



# 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 3, Block D of Regency Business Park Phase 2, for the development of an office/warehouse use on 1.24 acres. Property located at 214 Regency Drive.

### Recommendation

Motion to approve as presented.

### Discussion

**OWNER: Dallas Khodrow Inc**

**APPLICANT: Jahvani Consulting Engineers**

The applicant is proposing to develop two office/warehouse buildings that each measure 8,645 sq.ft. on Lot 3, Block D of Regency Business Park Phase 2 on 1.24 acres, located at 214 Regency Drive. The property is zoned Light Industrial (LI) and allows for the proposed use by-right. The development is being constructed as shell space for leasing.

The development is providing 23 parking spaces with one being ADA accessible. The site is to be accessed by a 24' fire lane with entry points from Springwell Parkway and Regency Drive.

The site is providing 18,756 sq.ft. of landscaping which exceeds the minimum requirement of 5,401 sq.ft. (10%) and includes landscaping along the street frontages and parking areas. Additional landscaped screening is provided along Springwell Parkway with Layland Cypress hedges at a height of 8'. This is due to the existing residential development adjacent to Springwell Parkway.

The exterior material consists of stone, stucco and metal panels. The buildings are oriented in a position that has the garage overhead doors not facing the two street frontages as required by the Zoning Ordinance.

The development shall be required to submit an amended plat for the fire lane dedication prior to Certificate of Occupancy approval.

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.