



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 Preliminary Plat of Lots 1-2, Block A of Stealth BTS Addition, establishing two Light Industrial lots on 14.030 acres, generally located at 2200 W Alanis Drive.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: James Rentrifrow VIII

APPLICANT: Arco Murray

The applicant has submitted a Preliminary Plat to create Lots 1-2 Block A of Stealth BTS Addition on 14.030 acres. The property is generally located at 2200 W Alanis Drive. The purpose of the Preliminary Plat is to create two lots for the development of a warehouse distribution use on Lot 1 Block A of Stealth BTS Addition. Lot 2 Block A of Stealth BTS Addition is located within the 100 year Floodplain and has no plans for development at this time.

The site plan for the proposed development is on the regular agenda.

This plat is dedicating access, fire and utility easements for the developable lot Two access points are provided from W Alanis Drive.

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.