



Wylie City Council

AGENDA REPORT

Department: Planning
Prepared By: Jasen Haskins

Account Code: _____

Subject

Consider, and act upon, a Preliminary Plat for Ladera Wylie, creating one lot on 47.374 acres, located at 2301 Country Club Road.

Recommendation

Motion to approve the Item as presented.

Discussion

OWNER: Fred Monroe for Monroe Estate

APPLICANT: GM Civil Engineering & Surveying

The applicant has submitted a Preliminary Plat for Ladera Wylie, an age restricted condominium residential community on 47.374 acres. Zoning for the development was approved by the City Council in May 2024 as Planned Development Ordinance No. 2024-17.

The preliminary plat shows the construction of eight private streets to serve a maximum of 168 residential units with gated access.

The development is to be completed in two phases due to the development requiring a flood map revision (LOMR) from the Federal Emergency Management Agency (FEMA). Additionally, all park land dedication has been reserved until the consideration of the Final Plat in order for the Parks Board to provide a recommendation and staff to work with the developer on the details of the dedication, such as City trail connections.

The plat dedicates the necessary rights-of-way and utility easements. Open space lots and easements are to be maintained by the Condominium Owners Association.

As presented, the preliminary plat is in compliance with the Planned Development and is consistent with the approved Zoning Exhibit.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations and of Planned Development Ordinance No. 2024-17. 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 Recommendation

The Commission voted 5-0 to recommend approval.