



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Lot 2R of Wyndham Estates Phase III, for an office/warehouse development on 2.68 acres. Property generally located on the northeast corner of Eubanks Lane and Squire Drive.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Wylie Economic Development Corporation

APPLICANT: DHR Engineering

The applicant is proposing to develop two office warehouse buildings that total 47,380 sq.ft on 2.68 acres, located on Lot 2R of Wyndham Estates Phase III. The property is zoned Light Industrial and allows for the proposed use.

The development is required to provide one parking space for every 750 square feet of building area, a total of 63 parking spaces are required. The site plan provides 68 parking spaces, four being handicapped spaces.

The light industrial zoning requires for 10% of landscaped area with trees and sidewalks along the street frontages. The development is providing 12% of landscaped area and includes a 4' wide meandering sidewalk along Eubanks Lane and Squire Drive.

The development includes fire lanes and access drives that connect to Eubanks Lane and Squire Drive.

The exterior material of the primary structure consists of brick and metal panels. The entrances are architecturally enhanced with metal awnings and exterior wall offsets to meet the City's architectural requirements. The development contains roll up doors that shall be required to be screened with landscaping from Eubanks Lane.

As presented, the site plan is in general 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. A replat for the site has been applied for and is on the consent agenda.

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.