



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 for City Center, Lot 1, Block A, establishing one commercial lot on 1.169 acres, located at 791 S State Highway 78.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: JDI Investors LP

APPLICANT: Roome Surveying

The applicant is proposing to create Lot 1, Block A of City Center Addition on 1.169 acres. The purpose of the plat is to create one lot for the improvement of an existing one story structure located at 791 S State Highway 78. The applicant is proposing to renovate the existing structure for office and retail shell space. The property is zoned within the Community Retail zoning district and those uses are allowed by-right.

The plat dedicates a 21.5' fire lane and a 24' fire lane & access utility easement with access to two existing drives that have entrances from State Highway 78. Those existing widths have been approved by Fire and Engineering with the condition that the asphalt of the existing driveways be improved to a concrete surface that meets city specifications.

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 Gov't Code.