



# Wylie City Council

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## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins

Account Code: \_\_\_\_\_

### Subject

Consider, and act upon, a Preliminary Plat of Lot 1, Block A of Barwari Addition, creating one commercial lot on 0.4557 acres. Property located at 403 S. State Highway 78.

### Recommendation

Motion to approve the Item as presented.

### Discussion

**OWNER: Gazy Barwari**

**APPLICANT: Burns Surveying**

The applicant has submitted a Preliminary Plat to create 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 Preliminary 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 and was never platted. It had been used for a similar auto repair use until the mid-2000's, and has been a cabinet shop and a smoke shop since. The property was zoned with a Special Use Permit (SUP) in December 2023 to allow for the return of the minor automobile repair use, Ordinance No. 2023-54.

The final plat is also on the consent agenda.

The Preliminary 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 City Council 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.

### **P&Z Recommendation**

The Commission voted 5-0 to recommend approval.