



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: B

Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat being a Replat of Lots 1-5 & 7, Block A of 544 Gateway Addition, creating six commercial lots on 9.216 acres, generally located 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 Replat to create Lots 1-5 & 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 Replat is to create and abandon easements as well as revise the property lines in between Lot 1 and 3. The original plat was approved by the City Council in February of 2023 for the creation of commercial lots within the 544 Gateway project.

This plat is dedicating access, fire and utility easements for the six lot development. An access drive is provided from Commerce Drive that connects to State Highway 78. The plat also includes a regional detention pond on Lot 4R.

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.