



# 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 office/warehouse use on 0.58 acres, located at 707 Business Way, being Lot 4, Block 1 of 544 Industrial Park.

### Recommendation

Motion to **approve** as presented

### Discussion

**OWNER: Master Tanvir Ali**

**APPLICANT: DHR-ENG**

The applicant is proposing to develop a 3,000 sq.ft office/warehouse addition on 0.58 acres located at 707 Business Way. The property is zoned Commercial Corridor and allows for the office/warehouse use by-right. There is an existing 4,182 sq.ft. building on the property that was constructed in 1987.

The property shall require one parking space for every 750 square feet for a total of eleven parking spaces. The site plan provides eleven parking spaces, one being a handicapped space, meeting the requirement.

The development is in compliance with the landscaping requirements by providing over 20% of landscaping as required by the Commercial Corridor zoning.

The structure's exterior material consists of brick and metal. An awning is provided at the main entrance. A garage door is proposed on the south side of the building and is to be screened by the existing structure on the property.

A retention pond is proposed along the rear and eastern border of the property that will discharge when overfilled using a swale that connects to Business Way.

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.

An amended plat shall be required prior to a certificate of occupancy being issued. The plat is necessary due to dedication of the 24' access drive as a fire lane and access easement being required.