



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: D

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Hensley Park Addition, establishing one lot on two acres, located on the northwest corner of Hensley Road and Hooper Road.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Keles Group

APPLICANT: Geonav

The applicant has submitted a Preliminary Plat to create Lot 1, Block A of Hensley Park Addition. The property is located on the northwest corner of Hensley Road and Hooper Road. The land is zoned Light Industrial (LI). The purpose of the Preliminary Plat is to create the lot for a four-building LI development.

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

This plat is dedicating a 30' fire lane and access easement with access from Hooper and Hensley Road. This access easement shall also function as a utility easement for the relocation of an existing water line that runs east to west on the site.

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.