



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 6, Block A of 544 Gateway Addition, for a contractor's maintenance yard and general office use on 1.19 acres. Property generally located to the east of the intersection of Business Way and Commerce Drive.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Wylie Economic Development Corporation

APPLICANT: Vasquez Engineering

The applicant is proposing to develop 5,914 sq.ft. of Office/Warehouse space, 10,900 sq.ft. of General office space and 1.19 acres of outside lumberyard storage on Lot 2, Block A of 544 Gateway Addition. Property located east of the intersection of Business Way and Commerce Drive within the 544 Gateway Planned Development (PD 2023-13). The proposed use is allowed by right per the Planned Developments design standards.

The development provides 38 parking spaces with three being ADA accessible. The site shall provide a 5' wide sidewalk along Commerce Drive with a crosswalk for pedestrian access to the main structure. The site provides 16.7% of landscaping with landscaping along the frontage and parking areas of the property. A dumpster enclosure is provided at the rear of the property. The exterior facade of the main structure contains brick and lap siding. The main entrances are emphasized with metal canopies. The exterior facade of the two general office buildings shall generally conform to the design aesthetics of the presented elevations of the main structure.

Access to the site is provided by an access drive that loops around the subject property from Commerce Drive.

Material stacking in the yard must be located a minimum of 15' away from any property line and stacking height shall not exceed 20. An 8' tall chain link fence shall be installed surrounding the outside storage area.

The development is in compliance with the design standards of the approved Planned Development (PD 2023-13) and of the Zoning Ordinance.

An amended plat shall be required for the purposes of dedicating all access and utilities easements prior to the issuing of any Certificate of Occupancies.

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.