



# 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 0.093 acres of abandoned right of way and Lot 2, Block A of Wooded Creek Estates Phase 2, creating Lot 2R, Block A of Wooded Creek Estates Phase 2 on 0.399 acres, located at 2718 Spanish Oak.

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Brandon & Tera Newingham**

**APPLICANT: Texas Heritage Surveying**

The applicant has submitted a Replat to create Lot 2R, Block A of Wooded Creek Estates Phase 2 by combining 0.093 acres of an alleyway that was abandoned by the City with Lot 2, Block A of Wooded Creek Estates Phase 2. The property is located at 2718 Spanish Oak.

The alleyway was abandoned by the city in October of 2023 due to it serving no City related function for utilities or access (Ordinance 2023-53). The alleyway was sold to the applicant at a value of \$5,000. The purpose of this plat document is to revise the property lines of 2718 Spanish Oak to include the acquired alleyway addition.

The plat document shall also abandon a 5' utility easement. A drainage inlet remains on the property which the property owner shall maintain.

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.