



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 1, Block A of Creek Bend Industrial Park for the development of an office/warehouse use. Property located on 0.69 acres at 1603 Martinez Ln.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Harger Eric Scott

APPLICANT: Johnson Volk Consulting

The applicant is proposing to develop a two office/warehouse building that total a building area of 11,972 sq.ft. on Lot 15, Block A of Creek Bend Industrial Park on 0.69 acres located at 1603 Martinez Ln.

The development is proposed to contain leasable office/warehouse space. The property is zoned within Light Industrial and allows for the light industrial use by right.

The development has an approved variance that allows for a 10' front setbacks per ZBA Case 2025-09 approved by the Zoning Board of Adjustments on 05/19/2025. The variance was granted in order to provide room in the back of the buildings for rear access, parking, and loading areas that would not face the public street.

The development is providing 16 parking spaces with one being ADA accessible. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance.

Access to the site is proposed from a drive that connects to Kristen Way. Fire services to the site shall be provided from Martinez Lane and Kristen Lane.

The site provides 5,331 sq.ft. of landscaping being 17.05% of the overall landscaped area which is in compliance with the 10% minimum landscaping requirement. The landscape plan includes plantings along the street frontage and throughout the parking area. A 5' wide sidewalk along Martinez Lane is also provided.

The structure's exterior material consists of stone and brick. Entrances are emphasized with a canopy and architectural features.

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.