



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a Final Plat, being a Replat of Lots 1 and 2 , Block E of Regency Business Park Addition Phase 2, creating Lot 1R, Block E of Regency Business Park Addition Phase 2 on 0.5291 acres, located at 2812-2814 Exchange Street.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Wylie Peace Center Inc

APPLICANT: GeoNav

The applicant has submitted a Replat to create Lot 1R, Block E of Regency Business Park Addition Phase 2 by combining Lots 1 and 2, Block E of Regency Business Park Addition Phase 2. The property is located at 2812-2814 Exchange Street and is zoned Light Industrial (LI). The original plat for the subdivision of Regency Business Park Addition was recorded in 1987.

The purpose of the Replat is to combine two lots to allow for the development of a house of worship that will use the existing structure on the current Lot 2. The proposed use is allowed by right with the current zoning of Light Industrial (LI).

This plat is dedicating a 24' fire lane and access easement with access from Exchange Street. Visibility triangle easements are also provided for the entrance from Exchange Street.

The Site Plan for the development was approved by the P&Z Commission in October 2024.

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 P&Z Commission voted 7-0 to recommend approval.