



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Consider, and act upon, a Site Plan for an industrial use on 2 acres, being Lot 1, Block A of Hensley Park, located on the northwest corner of Hensley Road and Hooper Road.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Keles Group

APPLICANT: ND & Associates, LLC

The applicant is proposing to develop four shell buildings totalling a square footage of 32,875 sq.ft on two acres located on Lot 1, Block A of Hensley Park. The property is zoned Light Industrial and allows for the proposed industrial use. The preliminary plat for this development is also on the agenda.

The development requires 30 parking spaces and is providing 32 parking spaces with 7 of them being ADA accessible.

The site is providing 27% of landscaping with a 5' wide sidewalk along Hensley road.

Access to the site is proposed from a 30' driveway with access from Hopper Road and Hensley Road. This drive shall also function as a firelane.

The structure's exterior material consists of metal panels. Entrances are emphasized with metal canopies. 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.