



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 North Wylie Plaza, establishing one commercial lot on 0.912 acres. Property generally located at 2455 FM 1378.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Tanvir Ahmed

APPLICANT: Texas Heritage Surveying

The applicant has submitted a Preliminary Plat to create Lot 1, Block A of North Wylie Plaza on 0.912 acres. The property is generally located at 2455 FM 1378. The purpose of the Preliminary Plat is to create one lot for the development of a multi-tenant commercial office building. The property was rezoned from Agricultural (AG/30) to Commercial Corridor in September of 2019.

The Site Plan for the development is on the regular agenda.

The preliminary plat document contains a fire lane and access easement that loops around the proposed building. The fire lane allows for access to the building and to an existing lift station on the northwest corner of the 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.