



# Wylie City Council

## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins, AICP

Account Code: \_\_\_\_\_

### Subject

Consider, and act upon, a Final Plat, being a Replat of Lots 1 and 2, Block 1 of Country Club Addition and 2 acres of tract 22 of the Charles Atterbury Survey, establishing one lot on 13.022 acres, located at 570 Country Club Rd.

### Recommendation

Motion to approve Item as presented.

### Discussion

**OWNER: HT Country Club SS Owner LP**

**APPLICANT: Morrison Shipley**

The applicant has submitted a Replat to combine Lots 1 and 2, Block 1 of Country Club Addition and add 2 acres of tract 22 of the Charles Atterbury Survey into Lot 3R, Block 1 of Country Club Addition. The property is located at 570 Country Club Rd. and is zoned within Planned Development 2021-41.

The purpose of the Replat is to create one lot by adding the adjacent two-acre lot to the north to the existing CubeSmart self-storage use. The 2-acre tract was added onto the CubeSmart Self-Storage Planned Development in August 2021 with the approval of the aforementioned PD allowing the expansion of the self-storage use.

A site plan for the expansion, complying with the approved PD, was approved by the P&Z Commission in November 2021.

The Replat complies with street frontage and fire lane access requirements. 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.

For conditional approval or disapproval City Council must provide a written statement of the reasons to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Gov't Code.

### P&Z Commission Discussion

The Commissioners voted 7-0 to recommend approval.

### Financial Summary/Strategic Goals

Planning Management