



# Wylie City Council

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## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins

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

### Subject

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

### Recommendation

Motion to approve the Item 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 Lots 25 and 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.

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 Site Plan for the expansion was approved by the Planning and Zoning Commission in May 2024.

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 City Council 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.

### **P&Z Recommendation**

The Commission voted 6-0 to recommend approval.