



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for an office/warehouse use on 0.718 acres, being Lot 1, Block A of the Creek Bend Industrial Addition, located at 100 Kristen Lane.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: BMW Developments LLC

APPLICANT: Triangle Engineering

The applicant is proposing to develop a 11,138 sq.ft office/warehouse building on 0.718 acres located on Lot 1, Block A of Creek Bend Industrial Addition. The property is zoned Light Industrial and allows for the proposed office/warehouse use.

The development is planned to contain five tenants and provides 15 parking spaces with two of them being ADA accessible.

The site is in compliance with the 10% industrial landscaping requirements by providing 16% of landscaped area.

Access to the site is proposed from a 30' driveway from Martinez Lane and from the existing private road Kristen Lane.

The structure's exterior material consists of stucco, stone and metal. Entrances are emphasized with canopies and metal shades.

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.