



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 Lots 1-3, Block A of Estacado Wylie Addition, establishing two commercial lots on 1.726 acres and one manufactured home park lot on 8.066 acres. Property generally located at 1001 S State Highway 78.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Estacado Interest

APPLICANT: JPH Land Surveying

The applicant has submitted a Preliminary Plat to create Lots 1-3 Block A of Estacado Wylie Addition on 9.792 acres. The property is generally located at 1001 S State Highway 78. The purpose of the Preliminary Plat is to subdivide an existing mobile home park (MHP) into three lots for the development of two commercial pad sites and maintain the remaining MHP lot. The two commercial developments are part of a recently approved Special Use Permit for the construction of a fueling station and car wash (Ordinance 2023-17).

A site plan and final plat will be required prior to building permits being issued.

The plat is dedicating a fire lane and access easement which includes 30' of access for an existing lot platted as Lot 1 of Wylie Mobile Home Park located to the southeast of the subject property.

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.