



# 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 7, Block A of Greenway Addition for the development of a multi-tenant retail use on 1.214 acres. Property located at 961 S Westgate Way.

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: Fm Capital Investments LLC**

**APPLICANT: PETITT-ECD**

The applicant is proposing to develop a multi-tenant retail building which measures 11,944 sq.ft. on Lot 7 Block A of Greenway Addition on 1.214 acres located at 961 S Westgate Way.

The development is proposed to contain a specialty food store, a restaurant and general retail use. The property is zoned Community Retail and allows for the proposed uses.

The development is providing 51 parking spaces with three being ADA accessible. A loading space is also being provided as required for buildings over 10,000 sq.ft by the Zoning Ordinance. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance.

Access to the site is proposed from a 24' fire lane that connects to Westgate Way and loops around the main structure with access to the northern developed lot which contains a Home Depot.

An amended plat shall be required for the dedication of fire lane easements prior to building permit finals being issued.

The site is providing 11,211 sq.ft. of landscaping being 21% of the overall landscaped area which complies with the 20% minimum landscaping requirement. The landscape plan includes a 10' landscape buffer with sidewalks along Westgate Way. Additional tree plantings are provided along the southern border and within the parking areas.

The structure's exterior material consists of brick, stone, and EIFS. Entrances are emphasized with canopies and recessed architectural features. 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.

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.