



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 2

### Subject

Consider, and act upon, a Site Plan for Lot 26R-1, Block A of Wyndham Estates Phase 3 for the development of an office/warehouse use on 0.706 acres. Property located at 1014 Squire Drive.

### Recommendation

Motion to **approve, approve with conditions or disapprove** as presented.

### Discussion

**OWNER: Kevin Freudiger**

**APPLICANT: Helmberger Associates**

The applicant is proposing to develop an office/warehouse building of 5,800 sq.ft. on Lot 1, Block A of Wyndham Estates Phase 3 on 0.706 acres, located at 1014 Squire Drive. The property is zoned Light Industrial (LI) and allows for the proposed use by-right. The development is serving as an expansion to an existing electrical services provider located to the west of this site.

The development is providing 19 parking spaces with one being ADA accessible. Five of the parking spaces along the frontage of the site are angled and proposed to be accessed by an 11' one way drive. The 11' width is substandard to the city's requirement of 18' for a one way drive. However, this is an expansion with a similar parking configuration existing to the west and is a private drive with no intention of use as a fire lane.

The site is providing 3,178 sq.ft. landscaping which exceeds the minimum requirement of 3,075 sq.ft. (10%) and includes landscaping along the frontage and around the parking areas.

The proposed structure is a pre-manufactured structure with exterior material consisting of metal with stone veneer and awnings. The awning located along the front facade shall be of a height to allow for vehicles to drive underneath it. The max height of the structure shall not exceed 25'.

The Preliminary Plat for this development is on the consent agenda.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance with the exception of the aforementioned 11' one way driveway width. The Planning and Zoning Commission with this site plan consideration shall vote on the allowance of this driveway design. 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.