



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Preliminary Plat of Hwy. 78 and Brown Addition, Lots 1-7, Block A, establishing six commercial lots and one open space lot on 11.622 acres, generally located on the southwest corner of State Highway 78 and Brown Street.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Wylie Economic Development Corporation

APPLICANT: Roome Land Surveying

The applicant has submitted a Preliminary Plat to establish Lots 1-7, Block A of Hwy. 78 and Brown Addition on 11.622 acres, generally located on the southwest corner of State Highway 78 and Brown Street. The property is zoned within the Cooper Plaza Planned Development Ordinance No. 2023-02.

The purpose of the Preliminary Plat is to create six commercial lots and one open space lot with the dedication of access and utility easements. The open space lot contains a retention pond, food truck park, walking trail, and public space (to be owned and maintained by the City). The final plat is also on the agenda to serve as a conveyance plat and allow for the sale of the individual lots. Site plan and amended plats shall be required prior to construction on the individual lots.

The plat provides access to State Highway 78, Marble Street, and North Second Street. Lot 7 shall be owned and maintained by the City and is the location of a proposed retention pond.

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 Recommendation

The Commission voted 6-0 to recommend approval.