



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 Lot 1-8, Block A of Ladylike Addition, creating eight commercial lots on 19.726 acres, located north of 801 North State Highway 78.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: JDI Investors

APPLICANT: Spiars Engineering

The applicant has submitted a Preliminary Plat to create Lots 1-8, Block A of Ladylike Addition. The property is located north of 801 North State Highway 78 and is zoned Commercial Corridor (CC). The purpose of the Preliminary Plat is to create eight commercial lots on 19.726 acres and dedicate fire lane, access and utility easements for the development.

Site plans for each lot shall be required for review and consideration prior to any future development. The applicant has provided preliminary engineering sewer, water and drainage plans for this preliminary plat review. The City Engineering department has reviewed these initial preliminary plans as support documents for the creation of the eight lots. Full civil plans shall be reviewed after the site plan approval.

The subject property was rezoned Commercial Corridor from Agricultural in May of 2018 and has a development plan of 10 lots. This preliminary plat replaces the previous development plan. There is an existing building on Lot 4, Block A of Ladylike Addition that is to be demolished with this development due to the existing structure being non conforming (setbacks, building materials, fire safety, etc.) and unusable for the future development of the site.

The final plat for this development will be a replat and change Lot 4, Block A to Lot 7, Block A of Ladylike Addition to match the new proposed development plan.

This plat is dedicating a 30' fire lane, access, and utility easement with access from State Highway 78 and East Brown Street.

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.