



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 Lot 1, Block A of Validus Addition, creating Lot 1R-1 and Lot 1R-2, Block A of Validus Addition on 0.620 acres, located at 1602 and 1604 Martinez Lane.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Validus LLC

APPLICANT: Barton Chapa Surveying

The applicant has submitted a Replat to create Lot 1R-1 and Lot 1R-2, Block A of Validus Addition. The property is located at 1602 and 1604 Martinez Lane and is zoned Light Industrial (LI). The site is developed with two office/warehouse buildings that were completed in 2023. The purpose of the Replat is to create two lots out of one and allow for the sale of the office/warehouse buildings individually.

This plat is dedicating a 24' mutual 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.