



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 of Lot 2R, Block 1 of the Platinum Storage Country Club Addition, being a Replat of Lot 2 Block 1 of Platinum Storage Country Club Addition and two acres of tract 22 of the Charles Atterbury Survey, establishing one commercial lot on 10.40 acres, located at 570 Country Club Rd.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: HT Country Club SS Owner LP

APPLICANT: Halff Associates

The applicant has submitted a Replat to combine Lot 2, Block 1 of Platinum Storage Country Club Addition and add two acres of tract 22 of the Charles Atterbury Survey into Lot 2R, Block 1 of Platinum Storage Country Club Addition. The property is located at 570 Country Club Rd and is zoned within Planned Development 2021-41.

The purpose of the replat is to create one lot out of the existing CubeSmart self storage use and the 2-acre tract added onto the CubeSmart Self-Storage Planned Development in August of 2021 under the aforementioned PD. The replat complies with street frontage and fire lane access requirements.

A similar request was considered by the City Council in December of 2021. A resubmittal was required due to the acreage and land that is being replatted being adjusted from 13.022 acres to 10.40 acres due to the sale and exclusion of Lot 1 from this revised plat.

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.