



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 6, Block A of Woodlake Village for the development of an office/warehouse development on 4.737 acres. Property located at 1820 N State Highway 78.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Wylie Shops By Slate & Business Park LLC

APPLICANT: Quiddity

The applicant is proposing to develop a 79,893 square foot flex space office warehouse park which consists of four buildings. The property is zoned within Planned Development 2025-45 and allows for the proposed use by right with the presented design being consistent with the approved Zoning Exhibit of the Planned Development.

The development provides 216 standard spaces with seven being ADA which is in compliance with the minimum parking requirements of one parking space for every 400 square feet of building area.

Access to the site is provided via driveway connections to Centennial Drive and to the commercial development to the south which leads to access to State Highway 78. Fire lanes are placed in a manner which provides compliance with the fire code requirements. Fire hydrants are placed throughout the site as required by the fire code.

The site provides 28,140 sq.ft. of landscaping being approximately 13.6% of the overall landscaped area which is in compliance with the 10% minimum landscaping requirement. The landscape plan includes tree plantings primarily along Centennial Drive and throughout the parking areas.

The structure's exterior material consists of Brick, CMU and storefront framing. The elevations provide architectural variation with the use of alternating CMU texture, overhead doors and awnings. All of the structures onsite shall be required to have a fire sprinkler system installed.

In accordance with the requirements of Planned Development 2025-45, the overnight parking of commercial tractor trucks is prohibited.

An amended plat for the dedication of fire lane easements shall be required prior to a Certificate of Occupancy being issued for the development.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of Planned Development 2025-45. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.