



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 Validus Addition, establishing one industrial lot on 0.620 acres, located west of the intersection of Martinez Lane and Kristen Lane.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Validus LLC

APPLICANT: Barton Chapa Surveying

The applicant has submitted a Preliminary Plat to create Lot 1, Block A of Validus Addition. The property is located west of the intersection of Martinez Lane and Kristen Lane. The land is zoned Light Industrial (LI). The purpose of the Preliminary Plat is to create the lot and access easements for a two building light industrial development.

The site plan for the development is on the regular agenda.

This plat is dedicating a 24' 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.