



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item Number: 1

Prepared By: Kevin Molina

Subject

Consider, and act upon, an amendment to Walmart Site Plan a Grocery Store Use on 17.691 acres, property located at 2050 N State Highway 78, being Lot 1R-6R1, Block C of Woodlake Village Addition.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wal-Mart Real Estate Business Trust

APPLICANT: Kimley-Horn

The applicant is proposing to develop a 4,644 sq.ft. addition to the existing Walmart located at 2050 N State Highway 78. The Zoning Ordinance requires an amended site plan to be considered by the Commission when there is an increase to the square footage of a use (8.1.D.2.c).

The addition requires the plat of the subject property to be amended as a water line easement is being relocated to facilitate the building addition. The amended plat is on the agenda.

The purpose of the addition is to facilitate the online ordering and pick-up of products.

The addition is located on the northeast corner of the existing structure. The amended site plan shows the new fire lane and access configuration. The proposed amendment requires the site to provide 688 parking spaces at a ratio of one space for every 300 sq.ft. of building area. The proposed plan provides 734 parking spaces with 19 being ADA accessible.

The landscaping on the subject property is not affected by the proposed change.

The exterior facade of the expansion shall generally match the exterior material of the existing structure.

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.