



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a site plan amendment for an office use on Lot 1, Block 21 of Railroad addition, for a building addition and parking lot reconfiguration . Property located at 100 S 3rd St.

Recommendation

Motion to **approve** as presented

Discussion

OWNER: Musa Dirisu Afolabi & Christina Onize

APPLICANT: Design Draw Build LLC

The applicant is proposing to amend the site plan of Lot 1, Block 21 of Railroad Addition for a revised building square footage and a revised parking lot configuration.

The original site plan for the development was approved by City Council with a Special Use Permit in January of 2024 and allowed for an existing structure to be repurposed for an office use. The applicant intends to use the structure as the administrative building for an off-site home health care business.

Changes from the original plan include an increase of the building addition from 400 SF to 624 SF and the removal of a previous driveway connection to S 3rd Street. The driveway connection was eliminated due to the proposed widths of the drive not being in compliance with the thoroughfare design standards. A single driveway entrance is provided adjacent to East Oak Street. A fire lane is not required on site as the building will be serviced from the existing right of way of E Oak Street and S 3rd Street.

The new proposed configuration is in compliance with the thoroughfare design standards and with the fire code.

This proposal includes the addition of seven parking spaces with one being handicapped accessible.

The development is in compliance with landscaping requirements by providing 2,274 SF (27%) of landscaped area being over the 20% landscaping requirement.

The exterior material of the addition shall match the materials of the existing structure with comparable shingles and hardie or equivalent wood grain lap siding.

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.