



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: D

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 1, Block A of Barwari Addition, establishing one commercial lot on 0.4557 acres. Property located at 403 S State Highway 78.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Gazy Barwari

APPLICANT: Burns Surveying

The applicant has submitted a Final Plat to establish Lot 1, Block A of Barwari Addition on 0.4557 acres. The property is located at 403 S State Highway 78. The purpose of the Final Plat is to create one lot for the redevelopment of an existing building for a minor automobile repair use.

The original structure was constructed in 1970, was never platted, and has been previously used for a similar auto repair use. The property was zoned with a Special Use Permit (SUP) in December 2023 to allow for the minor automobile repair use, Ordinance 2023-54.

The preliminary plat is also on the consent agenda. Final plats are allowed to be considered concurrently with preliminary plats under certain circumstances, such as this case of a property being developed before platting was required.

The final plat document contains a fire lane and access easement that connects to State Highway 78 and Williams Street.

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.