



# Wylie Planning & Zoning Commission

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## AGENDA REPORT

Department: Planning

Item Number: 1

Prepared By: Kevin Molina

### Subject

Consider, and act upon, an amended Site Plan for the expansion of East Fork Special Utility District office building on 1.76 acres, located at 1355 Troy Road.

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: East Fork Special Utility District**

**APPLICANT: Dunaway DBI**

The applicant is proposing to develop a 1,296 sq.ft addition to an existing building that measures 1,728 sq.ft. located at 1355 Troy Road within the Bozman Farms Planned Development. The purpose for this addition is to allow for additional offices to serve the East Fork Special Utility District. The site plan is also proposing to add 1,296 sq.ft of covered parking.

The current structure is of a metal exterior and was developed prior to the current zoning ordinance. Expansion of the structure requires for the entire exterior facade to be of a masonry material. The applicant is in compliance with this requirement by providing brick veneer.

Access to the site is proposed from an existing concrete parking lot with street frontage from Troy Road. The existing landscaping along the street frontage of Troy Road is unaffected with this expansion.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of PD 2002-52. 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.