Wylie City Council

AGENDA REPORT

Department: Community Development **Account Code:**

Prepared By: Jasen Haskins

Subject

Consider, and act upon, a Final Plat being a Replat of Lots 7 and 8 of Wylie Ranch East Commercial Park, First Revision, to create Lot 8R, Block A of Wylie Ranch East Commercial Park, Second Revision, on 2.228 acres, property located at 2207 and 2209 N. State Highway 78.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: SCSD-FINNELL LTD **APPLICANT: KFM Engineering & Design LLC**

The applicant has submitted a Replat to create Lot 8R, Block A of Wylie East Commercial Park Second Revision on 2.228 acres generally located at 2207 and 2209 N. State Highway 78 for the development of a health club. This property is located within the Kreymer Retail Planned Development (PD 2023-18).

The purpose of this request is to combine Lots 7 and 8 of Wylie East Commercial Park First Revision to create a single lot for the development of a health club.

The site plan for the health club was approved by the P&Z Commission in October 2026.

The Replat maintains the same fire lane, access and utility easements from the previous plat. Access to the site is provided from State Highway 78 and Kreymer Lane with the use of mutual access easements that are tied to the Kreymer Retail Planned Development (PD 2023-18)

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 Government Code.

P&Z Commission Discussion

The Commission voted 6-0 to recommend approval.