



# Wylie City Council

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## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins

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

### Subject

Consider, and act upon, a Preliminary Plat of Lot 1, Block A of Young Addition, creating one commercial lot on 0.422 acres. Property located at 2803 W. FM 544.

### Recommendation

Motion to approve the Item as presented.

### Discussion

**OWNER: Katie Young, Kathy Young & John Young**

**APPLICANT: TND Geomatics**

The applicant has submitted a Preliminary Plat to create Lot 1, Block A of Young Addition on 0.422 acres. The property is located at 2803 W. FM 544. The purpose of the Preliminary Plat is to create one lot for the continued development of an existing development.

The original structure on the property was constructed prior to 1985 and is considered to be legally non-conforming. Modifications to the site require a site plan review and platting of the property as the site has never been platted. Expansion of the non-conforming structure is not allowed per Section 9.5 of the Zoning Ordinance; however, the applicant is only proposing to add concrete parking space. Full compliance of the site design standards will be required in the site plan review.

The preliminary plat document contains a fire lane and access easement which incorporate existing driveway approaches to W. FM 544.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations. 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. Approval is subject to additions and alterations as required by the City Engineering Department.

### **P&Z Recommendation**

The Commission voted 5-0 to recommend approval.