



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 Final Plat being an Amended Plat for Woodlake Village Addition, establishing one commercial lot on 1.0280 acres located at 2020 N State Highway 78.

Recommendation

Motion to recommend approval as presented.

Discussion

OWNER: KAAP Commercial, LLC

APPLICANT: Spooner & Associates, Inc

The applicant is proposing to amend Lot 1R-5, Block C of Woodlake Village Addition to include mutual access and utility easements for the construction of a Hwy 55 Burgers and Fries drive through restaurant.

The property is located at 2020 N State Highway 78 and was granted a Special Use Permit for the drive through restaurant in May of 2022. The Special Use Permit also functioned as approval of the site plan for the development.

The plat provides four access points and improves the mutual access within the Woodlake Village shopping center development.

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.