



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Item Number: 1

Subject

Consider, and act upon, a Site Plan for Lot 5R of Slate Commercial (PD 2022-38), for a multi-tenant retail development on 0.794 acres. Property located at 1812 N State Highway 78.

Recommendation

Motion to **approve** as presented.

Discussion

OWNER: Wylie Neighborhood Shops by Slate, LLC.

APPLICANT: Mitchell Mulholland

The applicant is proposing to develop a 7,650 sq.ft multi-tenant retail building on 0.794 acres, located on Lot 5R, Block A of Woodlake Village. The property is zoned within Planned Development 2022-38 and allows for retail development.

The PD requirements call for one parking space for every 200 square feet of building area, a total of 39 parking spaces are required. The site plan provides 34 parking spaces with two being handicapped spaces. The PD allows for shared parking across the site and there are enough spaces located on the other sites to make up for the five space deficit on this site.

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 three total access points. Two cross access from adjacent properties, and one from Centennial Drive.

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.