



# Wylie Planning & Zoning Commission

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## 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 for a retail development on 1.173 acres. Property generally located on State Highway 78 being 1000' east of Eubanks Lane.

### Recommendation

Motion to **(approve, approve with conditions, deny)** as presented.

### Discussion

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

**APPLICANT: Slate Land & Development Co.**

The applicant is proposing to develop a 10,929 sq.ft multi-tenant retail building on 1.173 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 55 parking spaces are required. The site plan provides 58 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 east side. The applicant has stated this was done to move more parking closer to the potential tenant on the east side.

City staff have commented on safety traffic concerns with the requested site plan due to the western entrance aligning with a one way drive. There are concerns that vehicles will not see the signage to make eastern or western turns when entering the site. The applicant has requested for the consideration of the presented site plan as the design allows for vehicles within the ordering lane to exit without needing to yield to oncoming traffic. The applicant proposes to add stop signs on the north, east, and west intersection to allow for cars entering from State Highway 78 to have the right of way. Additional do not enter signs should also be required at the one way exit. An exhibit of the proposed signage is included.

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. Further discussion over the remaining safety traffic concern is recommended by staff.

A replat for the site has been applied for and is pending review and consideration.

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.