



# Wylie City Council

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## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins, AICP

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

### Subject

Consider, and act upon, a Final Plat for Lot 12R1, Block C of Regency Business Park, Phase Three being a Replat of Lot 12, Block C of Regency Business Park, Phase Three, and 1.548 acres of unplatted land for the creation of one lot that measures 2.789 acres. Property is located at 2770 Capital Street.

### Recommendation

Motion to approve the Item as presented.

### Discussion

**OWNER: Cardinal Strategies**

**APPLICANT: Griffith Surveying**

The applicant has submitted a Replat to add 1.548 acres of unplatted land to Lot 12, Block C of Regency Business Park, Phase Three to create Lot 12R1, Block C of Regency Business Park, Phase Three on 2.789 acres. The property is generally located at 2770 Capital Street and is zoned Light Industrial.

The purpose of the plat is to create one Light Industrial lot for the expansion of the outside storage use for an existing engineering firm.

The plat dedicates a 24' fire lane that shall be maintained by the property owner. Permanent structures shall not be allowed to be placed on the 150' electrical easement that is located along the southern boundary of the property.

A site plan was approved by the Planning and Zoning (P&Z) Commission in August 2023.

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 Gov't Code.

### **P&Z Recommendation**

The Commission voted 6-0 to recommend approval.