



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Consider, and act upon, a Site Plan for Vista Wylie Retail, being Lot 1R, Block A of Woodbridge Crossing, for a commercial use on 2.59 acres, located west of 3440 W FM 544.

Recommendation

Motion to **approve** as presented

Discussion

OWNER: Vista Property Company

APPLICANT: Claymoore Engineering

The applicant is proposing to develop 17,143 sq.ft of commercial space on 2.59 acres located west of 3440 W FM 544. The property is zoned within the Woodbridge Crossing Planned Development (PD 2020-15) and allows for commercial development.

The property is located on Lot 1R of Woodbridge Crossing Addition. The Final Plat for the property was recorded in September 2009. The development is being proposed on an existing vacant pad adjacent to the existing Target shopping store. Two buildings are proposed, one measuring 10,739 sf and one measuring 6,404 sq.ft.

Parking for the development is provided with 93 existing parking spaces and seven newly proposed parking spaces. In total there are 100 parking spaces provided with 4 being ADA accessible.

Access to the site is proposed from an existing 24' access driveway that connects to McCreary Rd and to the adjacent commercial lots located within the Woodbridge Crossing Planned Development. A loading space is provided on the east side of the development.

The existing fire lane configuration and landscaping along McCreary Road is unchanged with this development. The site is in compliance with the landscaping requirements by providing 24% of landscaped area.

The exterior material consists of brick, stucco and a wood panel veneer that matches the wood panel palette of the Woodbridge Crossing Planned Development. The front entrances are architecturally emphasized with recessed architectural elements.

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