



# Wylie Planning & Zoning Commission

## AGENDA REPORT

Department: Planning

Item Number: B

Prepared By: Kevin Molina

### Subject

Consider, and act upon a recommendation to City Council regarding a Final Plat of Lot 1, Block A of Validus Addition, creating one industrial lot on 0.620 acres, located at 1602 Martinez Lane

### Recommendation

Motion to recommend **approval** as presented.

### Discussion

**OWNER: Validus LLC**

**APPLICANT: Barton Chapa Surveying**

The applicant has submitted a Final Plat to create Lot 1, Block A of Validus Addition. The property is located at 1602 Martinez Lane and is zoned Light Industrial (LI). The purpose of the Final Plat is to create the lot and access easements for a two building office/warehouse development that was approved in July of 2022.

This plat is dedicating a 24' access easement with access from Martinez Lane. A 10' utility easement is also shown along the street frontage of the subject property.

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.