



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 2

### Subject

Consider, and act upon, a Site Plan for Trinity Friendship Baptist Church portables, being on Lot 1, Block 1 of Shiloh Baptist Church, for a commercial use on 2 acres, located at 840 E Brown Street.

### Recommendation

Motion to **approve** as presented

### Discussion

**OWNER: Trinity Friendship Baptist Church of Wylie**

**APPLICANT: Design Draw Build**

The applicant is proposing to place two 1,440 square feet portable buildings on two acres located on Lot 1, Block 1 of Shiloh Baptist Church at 840 E Brown Street. The property is zoned within the Single Family 10/24 (SF 10/24) zoning and contains the Trinity Friendship Baptist Church, which is allowed by-right.

The existing church on the property was constructed in 1993. The Final Plat for the property was recorded in June of 2001. The two portable buildings are to be used for classroom and/or meeting space and are proposed to be placed on the west side of the property with pedestrian access from the existing parking lot with the construction of a ramp. The proposed use is allowed by right as an accessory use to the church.

A reconfiguration of the parking lot is required for the placement of a fire lane along the frontage of the existing church building. The placement of the structures are in compliance with the 150' hose lay requirement from the fire lane. An amended plat shall be required for the dedication of the fire lane easements.

The site plan remains in compliance with parking requirements by providing a total of 49 parking spaces with two being ADA accessible. In order to achieve this the property is adding additional parking on the east side of the development.

The developer has also coordinated with Oncor for the removal of a power line that interferes with the placement of the portables.

The portable's exterior siding shall be repainted with colors that compliment the look of the existing church using shades of brown labeled as Wild Truffle, Dove and Bison Brown.

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.