



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning

Item Number: B

Prepared By: Kevin Molina

Subject

Consider, and act upon, a recommendation to City Council regarding a Final Plat of Lot 2B1, Block A of Aldi Wylie Addition, amending one commercial lot on 1.162 acres, located at 3457 W FM 544.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Amit Gupta

APPLICANT: Triangle Engineering

The applicant has submitted a Final Plat to amend Lot 2, Block A of Aldi Wylie Addition. Property located at 3457 W FM 544.

The purpose of this Final Plat is to dedicate fire lane, access, and utility easements for the development of an indoor athletic facility use for badminton Courts. The Special Use Permit for the development was approved in July of 2023 and the Site Plan was approved in September of 2023. The proposed use is allowed by right with the current zoning.

The Aldi Wylie Addition subdivision was originally approved in January of 2011. A replat to create Lot 2, Block A was approved in August of 2020. The subdivision currently contains a grocery store, a minor automobile repair use, and the future site of the athletic facility use.

This plat dedicates a 24' fire lane, access, and utility easement with access from an existing fire lane that connects to FM 544.

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.