



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning  
Prepared By: Kevin Molina

Item Number: D

### Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 11R, Block C of Regency Business Park Phase 3, amending one light industrial lot on 1.275 acres, located at 2772 Capital Street.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Shaminder Sekhon**

**APPLICANT: Roome Land Surveying**

The applicant has submitted a Final Plat to amend Lot 11R, Block C of Regency Business Park. The property is located at 2016 North State Highway 78 and is zoned Light Industrial (LI). The purpose of the Final Plat is to dedicate fire lane, access and utility easements for the development of a truck parking business. The site plan for the development is also on the P&Z agenda.

This plat is dedicating a 30' fire lane easement with access from Capital Street and maneuverability for vehicles to exit the 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.