



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: 3

Subject

Consider, and act upon, a recommendation to City Council regarding 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 recommend **conditional approval** pending Texas Department of Transportation approval of access from State Highway 78 (City of Wylie Subdivision Regulations II.2.2.E.2).

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. The mutual access drive on State Highway 78 is pending TxDOT review. Subdivision Regulations require approval of access drive locations and staff is recommending conditional approval while awaiting TxDOT's response.

The site plan for the development is on the regular agenda.

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.