



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 1

### Subject

Consider, and act upon, a Site Plan amendment for Lot 1R-4RR, Block C of Woodlake Village for the expansion of a car wash on 1.03 acres. Property located at 2010 N State Highway 78.

### Recommendation

Motion to approve as presented.

### Discussion

**OWNER: Kim Family Ventures LLC**

**APPLICANT: LE Engineering**

The applicant is proposing to expand an existing car wash by adding 271 sq.ft. of office space to serve as a waiting area and reconfigure the vacuum service stalls. The property is located at 2010 N State Highway 78. The property is zoned Commercial Corridor and allows for the proposed use by-right.

The site provides 20.3% landscaping which complies with the Zoning Ordinance requirements. The landscape plan retains the existing landscape buffer and meandering sidewalk along State Highway 78. The development provides one ADA parking space with a crosswalk to the new proposed office space and 20 covered vacuum service spaces. The development also contains 11 offsite parking spaces located to the north of the property.

Access to the site is proposed from an existing 25' firelane located along the southern and eastern border of the property that connects to State Highway 78 and the remainder of the Woodlake Village shopping center.

The structure's proposed addition has an exterior of brick veneer with a 32 sq.ft. window that faces State Highway 78.

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.