Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning **Item Number:** D

Prepared By: Kevin Molina

Subject

Consider, and act upon, a recommendation to the City Council regarding a Final Plat being a Replat of part of Lot 1 and part of Lot 2, Block 2 of Russell Addition and an abandoned alley to create Lot 1R and Lot 2R, Block 2 of Russell Addition on 0.906 acres. Property located at 405, 407 & 409 N Ballard Avenue

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Robert &Tracy Lawson, Isom Revocable Trust, Ottsome Enterprises APPLICANT: Roome Surveying

The applicant has submitted a Replat to create Lot 1R and Lot 2R. Block 2 of Russel Addition on 0.906 acres generally located at 405, 407 & 409 N Ballard Avenue.

The purpose of this request is to reconfigure three existing lots by splitting 407 N Ballard Avenue in equal portions to be shared as additional acreage for 405 & 409 N Ballard Avenue. The two property owners have owned 407 since 2022.

In addition to this change the replat shall also plat an alley abandonment which was approved in 2006 by Ordinance 2006-11.

With this change Lot 1R, Block measures 0.588 acres and Lot 2R, Block 2 measures 0.318 acres. Both lots remain in Downtown Historic District and shall adhere to the design requirements of Section 6.3 of the Zoning Ordinance.

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.