



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: D

Subject

Consider, and act upon, a recommendation to the City Council regarding a Final Plat being a Replat of Lots 7 and 8 of Wylie Ranch East Commercial Park, First Revision to create Lot 8R, Block A of Wylie Ranch East Commercial Park Second Revision on 2.228 acres, generally located at 2207 and 2209 N State Highway 78.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: SCSD-FINNELL LTD

APPLICANT: KFM Engineering & Design LLC

The applicant has submitted a Replat to create Lot 8R. Block A of Wylie East Commercial Park Second Revision on 2.228 acres generally located at 2207 and 2209 N State Highway 78 for the development of a health club. This property is located within the Kreymer Retail Planned Development (PD 2023-18).

The purpose of this request is to combine Lots 7 and 8 of Wylie East Commercial Park First Revision to create a single lot for the development of a health club.

The site plan for the health club is on the regular agenda for consideration.

The replat maintains the same fire lane, access and utility easements from the previous plat. Access to the site is provided from State Highway 78 and Kreymer Lane with the use of mutual access easement that are tied to the Kreymer Retail Planned Development (PD 2023-18)

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 Government Code.