



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 2B Block A of Aldi Wylie Addition for the development of an indoor athletic facility on 1.162 acres. Property located north of 3463 W FM 544.

Recommendation

Motion to approve as presented.

Discussion

OWNER: Pace Group LLC

APPLICANT: Triangle Engineering

The applicant is proposing to develop a 14,001 sq.ft. indoor athletic facility on 1.162 acres located on Lot 2B Block A of Aldi Wylie Addition. The property is generally located north of 3463 W FM 544. The property is zoned Commercial Corridor - Special Use Permit (CC-SUP) approved in July of 2023 and allows for the proposed use.

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

The site is providing 19.3% landscaping which, in staff's opinion, meets the intent but not the letter of the Zoning Ordinance due the site not being directly visible from a public street. The landscape plan includes landscaped areas surrounding the entire building and around the parking areas. A reduction to the 20% landscaping requirement allows compliance with parking and vehicle maneuverability requirements.

The development provides 30 parking spaces with two being handicapped spaces. A 26' fire lane and access drive is provided which extends an existing driveway that connects to FM 544.

The structure's exterior material consists of brick and limestone. Entrances are emphasized with canopies and recessed architectural features. The structure shall be required to be sprinkled.

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.