



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: C

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat being a Replat of Lot 25 & 26R , Block A of Wyndham Estates Phase 3, creating Lot 26R-1, Block A of Wyndham Estates on 0.706 acres, located at 1014 Squire Drive.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Kevin Freudiger

APPLICANT: Roome Surveying

The applicant has submitted a Replat to create Lot 26R-1, Block A of Wyndham Estates Phase 3 by combining Lot 25 & 26R, Block A of Wyndham Estates Phase 3. The property is located at 1014 Squire Drive and is zoned Light Industrial (LI). The original plat for the subdivision of Wyndham Estates was recorded in 1989.

The purpose of the Replat is to combine one lot out of two and allow for the expansion of an electrical business that is located to the west of this site by developing a 5,850 sq.ft office/warehouse building. The Site Plan for the development is on the regular agenda.

This plat is dedicating a 24' mutual access easement with access from Squire Drive that connects to the existing business to the west. Visibility triangle easements are also provided for the entrance from Squire Drive.

The rear of the property contains an existing Texas Power and Light easement that measures 85'.

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.