



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: C

Subject

Consider, and act upon, a recommendation to the City Council regarding a Final Plat of Compton Addition establishing two residential lots on 3.189 acres, generally located at 1201 E Stone Road and 720 S W.A. Allen Boulevard.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Daniel Reed Compton

APPLICANT: Premier Surveying LLC

The applicant has submitted a Final Plat for Compton Addition, establishing two residential lots on 3.189 acres. The property is zoned within Planned Development 1993-29 and allows for the proposed residential uses by right.

The purpose of this request is to replat land that was recently acquired by the property owner through a Right-of-Way abandonment which was approved by the City Council in June of 2026.

The presented plat proposes for the creation of two buildable lots on Lot 1R, Block of Compton addition measuring 1.063 acres and Lot 2R, Block C of Compton Addition measuring 2.126 acres.

The preliminary plat is also on the agenda as the Subdivision Regulations allow for Preliminary and Final plats to run concurrently when requested by the applicant and all relevant information has been provided. In this case, that information is minimal and complete as the plat is for residential lots in which one lot has already been developed.

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.