



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 Final 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 recommend **approval** as presented.

Discussion

OWNER: Katie Young, Kathy Young & John Young

APPLICANT: TND Geomatics

The applicant has submitted a Final 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 Final Plat is to create one lot for the continued development of an existing development that is currently unplatted. The preliminary plat for the development was approved by City Council on June of 2025.

The existing structure on the property was constructed prior to 1985 and is considered to be legally non-conforming. Expansion of the non-conforming structure is not allowed per Section 9.5 of the Zoning Ordinance. However, the applicant is adding concrete for parking and drive aisles and modifications to the site require a site plan review and platting of the property as the site has never been platted. Full compliance of the site design standards will be required in the site plan review, with the exception of the structure itself.

The final 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. 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.