



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 12R1, Block C of Regency Business Park Phase Three for the expansion of an office/warehouse use with outside storage on a total of 2.789 acres. Property generally located at 2770 Capital Street.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Cardinal Strategies

APPLICANT: Cardinal Strategies

The applicant is requesting a site plan to expand the outside storage area of an existing engineering firm. The property is located at 2770 Capital Street and received an initial approved site plan in July of 2019. The proposed use is allowed within the Light Industrial zoning district.

A replat of this property is on the consent agenda for this expansion.

The proposal includes the addition of 1.548 acres for outside storage space. Access to the proposed expansion is provided from a 24' fire lane that is to be maintained by the property owner. The fire department has reviewed and allowed for an alternative pavement surface for the fire lane due to conflicts with a 150' electrical easement on the southern border of the property.

Permanent structures shall not be allowed to be placed within the 150' electrical easement.

The site provides 10% landscaping and additional oak tree landscaped screening for the Church / House of Worship use located to the north of the subject property. A black vinyl chain link fence shall also be provided surrounding the subject property.

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.

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.