



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: D

Subject

Consider, and act upon, a recommendation to City Council regarding a Final Plat of Lot 1, Block A of Birmingham and 78 Addition, establishing one commercial lot on 1.038 acres, generally located at 240 S State Highway 78.

Recommendation

Motion to recommend approval.

Discussion

OWNER: Victory Shops Wylie LLC

APPLICANT: Barton Chapa Surveying

The applicant has submitted a Final Plat to create Lot 1, Block A of Birmingham and 78 Addition. The property is generally located on the northwest corner of State Highway 78 and Birmingham Street at 240 S State Highway 78.

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 preliminary plat for the development was approved in April of 2022 and the site plan for the development was approved in June of 2023.

The purpose of the Final 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 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.