



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 2

### Subject

Consider, and act upon, a Site Plan for Lot 17R-3, Block A of Woodbridge Crossing Addition, for a home improvement center development on 7.2915 acres. Property generally located at 3026 W FM 544.

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: Wylie Lackland LLC**

**APPLICANT: Centerpoint Integrated Solutions**

The applicant is proposing to develop a 79,540 sq.ft Floor & Decor home improvement center on 7.2915 acres, located on Lot 17R-3, Block A of Woodlake Crossing Addition. The property is zoned within Planned Development 2019-15 and allows for the proposed use.

The development is required to provide one parking space for every 400 square feet of building area, a total of 199 parking spaces are required. The site plan provides 351 parking spaces, eight being handicapped spaces. Planned Development 2019-15 allows for the parking spaces to be sized at 9' X 18'.

The Planned Development requires for the site to provide 10% of landscaped area with trees and sidewalks along the street frontage of Springwell Parkway. The development is providing 13% of landscaped area and includes an 8' wide meandering sidewalk along Springwell Parkway.

The development will incorporate existing fire lanes and access drives that connect to Springwell Parkway and to the adjacent commercial pad sites of the Woodbridge Crossing Planned Development.

The exterior material of the primary structure consists of stone veneer, CMU and cementitious fiber board with at least 10% being of a wood texture paneling per the architectural theme requirements of PD 2019-15. The entrances are architecturally enhanced with metal awnings and exterior wall offsets to meet the City's architectural requirements. A garage bay opening is also provided to allow customers a pick-up location for purchased materials.

As presented, the site plan is in general compliance with the design requirements of the Zoning Ordinance and of Planned Development 2019-15. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department. A replat for the site has been applied for and is on the consent agenda.

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.