



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 of Lot 1 & 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 recommend **approval** 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 Lot 1 & 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 an existing structure located at 2812 Exchange Street. The proposed use is allowed by right with the current zoning of Light Industrial (LI).

This plat is dedicating a 24' fire lane & 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 is on the regular agenda.

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.