



# Wylie City Council

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## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins, AICP

Account Code: \_\_\_\_\_

### Subject

Consider, and act upon, a Final Plat for City Center, Lot 1, Block A, establishing one commercial lot on 1.169 acres, located at 791 S. State Highway 78.

### Recommendation

Motion to approve the Item as presented.

### Discussion

**OWNER: James Lin**

**APPLICANT: Roome Surveying**

The applicant has submitted a Final Plat for Lot 1, Block A of City Center Addition on 1.169 acres. The purpose of the plat is to create one lot for the rehabilitation of an existing one-story structure located at 791 S. State Highway 78. The applicant is proposing to renovate the existing structure for office and retail shell space.

The property is zoned within the Community Retail zoning district and those uses are allowed by-right. The Preliminary Plat for the development was approved in January 2023.

The plat dedicates a 21.5' fire lane, a 24' fire lane, and access utility easements with access to two existing drives that have entrances from State Highway 78. Those existing widths have been approved by Fire and Engineering with the condition that the asphalt of the existing driveways be improved to a concrete surface that meets city specifications.

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.