



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Consider, and act upon, a Site Plan for Warehouse 32 an event center use on 2.91 acres, being Lot 1, Block 1 of Helmberger Industrial Park, located at 32 Steel Road.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Warehouse 32 Events, LLC

APPLICANT: Monk Consulting Engineers, INC

The applicant is proposing to develop a performing and wedding events center which measures 15,000 sq.ft on 2.91 acres located at 32 Steel Road. The property is zoned Light Industrial and the proposed event center use is allowed by-right.

The development requires 150 parking spaces for the proposed event center use and provides 153 parking spaces with five of them being ADA accessible.

The site provides 32% landscaping which exceeds the 10% normally required in LI zoned districts. The landscape plan also includes a 14' landscape buffer along Steel Road and landscaped islands throughout the site.

Access to the site is proposed from a 30' driveway that loops around the site from Steel Road. This drive shall also function as a firelane. A 24' mutual access easement for access to the western lot is called out on the site plan and shall be required on the amended plat. The access easement will be available and cross access will be required at the time of redevelopment of the site to the west.

The structure's exterior material consists of brick, wood siding, stucco veneer, and metal. Entrances are emphasized with metal canopies. All structures at or over 6,000 sq.ft. shall be required to have a fire sprinkler system installed.

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. Review of a flood study for the development is pending. The results of the review may require alterations to be made to the detention of the site. The developer is proposing for some stormwater detention to be on the parking lot. This shall be allowed for short duration storage and be built to city standards in regards to surface slope and flow control structures.

The property is platted as Lot 1 Block 1 of Helmberger Industrial Park. With site, civil, and building plan approval, an amended plat will be required prior to a Certificate of Occupancy being issued to include all fire, access and utility easements.

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.