



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 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 recommend **approval** 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 original plat was approved by the City Council in August of 1985.

The site plan for the development is on the regular agenda.

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 of the site. The site is to be accessed by a 24' wide fire lane with entrances from Regency Drive and from 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 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.