



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Final Plat, being a Replat for New Haven Wylie Addition, establishing two commercial lots on 3.03 acres, generally located at 800 Brown Street.

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: New Haven Assisted Living of Wylie, LLC

APPLICANT: Claymoore Engineering

The applicant has submitted a Replat to subdivide Lot 1 into Lot 1R1 and Lot 1R2, Block A of New Haven Wylie Addition. The property was zoned Neighborhood Services with a Special Use Permit in 2016 to allow for an assisted living facility.

Lot 1R1 shall continue to contain the existing New Haven assisted living facility. Lot 1R2, at 1.09 acres and 125' depth, has no proposed development plan at this time. Rezoning of the new lot may be required if any future proposed development of Lot 1R2 is not consistent with the zoning exhibit of Special Use Permit Ordinance No. 2016-04.

The Replat utilizes the existing fire lane and utility easement of the original Final Plat, providing one access point from Brown Street with fire lanes that vary from 30' to 25' in width.

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