



# 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 Final Plat of Lot 1R-3R1, Block C of Woodlake Village, amending one commercial lot on 2.411 acres, located at 2016 North State Highway 78.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

#### OWNER: KAAP Commercial

#### APPLICANT: Spiars Engineering

The applicant has submitted a Final Plat to amend Lot 1R-3R1, Block C of Woodlake Village. The Woodlake Village subdivision was originally platted in 1987.

In 2003 Lot 1, Block C of Woodlake Village was replatted to create five lots and support the development of a Walmart Supercenter and additional retail in the area. In 2004 a replat was approved to create Lot 1R-3R1 & Lot 1R-3R2, Block C of Woodlake Village. A 20,000 sq.ft. multi-tenant retail structure is developed on Lot 1R-3R2, Block A of Woodlake Village and the 2.411 acre subject property on Lot 1R-3R1 is undeveloped. The subject property is located at 2016 North State Highway 78 and is zoned Commercial Corridor (CC).

The purpose of this Final Plat is to dedicate fire lane, access and utility easements for the development of two medical office buildings on the remaining open space. The proposed use is allowed by right with the current zoning.

The site plan for the development will be presented to the P&Z commission at a future meeting. Staff is continuing a review of the plans and is working with the applicant to complete the exterior elevations.

This plat is dedicating a 24' fire lane, access, and utility easement with access from Centennial Drive and to the adjacent lots to the south and east.

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.