



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a Final Plat being a replat to create one light industrial lot on Lot 3R, Block B of Regency Business Park, Phase One on 1.949 acres, generally located at 117 Regency Drive and 25 Steel Road.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Aktrian Holdings & Wylie EDC

APPLICANT: Traverse Land Surveying

The applicant has submitted a Replat to create Lot 3R, Block B of Regency Business Park, Phase One, on 1.949 acres. The property is located at 117 Regency Drive and 25 Steel Road.

The purpose of this plat is to combine Lots 3 and 4 of Regency Business Park and dedicate fire lane and utility easements for the development of a multi-building office/warehouse development. The City Council approved the original plat in August 1985.

The site plan for the development was approved by the Planning and Zoning Commission on November 4, 2025.

The plat is dedicating access, fire lane, and utility easements. A drainage easement for a detention pond is also provided as an on-site drainage solution located on the north side of the site. The site is to be accessed by a 24' wide fire lane with entrances from Regency Drive and Steel Road.

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 6-0 to recommend approval.