



# 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 Preliminary Plat for Allen Addition, establishing seven lots on 1.8298 acres, located on the southwest corner of E. Brown Street and W.A. Allen Boulevard.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Absar LLC**

**APPLICANT: GEONAV**

The applicant has submitted a Preliminary Plat for Lot 1-7, Block A of Allen Addition. The property is located on the southwest corner of E Brown Street and W.A. Allen Boulevard. The land is zoned single-family detached Planned Development (PD 2021-42). The Planned Development was approved in August of 2021 and allows for a development similar to the single family homes south of the subject property.

The purpose of the plat is to create seven single-family detached lots with rear access from an alley that connects to E. Brown St and W.A. Allen Road. The plat shall also dedicate utility easements.

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.