



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 Hwy 78 & 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 recommend **approval** 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 & 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 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 (owned and maintained by the City, and a food truck park, walking trail, and public space (owned and maintained by the EDC). 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 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.