



# Wylie City Council

## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins, AICP

Account Code: \_\_\_\_\_

### Subject

Consider, and act upon, a Final Plat, being a Replat for Woodlake Village, establishing five commercial lots on 15.58 acres, generally located on the northeast corner of State Highway 78 and Eubanks Lane.

### Recommendation

Motion to approve Item as presented.

### Discussion

**OWNER: Trinity River Development, LLC**

**APPLICANT: Eagle Surveying**

The applicant is proposing to subdivide Lot 1, Block A of Woodlake Village into five lots. The property is located on the northeast corner of State Highway 78 and Eubanks Lane. The property is zoned within the Fuel City Travel Center Planned Development and Commercial Corridor zoning district.

The purpose of the plat is to create five commercial pad sites. Lot 1 is to contain a Fuel City Travel Center. Lot 2 is to contain an automatic car wash. Both lots were included in a Planned Development approved in August 2021. Lots 3-5 are to be developed in the future and is currently zoned Commercial Corridor (CC). A site plan for Lots 1 and 2 are on this agenda for consideration.

The plat provides two access points from Centennial Drive, one access point from Eubanks Lane, and two access points from State Highway 78. The plat also contains fire lane easements for Lots 1 and 2 that comply with fire code length and width standards, along with anticipated utility easements.

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.

For conditional approval or disapproval City Council must provide a written statement of the reasons to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Gov't Code.

#### **P&Z Commission Discussion**

The Commission voted 7-0 to recommend approval.

### Financial Summary/Strategic Goals

Planning Management