



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 for College Park, creating 88 lots on 25.037 acres, generally located near 605 Country Club Road.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Abdul Kan

APPLICANT: GeoNav Surveying

The applicant has submitted a Preliminary Plat for College Park, a mixed use Planned Development containing 25.037 acres that was approved by City Council in April of 2024. (Ordinance 2024-10). The property is generally located near 605 Country Club road.

The preliminary plat contains 50 single family detached lots, 32 single family attached, two commercial lots and four HOA maintained lots.

The preliminary plat shows the construction of four public streets and the extension of Washington Place. Access to Washington Place within the Presidential Estates Subdivision is restricted to emergency access and is enforced with a gate that will be provided with this development.

The plat dedicates the necessary rights-of-way and utility easements. Open space lots and easements including the alley for the detached homes located on Lot 8X, Block C is to be maintained by the Home 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 2024-10. 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.