which exceeds the minimum requirement of 2,305 sq.ft. (10%) and includes landscaping along the frontage and around the parking areas. The development shall be required to plant shrubs along the street frontages in lieu of trees due to existing water and sewer utilities that could be impacted by tree plantings.

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

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.