



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 1

### Subject

Consider, and act upon, a Site Plan for Vista Woodbridge, being Lot 15R of Woodbridge Crossing, for a multi-tenant commercial use on 1.62 acres, located at 3040 W FM 544.

### Recommendation

Motion to **approve** as presented

### Discussion

**OWNER: Wylie Lackland LLC.**

**APPLICANT: Claymoore Engineering**

The applicant is proposing to develop a 9,499 sq.ft multi-tenant commercial structure on 1.62 acres located at 3040 W FM 544. The property is zoned within the Woodbridge Crossing Planned Development (PD 2020-15) and allows for commercial development, including a drive-thru being allowed by right as the Zoning Ordinance change was made after the PD was approved.

The property is located on Lot 15R of Woodbridge Crossing Addition. The Final Plat for the property was recorded in September of 2009.

The property shall require one parking space for every 100 square feet for a total of 94 parking spaces. The site plan provides 94 parking spaces, four being handicapped spaces, meeting the requirement.

The site provides 20% landscaping which includes the planting of trees along the street frontage with a 5' wide meandering sidewalk, meeting the 20% minimum for the Planned Development.

Access to the site is proposed from an existing 30' shared access driveway that connects to FM 544 located west of the subject property. Two additional 24' access drives are also provided that connect to the property to the east

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 metal awnings.

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.

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.