



Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a Preliminary Plat of Lot 1, Block A of Integrity First addition, creating one commercial lot on 0.97 acres, property located at 990 N. State Highway 78.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Oasis WYTX Development

APPLICANT: By-Line Surveying, LLC

The applicant has submitted a Preliminary Plat to create Lot 1, Block A of Integrity First addition on 0.97 acres for the development of an auto repair shop.

The property is located at 990 N. State Highway 78. The property was rezoned from Commercial Corridor to Commercial Corridor - Special Use Permit (CC-SUP) for the proposed use in December 2025 (Ordinance No. 2025-44).

The Preliminary Plat document contains a fire lane and access easement that loops around the proposed building with access from State Highway 78. The fire lane and utility easement placements are consistent with the approved site design of the Special Use Permit.

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 City Council 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.

P&Z Commission Discussion

The Commission voted 5-0 to recommend approval.