



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: C

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1, 2 and 3, Block A of LI 78 Logistics Center, establishing three lots on 22.052 acres, generally located on the southwest corner of State Highway 78 and Wylie East Drive.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: 78 Hooper LTD

APPLICANT: Kimley-Horn

The applicant has submitted a Preliminary Plat to create Lot 1,2 and 3, Block A of LI 78 Logistics Center. The property is located on the southwest corner of State Highway 78 and Wylie East Drive. The 22.052 acre tract was approved by City Council as Planned Development (PD 2022-33) in April of 2022. The purpose of the Preliminary Plat is to create two commercial lots, one industrial lot and the access drives for the development of a warehouse development.

The site plan for the warehouse development is on the regular agenda.

This plat is dedicating access, fire and utility easements for the Warehouse development located on Lot 1, Block A of LI 78 Logistics Center. One Access point is provided from Anson Parkway, one from Wylie East Drive, and two from State Highway 78. The two remaining commercial lots will require amended plats for access and utility easements at the time of their individual developments.

Two detention easements are provided on the east side of Lot 1 for the construction of detention ponds that shall serve the entire 22.052 tract.

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.