



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 of Lots 1-7, Block A of 544 Gateway Addition, creating seven commercial lots on 12.234 acres, generally located on east of the intersection of Business Way and Commerce Drive.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wylie Economic Development Corporation

APPLICANT: Roome Land Surveying

The applicant has submitted a Final Plat to create Lots 1-7 Block A of 544 Gateway Addition on 12.234 acres. The property is located east of the intersection of Business Way and Commerce Drive.

The purpose of the Final Plat is to allow for the sale of the individual lots for the purpose of industrial and commercial development. All new development is pending review of Planned Development, Site Plan and Amending Plat submittals.

This plat is dedicating access, fire and utility easements for the seven lot development. An access point is provided from Commerce Drive that connects to State Highway 78. The plat also includes proposed detention pond areas for future development.

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.