



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Consider, and act upon, a Site Plan for Lot 2 Block A of Wylie Ranch East Commercial Park for the development of a retail use on 1.54 acres and Lot 10, Block A of Wylie Ranch East Commercial Park for the development of a regional detention pond on 1.12 acres. Property generally located on the southeast corner of Kreymer Lane and State Highway 78.

Recommendation

Motion to approve as presented.

Discussion

OWNER: Cary Albert

APPLICANT: Claymoore Engineering

The applicant is proposing to develop a multi-tenant retail building which measures 13,206 sq.ft on Lot 2 Block A of Wylie Ranch East Commercial Park on 1.54 acres and a detention pond on Lot 10, Block A of Wylie Ranch East Commercial Park. The property is generally located on the southeast corner of Kreymer Lane and State Highway 78. The property is zoned Commercial Corridor - Planned Development (PD 2023-18) approved in April of 2023.

The site plan generally matches the presented plan of the Zoning Exhibit.

The site is providing 20% landscaping which complies with the Planned development requirements. The landscape plan also includes a 10" landscape buffer along State Highway 78 and Kreymer Lane. A meandering sidewalk shall be provided along both State Highway 78 and Kreymer Lane.

The structure's exterior material consists of brick, stone, and stucco. Entrances are emphasized with canopies 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 a 24' driveway from Kreymer Lane that loops around the main structure with access to State Highway 78. The drive shall also function as a firelane.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of Planned Development 2023-18. 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.