



# Wylie Planning & Zoning Commission

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## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 1

### Subject

Consider, and act upon, a Site Plan for Lot 2R Block A of Wylie Retail Office Park for the development of a retail use on 2.595 acres. Property located at 2045 N State Highway 78.

### Recommendation

Motion to **approve** as presented.

### Discussion

**OWNER: Chang Chuan Ye**

**APPLICANT: Triangle Engineering**

The applicant is proposing to develop a multi-tenant retail building which measures 16,762 sq.ft on Lot 2R, Block A of Wylie Retail Office Park on 2.595 generally located at 2045 N State Highway 78. The property is zoned Commercial Corridor and allows for the proposed use.

The site is providing 20% landscaping which complies with the Zoning Ordinance requirements. The landscape plan also includes a 10' landscape buffer along Kreymer Lane. The development is providing 125 parking spaces with five being ADA accessible.

The developer is requesting for a waiver to the 3 to 1 residential proximity setback requirement as there is a residential neighborhood that connects to the commercial development by an existing meandering sidewalk along Kreymer Lane.

The developer shall install a masonry screening wall adjacent to the residential neighborhood that matches the height and look of the existing wall located to the west of the subject property.

The structure's exterior material consists of brick, stone, and stucco. Entrances are emphasized with awnings and recessed architectural features. All structures at or over 6,000 sq.ft. shall be required to have a fire sprinkler system installed.

Access to the site is proposed from an existing 24' access drive that connects to Kreymer Lane and to the adjacent properties to the north and west. The drive shall also function as a firelane.

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.