



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 Worthy Addition, establishing one commercial lot on two acres. Property located at 31 Steel Road.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Very Worthy LLC

APPLICANT: CBG Surveying Texas LLC

The applicant has submitted a Preliminary Plat to create Lot 1, Block A of Worthy Addition on two acres. The property is located at 1301 Hensley Lane. The purpose of the Preliminary Plat is to create one lot for the development of an office warehouse structure for two tenants.

The property is zoned Light Industrial and is required a Special Use Permit (SUP) for the proposed use due to the Zoning Ordinance requiring an SUP for building at or over 25,000 sf. The Special Use Permit is scheduled to be presented to the Planning and Zoning Commission on 07/21 and to City Council on 08/11.

The preliminary plat document contains a 30' wide fire lane, access and utility easement that loops around the site with access from Steel Road. The preliminary plat is also dedicating public right-of-way (ROW) for the existing Steel Road 60' ROW.

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.