



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Consider, and act upon, a site plan amendment for a fabrication use on Lot 1R, Block A of Premier Plaza addition, for a building addition and parking lot reconfiguration . Property located at 1415 Martinez Lane.

Recommendation

Motion to **approve** as presented

Discussion

OWNER: Gardner Regency LLC

APPLICANT: PETITT-ECD

The applicant is proposing to amend the site plan of Lot 1R, Block A of Premier Plaza for a building expansion of 10,000 SF.

The original site plan and plat for the development were approved by the Planning and Zoning Commission and City Council in March of 2008 and was for the development of a 60,000 SF structure.

The applicant is proposing to add 10,000 SF to the existing structure to accommodate an expansion of the Savage Precision fabrication business. This expansion has support and assistance from the Wylie EDC.

The new proposed configuration is in compliance with the thoroughfare design standards and with the fire code as none of the existing fire lanes or driveways will be altered.

The site plan provides 81 parking spaces with four being handicapped accessible and is in compliance with the 70 parking space minimum requirement. The development provides 2,274 SF (10%) of landscaped area meeting the 10% landscaping requirement.

The exterior material of the addition shall match the materials of the existing structure with the use of pre-finished metal wall panels.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of Special Use Permit 2024-04. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.