



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: G

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat for Wellstar Addition, establishing two industrial lots on 2.31 acres and replating lots 12R, Block C and 15R, Block B of Regency Business Park, Phase Three, generally located east of the cul-de-sac of Capital street.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wellstar Properties LLC

APPLICANT: Roome Land Surveying

The applicant has submitted a Final Plat for Wellstar Addition to create two industrial lots. The plat also contains a replat of lots 12R, Block C and 15R, Block B of Regency Business Park, Phase Three. The site plan for the industrial development was approved in December 2021. The preliminary plat was approved by City Council in January 2022.

The replatting of lots 12R, Block C and 15R, Block B of Regency Business Park was required in order for the two lots of Wellstar addition to have access to Capital Street.

The plat dedicates the necessary rights-of-way and utility easements. All easements shall be maintained by the private property owners.

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.