



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: B

### Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat Woodlake Village, Lots 3-6, Block A, Slate Commercial PD 2022-38, being a Replat of Lot 1, of Woodlake Village, establishing four commercial lots on 7.788 acres, generally located on State Highway 78 being 1000' east of Eubanks Lane.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Wylie Shops by Slate & Business Park**

**APPLICANT: Slate Land & Development Co**

The applicant has submitted a Replat to create Lot 3, 4, 5 and 6 Block A of Woodlake Village. The property is generally located on State Highway 78 being 1000' east of Eubanks Lane.. The 7.788 acre tract was approved by City Council as Planned Development (PD 2022-38) in May of 2022 for the purpose of a Commercial Light Industrial development. The purpose of the Replat is to create 3 commercial lots, one industrial lot and the access drives for the retail/industrial development.

The site plan for Lot 4, Block A of Woodlake Village is also on the regular agenda.

This plat is dedicating access, fire and utility easements for the entire Planned Development. Two access points are provided from Centennial Drive, and one from State Highway 78. The site shall also provide cross access to the adjacent properties to the east and west of the site.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. Approval 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.