



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 3

Subject

Consider, and act upon, a Site Plan to function as a development plan for Lots 1-8, Block A of Ladylike Addition on 19.726 acres generally located north of 801 North State Highway 78.

Recommendation

Motion to approve as presented.

Discussion

OWNER: JDI Investors

APPLICANT: Spiars Engineering

The applicant is proposing to develop the first phase of the Wylie 78 Retail development generally located north of 801 North State Highway 78. The preliminary plat for this development was approved by City Council as lots 1-8, Block A of Ladylike Addition in February of 2023. The site is zoned within the Commercial Corridor Zoning District.

This site plan review shall serve as a development plan for the entire site. Approval of this plan will allow the developer to submit civil plans for review and construction. The developer plans to construct private utilities and driveways for the marketing of the individual pad sites for development.

This site plan shall not serve as site plan approval for any of the commercial pad sites and does not grant any uses that would require Special Use Permit approvals. Separate zoning and site plan review shall be required for each individual pad site as applicable.

A conceptual site plan and elevations have been provided by the developer for proof of concept purposes only.

As presented, this site plan is in compliance with the design requirements of the Zoning Ordinance. Approval of the site plan 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.