



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Final Plat of Wylie Ranch East Commercial Park, Lots 1-10, Block A, being a Replat of Lots 1-5, of Wylie Ranch East Commercial Park, establishing ten commercial lots on 10.31 acres, generally located on the southeast corner of Kreymer Lane and State Highway 78.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Cary Albert

APPLICANT: Claymoore Engineering

The applicant has submitted a Replat for Lots 1-10, Block A of Wylie Ranch East Commercial Park. The property is generally located on the southeast corner of Kreymer Lane and State Highway 78. The 10.31-acre tract was approved by the City Council as Planned Development (PD 2023-18) in April 2023 for the purpose of Commercial Development.

The site plan for Lot 2, Block A of Wylie Ranch East Commercial Park was approved by the Planning and Zoning Commission in June 2023.

This plat is dedicating access, fire, and utility easements for Lots 1 and 2 of the Planned Development. One access point is provided from State Highway 78 and one from Kreymer Lane. In addition, per the Planned development 2023-18, the site shall provide a mutual access easement to the rear facing lots on the property (Lots 6-10). This is to ensure that no lots within the development are landlocked.

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 City Council 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 Gov't Code.

P&Z Recommendation

The Commission voted 5-0 to recommend approval.