



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins, AICP

Account Code: _____

Subject

Consider, and act upon, a Preliminary Plat for Wellstar Addition, establishing one industrial lot on 2.31 acres and replating lots 12R, Block C and 15R, Block B, generally located east of the cul-de-sac of Capital Street.

Recommendation

Motion to approve Item as presented.

Discussion

OWNER: Wellstar Properties LLC

APPLICANT: Roome Land Surveying

The applicant is proposing to create one 2.31-acre industrial lot for the development of two office/warehouse buildings located east of the cul-de-sac of Capital Street. The site is zoned within the Light Industrial district and the proposed use is allowed by right. The site plan for the development was approved by the P&Z Commission in December 2021.

Access to the subject property is provided by replating existing access easements from a portion of Lot 12R and Lot 15R of Regency Business Park to allow access from Capital Street.

The site also contains 24' wide fire lane, access, and utility easements throughout the site.

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 Commission voted 5-0 to recommend approval.

Financial Summary/Strategic Goals

Planning Management