



# Wylie City Council

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## AGENDA REPORT

Department: Planning  
Prepared By: Jasen Haskins, AICP

Account Code: \_\_\_\_\_

### Subject

Consider, and act upon, a Preliminary Plat for Kreymer at the Park, being 48 residential lots and two open space lots on 16.48 acres. Property located at 2605 E Stone Rd.

### Recommendation

Motion to approve Item as presented.

### Discussion

#### OWNER: Granite Industries

#### APPLICANT: Engineering Concepts & Design

The applicant has submitted a Preliminary Plat for Kreymer at the Park. The plat consists of 48 residential lots and two open space lots on 16.48 acres zoned within the SF 10/24 district. The property was zoned SF 10/24 in 2019 and the single-family residential use is allowed by right. A preliminary plat for this site was previously approved in March 2021; however, modifications to the street access and lot layouts were made requiring a resubmittal.

The plat dedicates the necessary rights-of-way and utility easements, including a pedestrian easement for a trail connection to the southwest. All open space lots are to be dedicated to and maintained by the H.O.A. Lastly, a note has been added to the plat requiring all homes to provide NFPA 13D fire sprinkler systems to meet fire standards.

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.

For conditional approval or disapproval City Council must provide a written statement of the reasons to the applicant in accordance with Article 212, Section 212.0091 of the Texas Local Gov't Code.

#### P&Z Commission Discussion

The Commission voted 7-0 to recommend approval.

### Financial Summary/Strategic Goals

Planning Management