



# Wylie City Council

## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins, AICP

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

### Subject

Consider, and act upon, a recommendation to City Council regarding a Final Plat for Westgate Development Subdivision Addition, establishing two commercial lots on 6.024 acres, generally located at the northwest corner of FM 544 and Westgate Way.

### Recommendation

Motion to approve Item as presented.

### Discussion

#### OWNER: LMB Partnership

#### APPLICANT: John Davis

The applicant has submitted a Final Plat for Lot 1 and 2, Block A of Westgate Development Subdivision. The preliminary plat for this development was approved in August 2020.

The property is zoned Commercial Corridor. Lot 1 is being developed as a Brakes Plus automobile repair shop, for which a site plan was approved in August 2020. Lot 2 has no development plan at this time.

The plat includes a 30' wide shared fire lane, access, and utility easement with access from FM 544. The platted fire lane and access easement extends to Lot 2 for future development, but shall only be stripped to 150' from FM 544 for coverage of the Brakes Plus automobile repair shop, due to Fire Design Standards and as approved on the site plan. Additional striping covering the entire fire lane to the north end of Lot 1 shall be provided when Lot 2 is developed.

An additional 24' wide access easement is provided that aligns with an existing access drive located east of the property. An access and parking agreement between the subject property and the property to the east exists as a separate document.

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.

For conditional approval or disapproval City Council must provide a written statement of the reasons to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Gov't Code.

#### P&Z Commission Discussion

The Commission voted 5-0 to recommend approval.

### Financial Summary/Strategic Goals

Planning Management