



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: D

### Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Lots 1-2, Block A of Upwind Capital Addition establishing two lots on 4.1396 acres, generally located at 1971 N State Highway 78.

### Recommendation

Motion to recommend approval as presented.

### Discussion

**OWNER: Steve Conkle**

**APPLICANT: Blue Sky Surveying**

The applicant has submitted a Final Plat to create Lots 1 and 2 Block A of Upwind Capital Addition on 4.1396 acres. The Preliminary plat and Site Plan for the development of a general merchandise store on lot 1 was approved in July of 2022.

The purpose of the plat is to establish two lots for commercial development. Lot 1 Block A measures 1.0332 acres. Lot 2, Block A of Upwind Capital addition measures 3.1034 acres. A 0.821 acre portion of Lot 2 is on this agenda as a Special Use Permit request for a drive-through restaurant for a Dutch Bros Coffee (ZC 2023-13).

This plat dedicates a 24' fire lane, shared access, and a utility easement with access from State Highway 78. Additional utility and visibility triangle easements are also provided along the street frontage of State Highway 78.

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 Gov't Code.