



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 Lot 1, Block A of Wylie I.S.D. CTE & AG Center, establishing one commercial lot on 37.818 acres. Property generally located at 1301 Hensley Lane.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Wylie Independent School District

APPLICANT: RLK Engineering

The applicant has submitted a Preliminary Plat to create Lot 1, Block A of Wylie I.S.D CTE & AG Center addition on 37.818 acres. The property is generally located at 1301 Hensley Lane. The purpose of the Preliminary Plat is to create one lot for the development of a career and technical education building and an agricultural center for the Wylie Independent School District. The property is zoned Agricultural (AG/30) and allows for the proposed use by right.

A 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 site with access from Hensley Lane. A secondary access easement for compliance with the fire code regulations is provided which connects to an existing driveway located on the adjacent property to the south.

The plat shall also dedicate utility easements for water & sewer lines and fire hydrants for the development.

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.