



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for a general office use on 0.725 acres, being Lot 1R, Block 6 of Keller's 1st Addition, located on the northwest corner of College Street and S Jackson Avenue.

Recommendation

Motion to approve as presented.

Discussion

OWNER: John Yeager

APPLICANT: Sean Reising

The applicant is proposing to develop a 5,361 sq.ft general office building on 0.725 acres located on Lot 1R, Block 6 of Keller's 1st Addition. The property is zoned Commercial Corridor and allows for the proposed general office use.

The development is planned to contain four tenants and provides 25 parking spaces with one of them being ADA accessible. At 1:400 parking for general office use the required parking will be 14 spaces.

The site is providing 34% of landscaping meeting the 20% minimum requirement.

Access to the site is proposed from a 24' driveway with access from College Street and S Jackson Avenue.

The structure's exterior material consists of brick and stone. The building generally matches the appearance of an existing structure built by the same developer directly across the street at 403 S Jackson Avenue.

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.