



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Upwind Capital Addition, being a replat of Lots 2R and 3, Block A of Upwind Capital Addition, establishing two commercial lots on 3.107 acres, located at 2009 North State Highway 78..

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Main and Main Capital Group, LLC

APPLICANT: Main and Main Capital Group, LLC

The applicant has submitted a replat to establish two commercial lots from one, and dedicate necessary easements. The property is located at 2009 N. SH 78 North State and is zoned Commercial Corridor (CC). The site plan for a Dutch Bros Coffee Shop is to be located on Lot 3 as allowed by a Special Use Permit approved in September 2023.

This plat is dedicating a 30' fire lane easement with access from SH 78, maneuverability for vehicles to exit the property, and a cross access easement to the property to the west (Popshelf).

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.