



Wylie Planning & Zoning Commission

AGENDA REPORT

Department: Planning
Prepared By: Kevin Molina

Item Number: D

Subject

Consider, and act upon, a recommendation to the City Council regarding a Preliminary Plat of Lot 1, Block A of Lake Trails of Bozman Farm Phase 2 creating one HOA open space lot on 29.609 acres, generally located at 1610 Troy Road.

Recommendation

Motion to recommend **approval** as presented.

Discussion

OWNER: Bozman Farm Estates Master Association

APPLICANT: Global Land Surveying

The applicant has submitted a Preliminary Plat for Lot 1, Block A of Lake Trails of Bozman Farm Phase 2 creating one open space lot to be owned and maintained by a Home Owners Associations. The property is zoned within the Bozman Farms Planned Development Ordinance 2002-52 approved in December of 2002.

The open space lot is being proposed at this location largely due to the fact that most of the land within this subject property is located within the flood plain which prevents for the constructions of vertical development or the placement of structures that could affect drainage flow. Having the lot designated as an open space allows for the property to be taxed appropriately with the tax appraisal district.

The final plat is also included on the consent agenda as Item E as allowed by Section 2.2 (F) of the Subdivision Regulations which states:

In the event that an applicant submits preliminary plat and final plat applications simultaneously, as provided in Section 2.4 (C), the City Planner shall schedule both plat applications for action by the Commission. If the preliminary plat has not received approval prior to consideration of the final plat by the Commission, then the Commission shall deny the final plat if the final plat application is not withdrawn by the applicant. Failure to obtain approval of the preliminary plat shall be grounds for denial of the final plat. The City Council shall take action on either one or both plat applications, as applicable, in accordance with the procedures set forth in Section 2 of this Ordinance.

The plat is technically correct and abides by all aspects of the City of Wylie Subdivision Regulations pending the submission of the Traffic Impact Analysis. 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.