



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Preliminary Plat of Birmingham and 78 Addition, establishing Lot 1, Block 1 on 1.038 acres, generally located on the northwest corner of State Highway 78 and Birmingham Street.

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: Victory Group

APPLICANT: John Gardner

The applicant has submitted a Preliminary Plat to create Lot 1, Block 1 of Birmingham and 78 Addition. The property is generally located on the northwest corner of State Highway 78 and Birmingham Street. The property is zoned Commercial Corridor - Special Use Permit (SUP 2022-04) approved in January 2022 and allows for a multi-tenant retail building with a drive-thru restaurant.

The purpose of the Preliminary Plat is to create one lot to allow for the aforementioned development of a multi-tenant retail use.

This plat dedicates a 24' fire lane and access easement with access from Industrial Drive and State Highway 78. At the time of the P&Z Commission meeting, TXDOT had not approved the access drive on SH 78. As Subdivision Regulations require approval of access drive locations staff recommended conditional approval to the P&Z Commission while awaiting TXDOT's response. The mutual access drive on SH 78 has since received preliminary TXDOT approval so the recommendation is for Council to approve the plat.

The site plan for the development was also conditionally approved at the April 5, 2022 P&Z meeting for the same reason of TXDOT access approval. Additionally, the applicant will be required to receive and file an easement from the adjacent property owner for the full access point off of SH 78 before civil plans will be approved.

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.

For conditional approval or disapproval City Council must provide a written statement of the reasons to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Gov't Code.

P&Z Commission Discussion

As described above, the Commission voted 6-0 to recommend conditional approval based on the access drive being approved by TXDOT.

Financial Summary/Strategic Goals

Planning Management