



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Lot 4 of Slate Commercial (PD 2022-38), for a multi-tenant retail development on 1.223 acres. Property generally located on State Highway 78 being 1000' east of Eubanks Lane.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Wylie Shops by Slate & Business Park

APPLICANT: Slate Land & Development Co.

The applicant is proposing to develop a 10,066 sq.ft multi-tenant retail building on 1.223 acres, located on Lot 4, Block A of Woodlake Village. The property is zoned within Planned Development 2022-38 and allows for retail development with shared parking throughout the entire 7.89 acre PD site.

The PD requirements call for one parking space for every 200 square feet of building area, a total of 51 parking spaces are required. The site plan provides 63 parking spaces, two being handicapped spaces.

The site provides 20% of landscaped area with trees and sidewalks along the street frontage of State Highway 78. A meandering sidewalk along State Highway 78 is also provided.

The exterior material of the primary structure consists of brick, stone, and stucco. The entrances are architecturally enhanced with metal awnings and exterior wall offsets to meet the City's architectural requirements.

Once completed the site is expected to have four total access points. One on-site from State Highway 78, two cross access from adjacent properties, and one from Centennial Drive. The site plan presented differs from the zoning exhibit, which is included in the packet for reference. The redesigned layout moves parking from the west side of the lot to the north side. The applicant has stated this was done to provide parking closer to the potential tenant on the east side. The new proposed site layout has been reviewed by staff and is in compliance with site design standards.

The presented plan addresses previous concerns from staff in regards to the drive-through placement aligning with the entrance drive from State Highway 78. The new updated plan has the drive-through shifted to the west. This change has allowed for the development to not have a one way entrance when entering the site and allows for improved traffic flow. The presented plan more closely resembles the zoning exhibit of the Planned Development than the denied site plan.

As presented, the site plan is in general compliance with the design requirements of the Zoning Ordinance and of Planned Development 2022-38. Approval of the site plan is subject to additions and alterations as required by the City Engineering Department. A replat for the site has been applied for and is on the consent agenda.

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.