



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: B

### Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Railroad Addition, Lots 1R, 2R, 3R1, and 3R2, Block 14, being a Replat of Lot 1-3A, Block 14 of Railroad Addition, establishing four residential lots on 0.446 acres, property located at 510 E Marble.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Stone Street Properties**

**APPLICANT: Barton Chapa Surveying**

The applicant has submitted a Replat to create Lots 1R, 2R, 31, and 3R2, Block 14 of Railroad Addition on 0.446 acres. The property is located at 510 E Marble.

The purpose of the Replat is to create four single family attached residential lots for the construction of two duplex structures. The property is zoned Multi-Family and allows for the proposed townhome/duplex use.

The replat is in compliance with the duplex lot size design standards of the Zoning Ordinance by meeting the minimum requirement of 3,500 sq.ft for exterior lots and 3,000 square feet for interior lots. The residential units are to be accessed from N 5th street and the plat is dedicating a 10' utility easement.

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.