



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 2

Subject

Consider, and act upon, a Site Plan amendment for KOW Enterprises, an office/warehouse use on 1 acre, located at 124 Hooper Road.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: KOW Enterprises LLC

APPLICANT: Texas Elite Construction

The applicant is proposing a 1,230 sq.ft addition to an existing building that measures 2,613 sq.ft. located at 124 Hooper Road. The purpose for this addition is to allow for a cleaning services provider to expand its business.

A site plan was first approved in November of 2007. The building measured 1,200 sq.ft and was platted as Lot 3R of Helmlberger Industrial Park. In November of 2019 the applicant received site plan approval to expand the building size to its current 2,613 sq.ft.

If the site plan is approved the building will measure 3,843 sq.ft. and shall be required to provide 10 parking spaces. The site plan provides 14 parking spaces, with one handicapped space. An extended driveway in the back is also provided where the applicant plans to park cleaning service vehicles.

The site provides 15% landscaping which includes a tree line of mature trees along the northern property line. The property is zoned LI district, so the provided landscaping exceeds the required 10%.

Access to the site is proposed from an existing 24' driveway that connects to Hooper Road. A portion of this drive contains a fire lane access & utility easement. A knox box for fire and safety vehicle access shall be required to be installed at the front entrance gate.

The addition's exterior material shall match the existing structure and consists of brick veneer and stucco.

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.