



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, 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 approve the Item 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 on 2.411 acres. The subject property is located at 2016 North State Highway 78 on undeveloped land between Walmart and the strip center to the west and is zoned Commercial Corridor (CC).

The purpose of this Final Plat is to dedicate fire lanes, along with 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 Woodlake Village Addition 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 site plan for the development was approved by the P&Z commission on February 6, 2024.

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 5-0 to recommend approval.