



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: C

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat Wylie Ranch East Commercial Park, Lots 1-10, Block A, Kreymer Retail PD 2023-18 , being a Replat of Lot 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 recommend **approval** as presented.

Discussion

OWNER: Cary Albert

APPLICANT: Claymoore Engineering

The applicant has submitted a Replat to create Lot 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 City Council as Planned Development (PD 2023-18) in April of 2023 for the purpose of Commercial Development.

The site plan for Lot 2, Block A of Wylie Ranch East Commercial Park is also on the regular agenda.

This plat is dedicating access, fire and utility easements for Lot 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 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.