



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: E

Subject

Consider, and act upon a recommendation to City Council regarding a Preliminary Plat of Lot 1, Block A of Senior Medical Addition, establishing two lots on 21.3224 acres, generally located adjacent and southwest of 2300 FM 544.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Episcopal Church of Dallas

APPLICANT: Roers Development

The applicant has submitted a Preliminary Plat to create Lot 1, Block A of Senior Medical Addition. The property is generally located adjacent and southwest of 2300 FM 544. The property is zoned Planned Development-Multifamily (PD 2022-06) approved in January 2022 and allows for an age restricted multi-family use.

The purpose of the Preliminary Plat is to create two lots to allow for the aforementioned development of an age restricted multi-family use.

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

This plat dedicates a 26' fire lane and access easement with access from Medical Plaza Drive. The plat also provides utility easements and the location of the 100-year floodplain.

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.