



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item Number: C

Prepared By: Kevin Molina

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Wylie Retail Office Park, Lot 2R, Block A, being a Replat of Lots 2 and 3, Block A of Wylie Retail Office Park, establishing one commercial lot on 2.595 acres, generally located at 2045 N State Highway 78.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Chang Chuan Ye

APPLICANT: Triangle Engineering

The applicant has submitted a Replat to create Lot 2R, Block A of Wylie Retail Office Park. The property is generally located at 2045 N State Highway 78. The purpose of the plat is to combine Lots 2 and 3 Block A of Wylie Retail Office Park for the development of a multi-tenant retail building.

This plat is dedicating Right of Way for the future widening of Kreymer lane and relocating an existing access and utility easement.

Access to the site is provided by an existing driveway that connects to Kreymer Lane and to the adjacent properties to the north and west.

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 site plan for Lot 2R, Block A of Wylie Retail Office Park is also on the regular agenda.

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.