



Wylie City Council

AGENDA REPORT

Department: Community Development
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, 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 approve the Item 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 31 Steel Road. 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 requires a Special Use Permit (SUP) for the proposed use due to the Zoning Ordinance requiring a SUP for buildings at or over 25,000 sf. The Special Use Permit is scheduled to be presented to the Planning and Zoning Commission on July 21, 2026, and to the City Council on August 11, 2026.

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 and 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 City Council 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.

P&Z Commission Discussion

The Commission voted 5-0 to recommend approval of the Preliminary Plat.