



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1 and 2 Block A of Upwind Capital Addition, establishing two commercial lots on 4.1396 acres, located at 1948 and 2001 North State Highway 78.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Upwind Capital Partners LLC

APPLICANT: Blue Sky Surveying

The applicant has submitted a Preliminary Plat to create Lot 1 & 2 Block A of Upwind Capital Addition. The property is located at 1948 & 2001 N State Highway 78. Lot 1 is zoned Commercial Corridor and Lot 2 is zoned Agricultural. The purpose of the Preliminary Plat is to create two commercial lots for the development of a general merchandise retail store on Lot 1 and establish shared access to State Highway 78.

Lot 1, Block A of Upwind Capital Addition measures 1.0332 acres and Lot 2, Block A of Upwind Capital Addition measures 3.1064 acres.

The site plan for the development of the general retail store is on the regular agenda.

This plat is dedicating a 24' fire lane, shared access & 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 Government Code.