



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: B

### Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Integrity First addition, establishing one commercial lot on 0.97 acres. Property located at 990 N State Highway 78.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Oasis WYTX Development**

**APPLICANT: By-Line Surveying, LLC**

The applicant has submitted a Preliminary Plat to create Lot 1, Block A of Integrity First addition on 0.97 acres. The property is located at 990 N State Highway 78. The purpose of the Preliminary Plat is to create one lot for the development of an auto repair shop. The property was rezoned from Commercial Corridor to Commercial Corridor - Special Use Permit for the proposed use in December 2025 (Ordinance 2025-44).

The preliminary plat document contains a fire lane and access easement that loops around the proposed building with access from State Highway 78. The fire lane and utility easement placements are consistent with the approved site design of the Special Use Permit.

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.