



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: C

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lots 1, Block A of Dura Pier Foundation Addition, establishing one commercial lot on 2.394 acres. Property located at 339 Hooper Road.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Dura Pier Foundation Repair North Texas Inc

APPLICANT: Urban Strategy

The applicant has submitted a Preliminary Plat for Lot 1, Block A of Dura Pier Foundation Addition located on 2.394 acres at 339 Hooper Road. The purpose of the Preliminary Plat is to establish the property lines for the creation of one lot. The property owner has plans to develop the site with future office/warehouse buildings. The property is zoned Light Industrial and allows for the proposed use.

Approval of a Site Plan and Final plat shall be required prior to development. The Final Plat shall provide the required fire access and utility easements.

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.