



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 Texas Collision Addition for the development of an automobile repair major use on 1.985 acres, located at 401 S Westgate Way.

Recommendation

Motion to approve as presented.

Discussion

OWNER: Lmb Realty LLC

APPLICANT: Odyssey Services Group

The applicant is proposing to develop a 16,600 sq.ft. automobile repair major structure on 1.985 acres located on Lot 1 Block A of Texas Collision Addition. The property is located at 401 S Westgate and is zoned Commercial Corridor with a Special Use Permit for an Automotive Repair, Major Use(Ordinance 2023-46) to allow for the proposed use.

The site plan generally matches the presented plan of the Zoning Exhibit.

The site is providing 21% landscaping with trees planted along the street frontage and north side of the development as required by the Special Use Permit conditions. An 8' tall wooden board on board fence shall also be installed along the northern boundary to screen the outside storage of vehicles from the adjacent residential neighborhood located across from the railroad tracks to the north.

The development is to be accessed by a 26' fire lane that loops around the main structure with access from Westgate Way. The development provides 67 parking spaces. 12 of the parking spaces including 2 ADA spaces are available along the front of the building. The remaining parking spaces are located behind an 8' tall sliding gate and are to be used for the outside storage of vehicles and for parking relief to customers when needed.

The structure's exterior material consists of limestone, brick, stone and metal panels. The entrances of the main structure are emphasized with a vehicle canopy.

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.