



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 4

Subject

Consider, and act upon, a Site Plan for Lot 2, Block A of Holiday Express Wylie addition for the development of a multi-tenant retail building with an attached drive-through restaurant. Property located on 1.954 acres at 2206 W FM 544.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Parker/Scholz Properties, LTD

APPLICANT: PETITT-ECD

The applicant is proposing to develop a 17,436 sf multi-tenant retail building with an attached drive-through restaurant on a portion of Lot 2, Block A of Holiday Express Wylie Addition on 1.954 acres located at 2206 W FM 544.

The property is zoned within Planned Development Ordinance 2012-03 (PD 2012-03) approved in January of 2012 and allows for the proposed uses by-right.

The development is providing 81 parking spaces with four being ADA accessible. The parking provided is in compliance with the minimum requirements of the Zoning Ordinance. Per the PD Parking stalls are allowed by right to be 9' X 18' in lieu of the typical 10' X 20' requirement.

Access to the site is proposed from mutual access drives that connect to W FM 544 and to Sanden Blvd. A fire lane is provided along the north and east boundaries of the site. An amended plat shall be required for the dedication of fire lane and utility easement prior to a Certificate of Occupancy being issued.

The drivethrough lane design is in compliance with the vehicle stacking requirements of the Engineering Thoroughfare design manual.

The site is providing 21,611 sf of landscaped area being 25.38% of the overall landscaped area which is in compliance with the 20% minimum landscaping requirement. The landscape plan includes a 10" landscape buffer with sidewalks along FM 544. Additional tree plantings are proposed along the parking areas. Underground detention is also provided as a drainage solution for the development.

The structure's exterior material consists of brick veneer, split face cmu, stucco, cast stone and pre-finished parapet caps. Entrances are emphasized with canopies and recessed architectural features.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance and of PD 2012-03. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department.