



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 an amended plat being a Final Plat of Lot 7R, Block A of The Greenway Addition, establishing one commercial lot on 1.215 acres. Property located at 961 S Westgate Way.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: FM Capital Investments LLC

APPLICANT: PETITT- ECD

The applicant has submitted an amended plat for Lot 7R, Block A of The Greenway Addition located on 1.215 acres at 961 S Westgate Way. The purpose of the Final Plat is to dedicate utility and access easements for a multi-tenant retail development. The site plan for the retail development was approved by the Planning and Zoning Commission in November 2024. The original plat was recorded in 2003 with Lots 1-7 of The Greenway Addition totaling 27.4852 acres which includes Home Depot and Tom Thumb.

The plat is dedicating a 24' wide fire lane and access easement that loops around the entire structure with access to Westgate Way and to the existing retail development to the north of the subject property.

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.