



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Final Plat for Lots 1R, 2R, 3R1, and 3R2, Block 14 of the Railroad Addition, being a Replat of Lots 1-3A, Block 14 of Railroad Addition, establishing four residential lots on 0.446 acres, property located at 510 E. Marble.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Stone Street Properties

APPLICANT: Barton Chapa Surveying

The applicant has submitted a Replat to create four residential lots on 0.446 acres. The property is located at 510 E. Marble.

The purpose of the Replat is to create four single family attached residential lots for the construction of two duplex structures. The property is zoned Multi-Family and the proposed townhome/duplex use is allowed by-right.

The replat is in compliance with the duplex lot size design standards of the Zoning Ordinance by meeting the minimum requirement of 3,500 square feet for exterior lots and 3,000 square feet for interior lots. The residential units are to be accessed from N. 5th Street and the plat is dedicating a 10' utility easement.

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 Commission voted 7-0 to recommend approval.