Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item Number:** B

Prepared By: Kevin Molina

Subject

Consider, and act upon, a recommendation to the City Council regarding a Final Plat being a Replat of Lots 1 and 2 of Woodbridge Centre Phase II to create Lot 1R and Lot 2R, Block A of Woodbridge Centre Phase II on 7.0468 acres, property located at 711 and 701 Woodbridge Parkway.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wylie Cinema Company, LLC **APPLICANT: Kimley Horn**

The applicant has submitted a Replat to create Lot 1R and Lot 2R, Block A of Woodbridge Centre Phase II on 7.0468 acres located at 711 and 701 Woodbridge Parkway. This property is located within the Woodbridge Centre Planned Development 2026-16 (PD2026-16) originally approved in 2003.

The purpose of this replat is to increase the size of Lot 2, Block A, of Woodbridge Centre Phase II from 1.25 acres to 2.1471 acres, creating a larger buildable lot for marketing purposes.

Lot 1, Block A of Woodbridge Centre Phase II which currently contains B&B Theatres Wylie 12 shall be reduced from 5.8 acres to 4.8997 acres. Parking shall also be reduced by 88 parking spaces for a total parking count of 289 spaces. The parking provided is still in compliance with the minimum parking requirement of 285 parking spaces, at a required parking ratio of one space for every 200 sf of building area.

The replat maintains the same fire lane, access and utility easements from the previous plat. Access to the site is provided from Woodbridge Parkway with the use of access easements.

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.