



# Wylie City Council

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## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins, AICP

Account Code: \_\_\_\_\_

### Subject

Consider, and act upon, a Final Plat for Lots 1-2, Block A of Upwind Capital Addition establishing two lots on 4.1396 acres, generally located at 1971 N. State Highway 78.

### Recommendation

Motion to approve the Item as presented.

### Discussion

**OWNER: Steve Conkle**

**APPLICANT: Blue Sky Surveying**

The applicant has submitted a Final Plat to create Lots 1 and 2, Block A of Upwind Capital Addition on 4.1396 acres. The purpose of the plat is to establish two commercial lots. Lot 1, Block A measures 1.0332 acres. Lot 2, Block A measures 3.1034 acres.

The Preliminary Plat and Site Plan for the General Merchandise Use (Popshelf) on Lot 1 was approved in July 2022 and that is the focus of this Final Plat. Additionally, however, an 0.821 acre portion of Lot 2 is on this agenda as a Special Use Permit request for a drive-through restaurant for a Dutch Bros Coffee (ZC 2023-13). Approval of this plat is not approval of the SUP.

This plat dedicates a 24' fire lane, shared access, and a utility easement with access from State Highway 78. Additional utility and visibility triangle easements are also provided along the street frontage of State Highway 78.

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 7-0 to recommend approval.