



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: 1

### Subject

Consider, and act upon, a Site Plan for Validus Addition, a light industrial use on .620 acres, located west of the intersection of Martinez Lane and Kristen Lane.

### Recommendation

Motion to **conditionally approve** as presented (in conjunction with front yard setbacks as required in Section 4.2.A.3 of the Zoning Ordinance.

### Discussion

**OWNER: Validus LLC**

**APPLICANT: Red Line Engineering**

The applicant is proposing to develop two 5,590 sq.ft buildings being a combined total of 11,180 sq.ft. located west of the intersection of Martinez Lane and Kristen Lane. The purpose for this site plan is to use one of the structures for the applicant's repackaging business and the other structure as a leased space.

The property shall require 1 parking space for every 1,000 square feet, a total of 12 parking spaces. The site plan provides 14 parking spaces, two being handicapped spaces.

The site provides 11.6% landscaping which includes the planting of dwarf shrubs along the street frontage in lieu of tree plantings due to an existing gas line that runs along the street frontage.

The applicant is requesting a conditional approval to allow for reduced setbacks of 10' in lieu of the typical 25' setback as required by Section 4.2.A.3 of the Zoning Ordinance. This request is being made as the existing gas line makes it difficult for the developer to provide parking on the front of the property as the required parking cannot be located within a utility easement. A variance is pending review and consideration by the Zoning Board of Adjustment at the July meeting. If the Commission offers the conditional approval, the site plan shall be considered approved if ZBA grants the variance.

Access to the site is proposed from a 30' driveway that connects to Martinez Lane. A fire lane shall not be required onsite as the fire department has stated that service shall be provided from Martinez Lane. A fire hydrant shall be required to be placed on the same side of the street of this development.

The exterior material consists of brick and stucco. The front entrances are emphasized with metal awnings.

A preliminary plat for the site is also included on the consent agenda.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance pending the approval of the variance for the 10' front setback allowance. 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.